



City of Mesquite, Texas

Minutes - Final City Council

Monday, November 3, 2025

5:00 PM

City Hall | Council Chamber
757 N. Galloway Avenue | Mesquite, Texas

Present: Mayor Daniel Alemán, Jr., and Councilmembers Tandy Boroughs, Kenny Green, Elizabeth Rodriguez-Ross, B. W. Smith and Brandon Murden, City Manager Cliff Keheley and City Secretary Sonja Land.

Absent: Councilmember Jeff Casper.

PRE-MEETING - TRAINING ROOMS A&B - 5:00 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive presentation regarding the IT Strategic Plan.
- 2 Receive briefing regarding federal Foreign Trade Zones.
- 3 Discuss use of City property with Mesquite Independent School District (MISD) at Faithon P. Lucas, Sr., Boulevard and McKenzie Road.

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:13 P.M.

Mayor Alemán announced that the City Council would meet in Executive Session pursuant to Section 551.087 of the Texas Government Code to consider commercial or financial information regarding business prospects or projects (Item No. 20 – Discuss an economic development retention and expansion incentive for a company on Sam Houston Road); whereupon, the City Council proceeded to meet in Council Conference Room. After the closed meeting ended at 6:22 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:00 P.M.

INVOCATION

Nathaniel Rainey, Pastor, Jireh's Tabernacle Worship Center, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Pioneer Technology and Arts Academy Elementary Student Council.

SPECIAL ANNOUNCEMENTS

1. Mayor Alemán stated that the City partners with Sharing Life Community Outreach throughout the year and especially during the current government shutdown. Any residents negatively impacted by the work stoppage and suspension of certain assistance programs, please reach out to Sharing Life and work through the programs financially supported by the City. Those needing assistance with water bills are encouraged to work through Sharing Life to avoid late fees and service disruption. And if you are able to, please consider supporting Sharing Life, monetarily if possible.
2. Mayor Alemán reminded citizens to get out and vote. Election Day is tomorrow, November 4, 2025. Residents are encouraged to vote in the City Council and Tax Rate Elections by voting on important priorities including streets, Fire and Police. For times, locations and other information about the tax rate election, visit www.cityofmesquite.com/TaxRateElection.
3. Mr. Green announced that Keep Mesquite Beautiful, Inc., and the Parks and Recreation Department will host the Texas Arbor Day celebration on Friday, November 7, 2025, at 10:00 a.m., at Vanston Park, 2913 Oates Drive, which is next to Vanston Middle School. This community event is dedicated to celebrating and planting trees and highlighting how vital they are to our environmental health and sustainable future. And, if you have items to recycle, don't miss Mesquite Recycles Day on Saturday, November 15, 2025, from 8:00 a.m. to Noon, in the front parking lot at Poteet High School, 3300 Poteet Drive. Various items can be recycled and onsite shredding will be available. There are some items that are not accepted, for instance, no household hazardous waste will be accepted. Visit www.cityofmesquite.com/MesquiteRecyclesDay for more details.
4. Ms. Rodriguez-Ross stated that this holiday season, the City of Mesquite will be hosting several festive, family-friendly events. On Tuesday, December 2, 2025, get in the holiday spirit with a straight-out-of-a-movie tree lighting with Christmas on the Square in Downtown Mesquite. Then experience a Mesquite tradition with Christmas in the Park on Saturday, December 6, 2025, and on Sunday, December 7, 2025. The event includes hot cocoa and free pictures with Santa and a fireworks "Santa Send Off" every night. Also, celebrate the season at the Mesquite Arts Center with "A Sherlock Carol" presented by Mesquite Arts Theatre and holiday programs by our local symphony and community band. Visit www.cityofmesquite.com/RealTexasHolidays for details about all of these events and more.
5. Mr. Boroughs announced that the City of Mesquite will honor veterans on Saturday, November 8, 2025, at 11:00 a.m., at the Mesquite Veterans Memorial, 425 South Galloway Avenue. We will honor those who have served in the nation's military branches. The event will include special remarks by community leaders, ceremonial activities, musical performances, and recognition of military veterans past, present and future. All veterans and their families are invited to attend and be honored.
6. Mr. Boroughs stated that last Saturday, the Mesquite Citizens Fire Academy finished a class. One of the members had a medical condition that prevented her from carrying the oxygen pack for the fire burn. A firefighter stepped in and carried buddy pack for her so that she could complete the course. He thanked the firefighter and Captain for resolving this issue and stepping up to help.
7. Mr. Smith stated that the City of Mesquite is encouraging citizens to shop local this holiday season. Spending money in Mesquite helps business owners as well as the local economy. Kick off the gift-buying season with Downtown Mesquite's Small Business Saturday shopping event on Saturday, November 29, 2025. Small Business Saturday coincides with the final Downtown Mesquite Farmers Market of the 2025 season, which will include gift items from local vendors. Visit Front Street Station, 100 West Front Street, from 9:00 a.m. to 1:00 p.m. There will be a fun event as part of Small Business Saturday this year – there will be an inaugural Jingle Jog, a 5K Race. Registration starts at 9:00 a.m. It will be held entirely on Front Station and will feature a silly spin on the traditional 5K format. They'll have stations for doughnut holes, mimosa, you name it. Learn more at www.cityofmesquite.com/HolidayShopping.

