



City of Mesquite, Texas

Meeting Agenda

City Council

Tuesday, September 8, 2026

5:15 PM

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

Members of the public desiring to speak during Citizens Forum may complete a registration card, which is available at the entrance to the City Council Chamber, and present it to the City Secretary prior to the meeting or pre-register by sending an email, including name, address and subject to be discussed, to the City Secretary at sland@cityofmesquite.com by 3:00 p.m., on September 8, 2026.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [26-8313](#) Receive briefing regarding annual investment activity and proposed changes to the City's Investment Policy.

Attachments: [Investment Policy Redlined](#)

(Any staff presentation not completed prior to the City Council Regular Meeting in the City Council Chamber at 7:00 p.m. may be presented and considered in the City Council Chamber following the Regular Meeting.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:15 P.M.

In accordance with Chapter 551 of the Texas Government Code, the City Council reserves the right to adjourn into executive session to discuss any of the following:

- Pending and/or Contemplated Litigation
- Purchase, Exchange, Lease or Value of Real Property
- Personnel Matters
- Economic Development

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:00 P.M.**PUBLIC HEARING AND CONSIDER PASSAGE OF THE FOLLOWING ORDINANCES RELATING TO THE FISCAL YEAR 2026-27 BUDGET:**

- 2 [26-8384](#) Consider an ordinance providing funds for the 2026-27 Fiscal Year by adopting and approving the budget for said period and appropriating and setting aside the necessary funds out of the general and other revenues of the City for said fiscal year for the maintenance and operation of various departments and activities of the City, for capital and other improvements of the City and for all other expenditures included in said budget.
(This item was postponed at the August 17, 2026, City Council meeting.)

Attachments: [Ordinance](#)

- 3 [26-8332](#) Consider an ordinance levying the ad valorem taxes for tax year 2026 (Fiscal Year 2026-27) at a rate of \$0.654018 per \$100 assessed valuation.

Attachments: [Ordinance](#)
 [Notice of Meeting to Vote on Tax Rate](#)

- 4 [26-8314](#) Consider an ordinance determining the population of the City of Mesquite, Texas, to be 158,412 as of October 1, 2026.

Attachments: [Ordinance](#)

INVOCATION

Pablo Ferrara, Pastor, Castillo Del Rey, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Daughters of the American Revolution Richard Bard Chapter in honor of Constitution Week.

SPECIAL ANNOUNCEMENTS

This time is reserved for special announcements and recognition of individuals or groups.

CITIZENS FORUM

At this time a number of citizens not to exceed 10 shall be allowed to speak on any matter other than items on the agenda, personnel matters, matters under litigation or matters concerning the purchase, exchange, lease or value of real property for a length of time not exceeding three minutes on a first-come, first-served basis. Citizens addressing the Council through a translator will be allowed six minutes. No Council action or discussion is to be taken until such matter is placed on the Agenda and posted in accordance with law.

CITIZENS COMMENTS

At this time, any individual wishing to discuss any matter on the agenda shall be allowed to speak for a length of time not exceeding three minutes on a first-come, first-served basis. Citizens addressing the Council through a translator will be allowed six minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

CONSENT AGENDA

(All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Council or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request by a City Councilmember.)

- 5 [26-8099](#) Minutes of the regular City Council meeting held August 17, 2026.

Attachments: [August 17, 2026, minutes](#)

- 6 [26-8386](#) An ordinance, on second and final reading, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2026 Rate Review Mechanism filing, declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement, finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest, approving an attachment establishing a benchmark for pensions and retiree medical benefits, requiring the Company to reimburse ACSC's reasonable ratemaking expenses, determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act, adopting a savings clause, declaring an effective date, and requiring delivery of this ordinance to the Company and the ACSC's legal counsel.

Attachments: [Ordinance](#)
 [Average Bill Comparison Table](#)

- 7 [26-8372](#) A resolution authorizing the City Manager to finalize and execute an Advance Funding Agreement for the Highway Safety Improvement Program (HSIP) to provide for school zone improvements with the Federal Highway Administration and the State of Texas, acting by and through the Texas Department of Transportation (TxDOT).

Attachments: [Photos](#)
 [Resolution](#)

- 8 [26-8388](#) A resolution approving the issuance of tax-exempt obligations by the Mesquite Housing Finance Corporation to finance the acquisition and construction of Torrington Creekside by Torrington Creekside, LP.

Attachments:[Resolution](#)[Resolution No. 03-2026 \(Torrington Creekside RONO\)](#)[Texas Bond Review Board Certificate of Reservation](#)[TEFRA Notice](#)

- 9 [26-8392](#) Bid No. 2026-106 - 823 North Galloway Avenue - Furniture, Fixtures and Equipment Package.
(Authorize the City Manager to finalize and execute the necessary documents with Pettus Office Products of Texas, LLC for the purchase, delivery, and installation of furniture, fixtures, and equipment (FF&E) for the 823 North Galloway Avenue renovation project, through Cooperative Purchasing Agreement, through Omnia Partners Contract No. R240117, in an amount not to exceed \$213,313.14.)

