



City of Mesquite, Texas

Action Agenda

City Council

Monday, March 16, 2026

5:10 PM

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

PRE-MEETING - TRAINING ROOMS A&B - 5:10 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 Receive briefing regarding a potential utility billing system review analysis by Water Company of America. **Received.**

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:00 P.M.

- 2 Receive Police Department Council Update. **Received.**

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

INVOCATION

Billy Island, Pastor, The Well Community Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Mesquite Hiram Bennett Chapter of the Daughters of the Republic of Texas.

SPECIAL ANNOUNCEMENTS

1. Mr. Murden stated that the City of Mesquite is offering two opportunities for teens aimed at fostering civic engagement and leadership development. Under the City's Youth Services Division, the Mesquite Youth Council and Summer Internship Program (SIP) are accepting applications now through Tuesday, March 31, 2026. Students who participate in these initiatives are provided the chance to engage with their community, get a behind-the-scenes look at how local businesses and government operate and meet like-minded youth across Mesquite. Students interested in learning more and applying to the SIP and Youth Council can visit www.cityofmesquite.com/YouthServices.
2. Mr. Smith invited citizens to attend the Historic Mesquite, Inc., Vintage Car Show on Saturday, March 21, 2026, from 1:00 p.m. to 4:00 p.m., at Opal Lawrence Historical Park, 711 East Kearney Street. Register your classic car for \$30.00 to be eligible for trophies and prizes, or you may attend for free.
3. Mr. Hubacek stated that the City is looking for new partners to serve on its boards and commissions. Engaged citizens can volunteer their time, knowledge and expertise to make a difference in the community. By serving on a board or commission, you can advise the City

Council and staff on a wide range of service areas. Duties of boards and commissions may include serving in an advisory capacity, examining in-depth issues such as recommendations to zoning ordinances, advising and assisting the City in adopting land use assumptions, making decisions on various requests from citizens and more. To learn more about the requirements for service and to complete an application, visit www.cityofmesquite.com/Boards.

4. Mr. Hubacek stated that Pastor Billy Island, who provided tonight's invocation, recently established a new church, The Well Community Church, 827 South Galloway Avenue, and invited citizens to visit.
5. Ms. Rodriguez-Ross stated that citizens can enjoy live music on Thursday nights twice a month with the Courtyard Concert Series at the Mesquite Arts Center, 1527 North Galloway Avenue. This Thursday, March 19, 2026, PriMadonna will be performing. The Courtyard Concert Series runs through June 2026.
6. Mr. Casper announced that the 68th Annual Rodeo Parade will be held on Saturday, March 28, 2026, at 10:00 a.m. The parade begins on South Bryan-Beltline Road at Newsom Road continuing through Downtown Mesquite. This year's parade theme is "Stirrup Some Fun!" and Mesquite Poteet High School alumnus and NFL veteran Malik Jefferson will serve as the Grand Marshal. The cost for float entry is \$40.00, and registration ends Friday, March 27, 2026. Learn more and register at www.cityofmesquite.com/RodeoParade. On this same day, the Downtown Mesquite Market opens for the season at Front Street Station. There will be rodeo-themed activities featuring photo opportunities with western-themed props, Country music and entertainment and more. Find details at www.DowntownMesquiteTX.com.
7. Mr. Green stated that spring weather can change rapidly in North Texas, and you don't want to be caught unaware. Stay "in the know" by signing up for Mesquite Alerts. You'll get real-time notifications to keep you safe with reliable information about emergencies, weather and news that pertains to your neighborhood. Your contact information remains private and will only be used for community notifications. Visit www.cityofmesquite.com/MesquiteAlerts to learn more.
8. Mr. Green wished Mayor Alemán safe travels and expressed appreciation to all City staff.

CITIZENS FORUM

No one spoke.

CITIZENS COMMENTS

No one spoke.