8. Mr. Murden reminded everyone that, with the upcoming holiday season, it's important to dispose of fats, oils, and grease (known as FOG) after cooking. To avoid expensive plumbing repairs and damage to the sewer system, please scrape cooled grease or fat into the trash or pour grease into a closed-lid container and dispose in the trash. Residents may recycle used cooking oils for free at the City of Mesquite Convenience Center, 3550 Lawson Road, which will be open on Saturday, November 29.

9. Mayor Alemán recognized military veterans who were in attendance at tonight's meeting.

CITIZENS FORUM

1. LaKolya London, 1104 Buckeye Drive, expressed concerns regarding racism in her neighborhood.
2. Rodney Fenimore, 4417 Ivy Drive, expressed concerns regarding misconduct and oversight failure.
3. Jaime Quiroz, 6030 Shannon Road, expressed concerns regarding various venues taking place in his neighborhood.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Boroughs moved to approve the items on the Consent Agenda as follows. Motion was seconded by Mr. Smith and approved unanimously.

- 4** Minutes of the regular City Council meeting held October 20, 2025.

Approved on the Consent Agenda.

- 5** A resolution endorsing and accepting the 2025-2026 Comprehensive Safety Grant (the "Grant") for the Selective Traffic Enforcement Program (the "STEP Program"), authorizing and ratifying the filing of the application for the Grant, approving the contribution of City funds in the amount of \$14,926.68, designating the City Manager as the official representative of the City in connection with the Grant, ratifying the City Manager's execution of the grant agreement and authorizing the City Manager to take all actions and execute all documents with the Texas Department of Transportation (TxDOT) in connection with such Grant and STEP Program.

Approved on the Consent Agenda.

Resolution No. 49-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ENDORSING AND ACCEPTING THE 2025-2026 COMPREHENSIVE SAFETY GRANT (THE "GRANT") FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (THE "STEP PROGRAM"); AUTHORIZING AND RATIFYING THE FILING OF THE APPLICATION FOR THE GRANT; APPROVING THE CONTRIBUTION OF CITY FUNDS IN THE AMOUNT OF \$14,926.68; DESIGNATING THE CITY MANAGER AS THE OFFICIAL REPRESENTATIVE OF THE CITY IN CONNECTION WITH THE GRANT; RATIFYING THE CITY MANAGER'S EXECUTION OF THE GRANT AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS AND EXECUTE ALL DOCUMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH SUCH GRANT AND STEP PROGRAM. (Resolution No. 49-2025 recorded in Resolution Book No. 74.)

- 6 A resolution in support of Hithium Tech USA Inc.'s application for designation as a foreign trade subzone as sponsored by Grantee of Foreign Trade Zone 168 in Dallas/Fort Worth.

Approved on the Consent Agenda.

Resolution No. 50-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ENDORSING AND ACCEPTING THE 2025-2026 COMPREHENSIVE SAFETY GRANT (THE "GRANT") FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (THE "STEP PROGRAM"); AUTHORIZING AND RATIFYING THE FILING OF THE APPLICATION FOR THE GRANT; APPROVING THE CONTRIBUTION OF CITY FUNDS IN THE AMOUNT OF \$14,926.68; DESIGNATING THE CITY MANAGER AS THE OFFICIAL REPRESENTATIVE OF THE CITY IN CONNECTION WITH THE GRANT; RATIFYING THE CITY MANAGER'S EXECUTION OF THE GRANT AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS AND EXECUTE ALL DOCUMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH SUCH GRANT AND STEP PROGRAM. (Resolution No. 50-2025 recorded in Resolution Book No. 74.)