Attachments:[Furniture Floor Plan](#)

- 10 [26-8378](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Parkhill, Smith & Cooper, Inc., for an offsite Sanitary Sewer Main (FM 740 / North of IH-20) in the amount of \$872,255.58.

Attachments:[Location Map](#)

- 11 [26-8380](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with LJB, Inc., for Sam Houston Road, Millie Drive, and Rhonda Drive Water Main Replacements in the amount of \$249,465.00.

Attachments:[Location Maps](#)

- 12 [26-8369](#) Authorize the City Manager to finalize and execute Amendment No. 1 to RFQ No. 2025-051, Architectural Design Services for the Design and Construction of the new Police Training Facility and Gun Range at the Public Safety Training Center, with Brown Reynolds Watford Architects, Inc., in an amount not to exceed \$775,000.00.

- 13 [26-8381](#) Ratification of the total expenditure of \$369,695.00, without competitive bidding, for the emergency repair of the aerial crossing between Pioneer Road and Faithon P. Lucas, Sr., Boulevard (AC66) and authorizing payment to ANA Site Construction, LLC for such repairs.

CONSIDERATION OF RESOLUTION

- 14 [26-8368](#) Consider a resolution approving the Mesquite Quality of Life Corporation budget for Fiscal Year 2026-27.

Attachments:[Resolution](#)[MQOLC Resolution No. 2026-11](#)

PUBLIC HEARINGS

(City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to include nonresidential when the request is for solely residential uses or vice versa.)

- 15** [26-8370](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0626-0458 submitted by Juan Pablo Ambris, D&D Fragrances and Essential Oils, LLC, for a zoning change from Industrial within the Skyline Logistics Hub Overlay District to Industrial within the Skyline Logistics Hub Overlay District with a Conditional Use Permit to allow a Fragrance Manufacture located at 222 South Town East Boulevard.

(One response in favor and none 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.)

Attachments: [Staff Reports and Maps](#)
 [P&Z Minutes](#)
 [Ordinance](#)

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. 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
8. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026
9. Mercydis Benson, individually and as mother and wrongful death beneficiary of the Estate of Karson Benson, deceased v. City of Mesquite, Texas, Cause No. DC-26-04295 - Filed 03-09-2026
10. Fenimore v. City, et al - Civil Action No. 3-26CV0287-E – Filed 02-04-2026

11. Beatriz Gonzalez v. Gilibaldo Benitez; City of Mesquite, Cause No. CC-26-02837-D - Filed 04-08-2026
12. Nancy Edge v. City of Mesquite, Gerald Van Meter, Danny Van Meter and John Doe Officers 1-5, Cause No. DC-26-07383 - Filed 4-23-2026
13. Franlly Rodriguez v. City of Mesquite Police Department, Cause No. DC-26-08169 - Filed 05-06-2026

Consultation with Attorney

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to conduct a private consultation with its attorney related to pending or contemplated litigation, a settlement offer, and/or a matter in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas that conflicts with Texas Government Code Chapter 551. The following subjects may be discussed:

- Legal advice regarding Petition by Landowner or Resident for Release of Area from Extraterritorial Jurisdiction.

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. The following subjects may be discussed:

- Review of City Manager.

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

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters posted on this agenda, when such executive session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts or Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices or Security Audits) and 551.087 (Economic Development); Texas Tax Code Section 321.3022 (Sales Tax Information) and Texas Government Code Section 418.183(f) (Emergency Management).

The City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at 972-216-6244 or TDD 1-800-735-2989.

Pursuant to Section 551.007(c) of the Texas Local Government Code, any member of the public wishing to address the City Council through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Pursuant to Section 551.043(c) of the Texas Government Code, a copy of the City's proposed budget is located on the home page of the City's website at <https://www.cityofmesquite.com/> and the following **Taxpayer Impact Statements** are shown for the median taxable value of a Mesquite homestead residence in both Dallas County and Kaufman County:

Mesquite Homestead Residence (Dallas County)			
Fiscal Year	Median Taxable Value	Tax Rate per \$100 Valuation	Estimated Annual Property Tax Bill
FY-2025-26	\$264,810	FY-26 Adopted Rate of \$0.704692	\$1,866.09
FY-2026-27	\$274,095	FY-27 Proposed Rate of \$0.654018	\$1,792.63
FY2026-27	\$274,095	FY-27 No-New-Revenue Rate of \$0.673273	\$1,845.41

Mesquite Homestead Residence (Kaufman County)			
Fiscal Year	Median Taxable Value	Tax Rate per \$100 Valuation	Estimated Annual Property Tax Bill
FY-2025-26	\$335,314	FY-26 Adopted Rate of \$0.704692	\$2,362.93
FY-2026-27	\$321,070	FY-27 Proposed Rate of \$0.654018	\$2,099.86
FY2026-27	\$321,070	FY-27 No-New-Revenue Rate of \$0.673273	\$2,161.68