CONSENT AGENDA

- 3 Minutes of the regular City Council meeting held March 2, 2026. **Approved.**
- 4 A resolution authorizing the City Manager to execute an agreement with the Texas Department of Transportation (TxDOT) for the temporary closure of State Highway 352 on March 28, 2026, for the City of Mesquite Rodeo Parade, commemorating the 68th Anniversary of the Mesquite Championship Rodeo. **Approved by Resolution No. 04-2026.**
- 5 Bid No. 2026-008 - Paving and Utility Improvements for Sherwood Forest, Original Town, and Paddy Heights.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, LLC, in the amount of \$8,585,620.00.) **Approved as recommended.**
- 6 Bid No. 2026-028 - Pioneer Road Retaining Wall Reconstruction.
(Authorize the City Manager to finalize, execute and ratify a contract with low bidder Concord Commercial Services, Inc., in the amount of \$188,184.70.) **Approved as recommended.**
- 7 Bid No. 2026-055 - Annual Purchase of 48-Gallon Toter Trash Carts.

(Staff recommends award to WasteQuip, LLC, through Omnia Partners Contract No. 226024-02, in an amount not to exceed \$499,069.00. The term of the contract is for a one-year period, with one additional one-year renewal option. The City Manager is authorized to exercise the renewal option, subject to the annual appropriation of sufficient funds.) **Approved as recommended.**

CONSIDERATION OF ORDINANCES AND RESOLUTIONS

- 8 Consider an ordinance of the City of Mesquite, Texas, authorizing the issuance from time to time of City of Mesquite, Texas, Permanent Improvement Bonds, Permanent Improvement Refunding Bonds, and Permanent Improvement and Refunding Bonds, in the aggregate principal amount not to exceed \$53,825,000.00; providing for the award of the sale thereof in accordance with specified parameters; levying a tax in payment thereof; authorizing the execution and delivery of a paying agent/registrars agreement, an escrow agreement and a purchase agreement; approving the official statement; and enacting provisions incident and relating to the subject and purposes of this ordinance. **Approved by Ordinance No. 5232.**
- 9 Consider an ordinance of the City of Mesquite, Texas, authorizing the issuance of City of Mesquite, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2026 in the aggregate principal amount not to exceed \$43,425,000.00; approving an official statement; awarding the sale thereof; making provisions for the security thereof; authorizing the execution and delivery of a paying agent agreement, deposit agreement and bond purchase agreement; providing an effective date; approving and enacting other provisions relating thereto. **Approved by Ordinance No. 5233.**
- 10 Consider a resolution authorizing publication of notice of intention to issue Certificates of Obligation, approving the preparation of a preliminary official statement and a notice of sale, and providing for the effective date thereof. **Approved by Resolution No. 05-2026.**
- 11 Consider a resolution approving the Mesquite Quality of Life Corporation's (MQOLC) mid-year amended budget for Fiscal Year 2025-26. **Approved by Resolution No. 06-2026.**

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 12 Consider appointment of an alternate member to the Regional Transportation Council for a term to expire June 30, 2026. **Town of Sunnyvale Mayor Saji George was appointed as an alternate member to the Regional Transportation Council for a term to expire June 30, 2026.**

PUBLIC HEARINGS

- 13 A. Conduct a public hearing regarding the Parks and Recreation Department Youth Programs Standards of Care. **Public hearing held.**

B. Consider an ordinance adopting Standards of Care associated with the City's recreation programs titled "2026 Youth Programs Standards of Care" and repealing Ordinance No. 5158. **Approved by Ordinance No. 5234.**
- 14 Conduct a public hearing and consider an ordinance approving a variance reducing the separation requirement from 300 feet to 100 feet between Towneast Food Mart and Mesquite Academy, a Mesquite Independent School serving 6th through 12th grades, located at 2704 Motley Drive, to allow the sale of beer and wine for off-premises consumption at a proposed service station and convenience store, located at 3225 North Town East Boulevard. (No responses in favor or in opposition to the application have been received from property owners within the statutory notification area.)

