



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, June 16, 2025

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 June 16, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7640](tel:25-7640) Receive departmental strategy and budget presentations from the Library Services, Neighborhood Services, and Planning and Development Services Departments related to City Council strategic goals and objectives and other budget updates on Fiscal Year 2025-26 budget.

(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.

INVOCATION

Doug Herrell, Pastor, Family Cathedral of Praise, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

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.)

- 2 [25-7705](#) Minutes of the regular City Council meeting held June 2, 2025.

Attachments: [June 2, 2025, minutes](#)

- 3 [25-7698](#) An ordinance amending Chapter 9, Section 9-195, of the City Code by prohibiting parking at any time on both sides of Highland Village Drive from North Galloway Avenue to North Ebrite Street.

Attachments: [Location Map](#)
 [Ordinance](#)

- 4 [25-7699](#) An ordinance amending Chapter 9, Section 9-243(c), of the City Code by prohibiting commercial vehicles on Faithon P. Lucas, Sr., Boulevard., between East Scyene Road and McKenzie Road.

Attachments: [Location Map](#)
 [Ordinance](#)

- 5 [25-7662](#) A resolution adopting revisions to the City of Mesquite Housing Choice

Voucher Administrative Plan.

Attachments: [Resolution](#)

- 6 [25-7697](#) Bid No. 2025-132 - Purchase of Bucket Truck for Park Services.
(Staff recommends award to Altec Industries, Inc., through Sourcewell Contract No. 110421-ALT, in an amount not to exceed \$153,707.00.)

Attachments: [Quote](#)
 [Photo](#)

- 7 [25-7696](#) Authorize the City Manager to finalize and execute a contract with ImageTrend, LLC, through a General Service Administration Cooperative Agreement (GS-35F-365 DA) for licensing, hosting, implementation, maintenance and support of a Fire Records Management System (RMS) and an Electronic Patient Care Reporting (ePCR) and Data Collection System in an annual amount not to exceed \$94,439.00 for Year One. The term of the contract is for a one-year period, with four additional one-year renewal options, for a total contract value of \$442,817.57. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.

Attachments: [Quote](#)

- 8 [25-7702](#) Authorize the Mayor to finalize and execute an Interlocal Agreement with the Town of Sunnyvale for the operation, maintenance and coordination of traffic signals and associated data sharing.

Attachments: [Interlocal Agreement](#)

- 9 [25-7703](#) Approve the purchase of property located at 211 West Main Street, Mesquite, Texas (Property) from DPC Cedars LLC (Seller) for the purchase price of \$289,000.00 and related closing costs and authorizing the City Manager to execute all other documents and take all other actions necessary or requested to consummate the closing and purchase of the Property.

- 10 [25-7704](#) Approve the purchase of property located at 105 South Broad Street, Mesquite, Texas (Property) from DPC Cedars LLC (Seller) for the purchase price of \$800,000.00 and related closing costs and authorizing the City Manager to execute all other documents and take all other actions necessary or requested to consummate the closing and purchase of the Property.

CONSIDERATION OF A RESOLUTION

- 11 [25-7655](#) Consider a resolution approving the Mesquite Quality of Life Corporation budget for Fiscal Year 2025-26.

Attachments: [MQQLC Resolution No. 2025-10](#)
 [Resolution](#)

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.)

- 12 [25-7657](#) Conduct a public hearing to receive citizen input regarding the proposed 2025-2026 Community Development Block Grant Program (CDBG) budget and Annual Action Plan.

Attachments: [Draft Annual Action Plan](#)
 [CDBG PY25-26 Project Request Summary](#)

- 13 [25-7658](#) Conduct a public hearing to receive input from residents regarding the Program Year (PY) 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan.

Attachments: [Draft Consolidated Plan](#)

- 14 [25-7701](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0425-0393, submitted by John Droblyn with Droblyn Holdings, LLC, for a change of zoning from Planned Development (PD) - Commercial (Ordinance No. 4653) within the Town East Retail and Restaurant Area (TERRA) Overlay District to PD - Commercial (Ordinance No. 4653) within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow the sale of used clothing as a permitted use at 1645 North Town East Boulevard, Unit 503.

(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.)

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

- 15 [25-7710](#) Conduct a public hearing and consider a resolution approving a First Amendment to an Economic Development Program Agreement (Chapter 380 Agreement) between the City of Mesquite and TDI Valleybrooke, LLC, regarding an extension to the agreement term, revising maintenance responsibilities and changes to the incentive payment terms, and authorizing the City Manager to finalize, execute and administer the First Amendment and to take all actions necessary or advisable to complete the transactions contemplated by the First Amendment.

Attachments: [Resolution](#)
 [Resolution No. 59-2021- TDI Valleybrooke, LLC, Chapter 380 Agreement](#)

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. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
3. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024; removed to U.S. Dist. Court, N. Dist. Tex., No. 3:24-cv-00740-D; on appeal to the Fifth Circuit of Appeals, No. 24-11025
4. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
5. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
6. Stephen Lawrence v. City of Mesquite and Jack Fyall, Cause No. 3:24-cv-3141 – Filed December 14, 2024

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:

- Contemplated litigation against recent purchasers of multifamily properties.

Real Property

Pursuant to Section 551.072 of the Texas Government Code, the City Council will meet in closed session to consider the purchase, exchange, lease or value of real property. The following subjects may be discussed:

- 16 25-7712 Discuss acquisition of property along Lee Street and Longview Street.**

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.

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 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia segun el Sub-capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia segun el Sub-capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

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.