



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, December 15, 2025

5:00 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 December 15, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1** [25-8034](#) Receive presentation regarding the Recreation Center Feasibility Study.

(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 - 5:00 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

Stanley Viquez, Pastor, Iglesia Mundo de Fe, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of Project LEAD Class.

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 [25-7862](#) Minutes of the regular City Council meeting held December 1, 2025.

Attachments: [December 1, 2025. minutes](#)

- 3 [25-8033](#) An ordinance amending the City Code, by revising various articles and sections in Chapter 20 (Boards, Commissions, and Committees), related to term limits for both the Civil Service Commission and Personnel & Trial Boards; Landmark Commissioners term limits; changing the membership of the Capital Improvements Advisory Committee (CIAC); Building Standards Board membership criteria; and voting calculation.

Attachments: [Ordinance](#)

- 4 [25-8022](#) A resolution approving a Five-Year Capital Improvements Budget for the Spradley Farms Improvement District of Kaufman County and waiving the requirement for the District to assess an ad valorem tax for debt service at a rate of not less than \$0.38 per \$100 of taxable assessed valuation.

Attachments: [Resolution](#)

- 5 [25-8032](#) A resolution authorizing the City Manager to finalize, execute, and administer the Interlocal Agreement for Mobile Food Unit Inspections between Dallas County, on behalf of Dallas County Health and Human Services, and the City of Mesquite for the purpose of Mesquite being an

authorized inspection and permitting location site for mobile food units and roadside vendors seeking a Dallas County Mobile Food Unit (MFU) Permit and authorizing the City Manager to enter into Memorandum of Understandings with other Dallas County cities to grant reciprocity for the purpose of recognizing another jurisdiction's fire safety MFU inspection and authorizing the City Manager to take such other actions and execute such other documents as are necessary or advisable to consummate the transactions contemplated by the agreement(s).

Attachments: [Resolution](#)

- 6 [25-8007](#) RFP No. 2025-174 - Annual Contract for Uniform Rental Services & Accessories.
(Staff recommends award to Cintas Corporation No. 2 and to authorize the City Manager to finalize and execute a contract in an amount not to exceed \$235,747.98. The term of the contract is for a one-year period, with four additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to the annual appropriation of sufficient funds.)

Attachments: [Evaluation Summary](#)

- 7 [25-8030](#) 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. This item was postponed at the November 17, 2025, City Council meeting.)

Attachments: [Quote](#)

[Photo](#)

- 8 [25-8016](#) Bid No. 2026-021 - Managed Detection and Response Service for Rapid 7 Cybersecurity.
(Staff recommends award to SHI Government Solutions, through the Texas Department of Information Resources, Contract No. DIR-CPO-5241, in an amount not to exceed \$155,550.00.)

Attachments: [Quote](#)

[Scope of Services](#)

- 9 [25-8031](#) Authorize the City Manager to finalize and execute Change Order No. 2 to Bid No. 2024-014, Mesquite Heritage Trail Phase II (Gross Road to Towne Centre Drive), with Urban Infraconstruction, LLC, in the amount of \$102,760.00.

Attachments: [Change Order No. 2](#)

- 10 [25-8025](#) Authorize the City Manager to execute a Memorandum of Understanding (MOU) with the Office of the Under Secretary of Defense for Personnel and Readiness of the U.S. Department of Defense (DoD) for the City of

Mesquite Police Department's participation in the DoD SkillBridge Program.

Attachments: [Memorandum of Understanding](#)

- 11 [25-8026](#) Approve Amendment No. 1 to the 2025-26 Police State Seizure Budget in accordance with Title 28, Section 524, of the United States Code and Chapter 59 of the Texas Code of Criminal Procedure in the amount of \$27,500.00.

Attachments: [State Seizure Amendment No. 1](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 12 [25-7943](#) Consider appointment of one member (Position No. 2) to the Personnel/Trial Board for a term to expire December 31, 2028, and confirmation of appointment by the City Manager to serve as a member of the City of Mesquite Firefighters' and Police Officers' Civil Service Commission.

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.)

- 13 [25-8028](#) Conduct a public hearing and consider an ordinance of Zoning Application No. Z1125-0428 submitted by KCG Companies, LLC, for a change of zoning to amend Planned Development Ordinance No. 5198 to adjust the unit mix for the senior living multifamily development by increasing the number of one-bedroom units from 129 to 135 and reducing the number of two-bedroom units from 131 to 125, located at 2235 East Glen 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 Report and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 14 [25-8036](#) 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 Fritz Industries Inc. ("Company"), and granting 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.

Attachments: [Resolution](#)

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
10. Michael White and BNM Ventures, LLC v. John Doe, the Acting Building Official of the City of Mesquite, Cause No. DC-25-21715 - Filed 11-20-25

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 nuisance abatement action.

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.

- 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 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.