- 7 RFP No. 2023-096 - Renewal of License Agreement with Routeware for Route Optimization, Billing, Payment System for Commercial Solid Waste.
(Staff recommends approval of the second of four renewal options in the amount of \$126,530.88 and shall be automatically renewed for two successive one-year periods unless either party provides written notice to the other party of its decision not to renew.)

Approved on the Consent Agenda.

- 8 Bid No. 2025-104 - Annual Contract for Utility Concrete Repairs (Area 1).
(Authorize the City Manager to finalize and execute a contract with low bidder Alderink Enterprises, Inc., dba CI Pavement, in the amount of \$586,725.00. The term of the contract is for a one-year period, with two additional one-year renewal options. The City Manager is authorized to exercise the renewal option, subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 9 Bid No. 2025-105 - Annual Contract for Utility Concrete Repairs (Area 2).
(Authorize the City Manager to finalize and execute a contract with low bidder Alderink Enterprises, Inc., dba CI Pavement, in the amount of \$586,725.00. The term of the contract is for a one-year period, with two additional one-year renewal options. The City Manager is authorized to exercise the renewal option, subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 10 Bid No. 2026-006 - Purchase of Seventeen Police Interceptors.
(Staff recommends award to Silsbee Ford Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed \$906,004.53.)

Approved on the Consent Agenda.

-
- 11 Bid No. 2026-007 - Purchase of Four Medium Duty Trucks for Commercial Solid Waste.
(Staff recommends award to Bruckner Truck and Equipment, Inc., through Houston-Galveston Area Council (HGAC) Contract No. HT06-20, in an amount not to exceed \$948,760.00.)
Approved on the Consent Agenda.
- 12 Bid No. 2026-010 - Purchase of a New 2024 Ford F-450 Diesel Chassis Ambulance Remount.
(Staff recommends award to Professional Ambulance Sales and Service, LLC dba SERVS, through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGAC Buy) Contract no. AM10-23, in the amount of \$276,520.00.)
Approved on the Consent Agenda.
- 13 Bid No. 2026-011 - Purchase of a New 2025 Horton Model 603 Ford F-550 4x4 Chassis Ambulance.
(Staff recommends award to Professional Ambulance Sales and Service, LLC dba SERVS, through Sourcewell Contract No. 122123-RVG, in an amount not to exceed \$369,839.00.)
Approved on the Consent Agenda.
- 14 Bid No. 2026-015 - Purchase of Twenty (20) 40-Yard Open-Top Containers.
(Staff recommends award to Roll-Offs of America, Inc., through BuyBoard Contract No. 686-22, in the amount of \$134,975.00.)
Approved on the Consent Agenda.
- 15 Bid No. 2026-020 - Network Cabling for City of Mesquite Fire Station No. 2.
(Authorize the City Manager to finalize and execute the required documents with Custard Construction Services, through The Interlocal Purchasing System (TIPS) Contract No. 241001, in the amount of \$194,388.95.)
Approved on the Consent Agenda.
- 16 Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Schaumburg & Polk Inc. (SPI, Inc.), a Texas Corporation, for the design of the Jane Street Paving, Drainage, Water and Wastewater Improvements Project, in the amount of \$318,940.00.
Approved on the Consent Agenda.
- 17 Authorize the City Manager to finalize and execute the Authorization and Reimbursement Agreement with Union Pacific Railroad (UPRR) for the signal at the Galloway Avenue at Main Street and Galloway Avenue at Davis Street railroad crossings for a one-time payment in the amount of \$2,500.00, with an annual signal maintenance fee, subject to annual appropriation of sufficient funds.
Approved on the Consent Agenda.
-

END OF CONSENT AGENDA**PUBLIC HEARINGS**

18

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0419, submitted by Culinary Community Kitchen, for a change of zoning from General Retail to Planned Development - General Retail to allow all uses permitted in the General Retail District and a Mobile Food Unit Park ("MFU-Park") with modified standards, including a reduction in the 200-foot separation requirement from residential dwellings for the MFU-Park located at 4401 North Belt Line Road.

(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

A public hearing was held regarding Zoning Application No. Z0925-0419.

Adam Bailey, Director of Planning and Development Services, stated that the applicant, Culinary Community Kitchen (CCK), is requesting approval of a Planned Development (PD) to allow a Mobile Food Unit Park (MFU-Park) at 4401 North Belt Line Road with a reduced separation of approximately 100 feet from nearby residential properties. While an MFU-Park is allowed in the General Retail Zoning District, it must maintain a minimum 200-foot separation from residential dwellings. A site with up to two Mobile Food Units (MFUs) serving food is permitted by right; however, three or more MFUs operating simultaneously are classified as an MFU-Park, triggering the 200-foot separation requirement.

