



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, November 17, 2025

5:30 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 November 17, 2025.

PRE-MEETING - TRAINING ROOMS A&B - 5:30 P.M.

AGENDA REVIEW

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:30 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

CANVASS MEETING - 7:00 P.M.

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.

OTHER BUSINESS

- 1 [25-7968](#) Canvass results of the General Election for the purpose of electing a Mayor and Councilmembers for Places 1, 2, 3, 4, 5, and 6 and the Special Election for the purpose of submitting a proposed tax rate that exceeds the voter-approval tax rate for the 2025 tax year held on November 4, 2025.
- 2 [25-7966](#) Consider a resolution canvassing the returns and declaring the results of an election held in the City of Mesquite, Texas, on November 4, 2025, for the election of a Mayor and City Councilmembers for Places 1, 2, 3, 4, 5 and 6 and a Special Election held in the City of Mesquite, Texas, for the

purpose of submitting a proposed tax rate that exceeds the voter-approval rate for the 2025 tax year; and ordering a Runoff Election to be held on December 13, 2025, for the purpose of electing a City Councilmember for Place 4.

- 3 [25-8001](#) Consider scheduling a special City Council meeting for December 22, 2025, to canvass the returns for the December 13, 2025, Runoff Election for the purpose of electing a City Councilmember for Place 4.

ADJOURNMENT

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:15 P.M.

INVOCATION

Jamie Starrett, Pastor, Lakepoint Church, 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.

OTHER BUSINESS

- 4 [25-7967](#) Installation of newly elected Mayor and Councilmembers.

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 [25-7857](#) Minutes of the regular City Council meeting held November 3, 2025.

Attachments: [November 3, 2025, minutes](#)

- 6 [25-7945](#) An ordinance approving and authorizing the issuance and sale of the City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2025 (Solterra Public Improvement District Improvement Area A-2 - A-4 Projects), approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, Limited Offering Memorandum, a Continuing Disclosure Agreement, and other agreements and documents in connection therewith, making findings with respect to the issuance of such bonds, and providing an effective date.

Attachments: [Ordinance](#)
 [Map of Improvement Area A-2](#)
 [Map of Improvement Area A-3.1](#)
 [Map of Improvement Area A-3.2](#)
 [Map of Improvement Area A-4](#)

- 7 [25-7957](#) An ordinance approving and authorizing the issuance and sale of the City of Mesquite, Texas, Special Assessment Revenue Bonds, Series 2025 (Solterra Public Improvement District Improvement Area C-4 Project), approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, Limited Offering Memorandum, a Continuing Disclosure Agreement, and other agreements and documents in connection therewith, making findings with respect to the issuance of such bonds, and providing an effective date.

Attachments: [Ordinance](#)
 [Map of Improvement Area C-4](#)

- 8 [25-7993](#) An ordinance amending Chapter 5 of the City Code thereby adopting the 2024 Edition of the International Building Code (I.B.C.) and providing certain local amendments thereto.

Attachments: [October 21, 2025, BSB Minutes](#)
 [Ordinance](#)

- 9 [25-7988](#) An ordinance amending Chapter 6 of the City Code thereby adopting the 2024 Edition of the International Fire Code (I.F.C) and providing certain local amendments thereto.
- Attachments:* [October 21, 2025, BSB Minutes](#)
 [Ordinance](#)
- 10 [25-7986](#) A resolution authorizing the City Manager to finalize and execute an Agreement with the State of Texas through the Texas Department of Transportation (TxDOT) for the furnishing of traffic signal equipment by a municipality at the intersections of Interstate 30 (IH-30) and Northwest Drive and providing for a maximum reimbursement by the State to the City in the amount of \$14,250.00.
- Attachments:* [Resolution](#)
 [Location Map](#)
- 11 [25-7979](#) RFP 2025-148 - Annual Dry-Cleaning Services for Police Department Uniforms.
(Staff recommends award to C-Mai Enterprises, Inc. (dba Dry Clean Super Center) in an amount not to exceed \$126,255.00. The term of the contract shall be for one (1) year starting after proposal is awarded to the successful proposer. A renewal option is included as a part of this proposal for an additional four (4) automatic one-year periods, renewable on anniversary of the original date, provided proposer can maintain proposal prices and both parties are in mutual agreement. The City Manager is authorized to exercise the renewal options, subject to annual appropriation of sufficient funds.)
- Attachments:* [Evaluation Score Sheet](#)
- 12 [25-7995](#) RFP No. 2025-181 - Retiree Medicare Supplement Plan.
(Authorize the City Manager to finalize and execute the necessary documents with United American/Express Scripts for Post 65 Retiree Medical and Prescription Drug Plan, effective January 1, 2026, through December 31, 2026, in an amount not to exceed \$1,500,306.00.)
- Attachments:* [Medicare Supplement Renewal Analysis](#)
 [United American Plan Details](#)
 [Express Scripts Renewal Letter](#)
- 13 [25-7971](#) Bid No. 2026-018 - Purchase of Lenco BearCat.
(Staff recommends award to Lenco Industries, Inc., through the U.S. General Services Administration (GSA) Cooperative Purchasing Program Contract No. GS-07F-169DA, in an amount not to exceed \$391,068.00.)
- Attachments:* [Quote](#)
 [Photo](#)