Public hearing held. Postponed to the April 6, 2026, City Council meeting.

- 15 Conduct a public hearing and consider an ordinance for Zoning Application No. Z0126-0434, submitted by Rande LeCours, SLS Consultants, for a change of zoning to amend Planned Development (PD) - Industrial, Ordinance No. 4962, to modify the development standards and concept plan in the PD for the East Tract located at 180, 200, 270, and 300 Long Creek 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.) **Public hearing held. Denied.**
- 16 Conduct a public hearing and consider a resolution (1) providing no objection for Mesquite Leased Housing Associates II, LP's application (through developer Dominion) to the Texas Department of Housing and Community Affairs (TDHCA) for Non-Competitive 4% Housing Tax Credits for the construction of an approximately 275-unit affordable multi-family rental housing development to be located at or about 21701 Lyndon B. Johnson Freeway (the Development), in accordance with Chapter 2306 of the Texas Government Code, (2) allowing the construction of the development in accordance with 10 Texas Administrative Code §11.3(d), and authorizing the City Secretary to certify the resolution to the TDHCA.
Public hearing held. Approved by Resolution No. 07-2026.
- 17 Conduct a public hearing and consider a resolution consenting to the assignment by 42 Alcott, LP, a Texas limited partnership, acting by and through its general partner, 42 C 2021, LLC, a Texas limited liability company ("Assignor"), to Alto Alcott Station, LP, a Delaware limited partnership ("Assignee"), of Assignor's interest in that certain TIRZ #14 Reimbursement Agreement and City Chapter 380 Incentive Performance Agreement dated effective December 6, 2021, and a First Amendment to TIRZ No. 14 Reimbursement Agreement and Economic Development Program Chapter 380 Agreement ("First Amendment"), dated effective January 21, 2025, for the development of 3300 and 3301 East Glen Boulevard, Mesquite, Texas, and authorizing the City Manager to finalize and execute the Assignment and Assumption agreement and administer it on behalf of the City.
Public hearing held. Approved by Resolution No. 08-2026.

ADJOURNMENT

NOTICE OF EXECUTIVE SESSION

Pending and Contemplated Litigation

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to consider pending or contemplated litigation subjects or settlement offers. The following cases/subjects may be discussed:

1. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 – Filed 08-03-2022
2. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Cause No. DC-24-02668 – Filed 02-15-2024
3. Shamsa Alshilbi v. City of Mesquite, et al., Civil Action No. 3:24-cv-02000-L – Filed 08-06-2024
4. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
5. Stephen Lawrence v. City of Mesquite and Jack Fyall, Civil Action No. 3:24-cv-3141 – Filed 12-14-2024
6. Sonia Elizabeth Cortez Estrada, Individually and as Next Friend of R.R.C. and R.R.C., Minors; and Guadalupe Mata v. City of Mesquite, Cause No. CC-25-04336-B - Filed 06-05-2025
7. Jose Velazquez, et al v. City of Mesquite, Cause No. DC-25-20127 – Filed 10-22-2025

8. Cody Barnett v. The City of Mesquite - Cause No. CC-25-08515-E – Filed 10-24-2025
9. Michael White and BNM Ventures, LLC v. John Doe, the Acting Building Official of the City of Mesquite, Cause No. DC-25-21715 - Filed 11-20-2025
10. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026

Personnel Matters

Pursuant to Section 551.074 of the Texas Government Code, the City Council may consider the appointment, evaluation, employment, reassignment, duties, discipline or dismissal of the City Manager, City Attorney, Municipal Court Judge, City Secretary, members of the various City boards and commissions, and City officers or other employees. A complete list of the members of the City boards and commissions is on file in the City Secretary's office.

Following discussions in executive session, the City Council will reconvene in open session where any final action regarding executive session items will be taken.