CCK currently operates a commercial kitchen, offers cooking classes, and serves as a commissary for MFUs that prepare food for off-site sales. The proposed PD would expand these operations to allow MFUs to serve food directly on the property. There will be on-site operation of up to eight MFUs at any one time, located along the south boundary of the lot. Seating will be provided for customers on a grassy, tree-covered section adjacent to the truck yard, with access to restroom facilities. The hours of operation will be 11:00 a.m. to 9:00 p.m. daily and no late-night service will be permitted.

Applicant Mike Kelly, representing CCK, presented an overview of the proposed MFU-Park. Each food truck stall will have a power pedestal in lieu of generators. Customers will not be required to order food directly from the food trucks. There will be a QR code located at tables that can be scanned to order food from any truck and the food will be delivered directly to the customers tables.

(1) Charles Anderson, 281 Brookwood Forest, Sunnyvale, expressed support for the application.

(2) Vivian Johnson, 4538 Live Oak Drive, expressed concerns regarding speeding along Beltline Road.

No others appeared regarding the proposed application.

Mr. Green moved to approve Zoning Application No. Z0925-0419, as recommended by the Planning and Zoning Commission, with certain stipulations,

and Ordinance No. 5212, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL TO PLANNED DEVELOPMENT – GENERAL RETAIL ON PROPERTY LOCATED AT 4401 NORTH BELT LINE ROAD TO ALLOW ALL USES PERMITTED IN THE GENERAL RETAIL DISTRICT AND A MOBILE FOOD UNIT PARK (“MFU-PARK”) WITH MODIFIED STANDARDS INCLUDING A REDUCTION IN THE 200-FOOT SEPARATION REQUIREMENT FROM RESIDENTIAL DWELLINGS FOR THE MFU-PARK; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Murden and approved unanimously. (Ordinance No. 5212 recorded in Ordinance Book No. 136.)

19

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize, execute and administer a Chapter 380 Economic Development Performance Agreement ("Agreement") for such purposes by and between the City of Mesquite, Texas, and Peter Piper, LLC, an Arizona limited liability company, ("Company") and granting to the Company certain economic development incentives, and authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement, and administer the agreement on behalf of the City.

A public hearing was held to consider a resolution approving a Chapter 380 Economic Development Performance Agreement with Peter Piper, LLC.

Alberto Rivera, Manager of Economic Development, stated that the City proposes to enter into an agreement with Peter Piper, LLC, to facilitate the commercial redevelopment of an 11,000-square-foot site of an existing building located at 5550 South Buckner Boulevard, Suite 300, Mesquite, Texas 75149. The proposed agreement requires the company to complete finish outs of an 11,000-square-foot Peter Piper Pizza brand family entertainment business within the Frontera Plaza, opening by August 31, 2026, and with a 6-year lease.

Mr. Rivera stated that the agreement requires the company to make a minimum of \$2.4 million in capital improvements to the property and to hire and employ a minimum of 30 employees. The City of Mesquite will provide a one-cent State Sales and Use Tax rebate, not to exceed \$250,000.00. The agreement requires that the total Sales and Use Tax paid to the City be at least \$20,000.00 each year for six consecutive years of operations (estimated \$2 million in taxable sales per year).

Applicant Karl Crawley, representing Masterplan Consultants, stated that they anticipate beginning construction in early 2026 with completion by Summer 2026.

Vivian Johnson, 4538 Live Oak Drive, expressed support for the resolution.

No others appeared regarding the proposed resolution.

Mr. Green moved to approve Resolution No. 51-2025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROGRAM TO PROMOTE LOCAL ECONOMIC DEVELOPMENT

AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY; AUTHORIZING THE CITY MANAGER TO FINALIZE, EXECUTE, AND ADMINISTER A CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT ("AGREEMENT") FOR SUCH PURPOSES BY AND BETWEEN THE CITY OF MESQUITE ("CITY") AND PETER PIPER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("COMPANY"), AND GRANTING TO THE COMPANY CERTAIN ECONOMIC DEVELOPMENT INCENTIVES; AND AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE AGREEMENT, AND ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Murden and approved unanimously. (Resolution No. 51-2025 recorded in Resolution Book No. 74.)

ADJOURNMENT

Mr. Green moved to adjourn the meeting. Motion was seconded by Mr. Boroughs and approved unanimously. The meeting adjourned at 8:00 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Daniel Alemán, Jr., Mayor