- 14 [25-7980](#) Bid No. 2026-022 - Purchase of Heavy Construction Equipment for Streets.
(Staff recommends award to Associated Supply Co. Inc., through BuyBoard Contract No. 685-22, in an amount not to exceed \$500,339.00.)

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

- 15 [25-7981](#) Bid No. 2026-023 - Purchase of One Excavator for Streets.
(Staff recommends award to Associated Supply Co. Inc., through Sourcewell Contract No. 011723-HTI, in an amount not to exceed \$111,000.00.)

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

- 16 [25-7996](#) RFP No. I104-2026 - Annual Medical Plan Reinsurance (Stop Loss).
(Staff recommends award to VOYA Financial Advisors, Inc., through insurance broker, Stealth Partner Group, LLC, and to authorize the City Manager to finalize and execute any required documents for FY 2025-2026, to secure stop loss coverage for the City group medical healthcare plan in an amount not to exceed \$1,045,772.52.)

Attachments: [Proposal](#)

- 17 [25-7987](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with LJA Engineering, Inc., a Texas Corporation, for the design of Peachtree Road at Stream 2B5 Drainage Improvements, in the amount of \$600,000.00.

Attachments: [Location Map](#)

- 18 [25-7985](#) Authorize the City Manager to finalize and execute a Work Order for the P25 Public Safety Radio System maintenance and support with the City of Garland for a term beginning October 1, 2025, through September 30, 2026, in an amount not to exceed \$132,043.35.

Attachments: [Work Order with City of Garland](#)

OTHER BUSINESS

- 19 [25-7870](#) Consider a resolution casting its vote for a member(s) of the Board of Directors of the Kaufman Central Appraisal District (KCAD).

Attachments: [Resolution](#)

- 20 [25-7892](#) Consider a resolution casting its vote for a member(s) of the Board of Directors of the Dallas Central Appraisal District (DCAD).

Attachments: [Resolution](#)

- 21 [25-7991](#) Consider a request to waive the parkland dedication requirements or allow a fee in lieu of for Avanti Hills, located at 2235 East Glen Boulevard.

Attachments: [Letter of Request with Exhibits](#)
 [Aerial Map](#)

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.)

- 22 [25-7989](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0417 submitted by Wing Aviation, LLC., for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit to allow a Drone Delivery Service (SIC 4789a) located at 1800 North Town East Boulevard (future address of 9005 Town East Mall).

(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](#)

- 23 [25-7990](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0418, submitted by David Vu Tran, Sam's Nail Supply, for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within TERRA Overlay District with a Conditional Use Permit to allow wholesale trade of nail and beauty supplies located at 3677 Emporium Circle.

(One response in favor and one in opposition to the application has 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](#)

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
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
7. 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
8. Velazquez v. City of Mesquite, Cause No. DC-25-20127 – Filed 10-22-25
9. Barnett v. City of Mesquite and Philip Offutt, Jr., Cause No. CC-25-08515-E – Filed 10-24-25

Real Property

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| 24 | 25-7992 | Discuss the sale of a portion of City-owned property near Kearney Street and Gross Road. |
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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.

Economic Development

Pursuant to Section 551.087 of the Texas Government Code, the City Council will meet in closed session to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to such a business prospect. The following subjects may be discussed:

- | | | |
|-----------|----------------|--|
| 25 | 25-7998 | Discuss amendment of economic development program agreement with Town East Mall, LLC for a project on the west side of Town East Mall. |
| 26 | 25-7999 | Discuss updates and proposed changes to the Spradley Farms (Talia) Development Agreement. |

- 27 25-7997** Discuss an economic development project and potential prospect for a City-owned building in Downtown Mesquite.

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.