



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, November 4, 2024

5:45 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 4, 2024.

PRE-MEETING - TRAINING ROOMS A&B - 5:45 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

1 [24-7445](tel:24-7445) Receive presentation regarding the City of Mesquite's legislative priorities.

(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 - 5:45 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

Heriberto Padilla, Pastor, Vida Life Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Royal Rangers Youth Group, Vida Life Church, Mesquite, Texas.

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 [24-7432](#) Minutes of the regular City Council meeting held October 21, 2024.

 Attachments: [October 21, 2024, minutes](#)

- 3 [24-7434](#) 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 Saturday, January 18, 2025, for the City of Mesquite Martin Luther King, Jr., Parade.

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

- 4 [24-7440](#) A resolution authorizing the City Manager to finalize and execute an Interlocal Agreement with the North Central Texas Council of Governments (NCTCOG) for the period from October 1, 2024, to September 30, 2029, thereby authorizing the City of Mesquite's participation in the Regional Storm Water Management Program and approving the City's Fiscal Year 2025 cost share amount in the program not to exceed \$7,100.00.

 Attachments: [Administration and Implementation Assistance](#)
 [Cost Share Fiscal Year 2025](#)
 [Resolution](#)

- 5 [24-7444](#) A resolution adopting the 2025 Legislative Program for the City of Mesquite, Texas, and directing the City Manager or his designee to act with

regard to the City's Legislative Program.

Attachments: [Resolution](#)

- 6 [24-7353](#) RFP No. 2024-124 - Annual Group Dental Insurance.
(Authorize the City Manager to finalize and execute a master application with CIGNA effective January 1, 2025. 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 annual appropriation of sufficient funds.)

Attachments: [Final Proposal Summaries](#)

- 7 [24-7436](#) Bid No. 2024-163 - Barnes Bridge Ground Storage Tanks Rehabilitation.
(Authorize the City Manager to finalize and execute a contract with DN Tanks, LLC, in the amount of \$838,800.00.)

Attachments: [Recommendation Letter](#)

[Bid Tabulation](#)

[Location Map](#)

- 8 [24-7394](#) Bid No. 2025-007 - Annual Supply of Body Armor.
(Staff recommends purchase from Nardis, Inc., through BuyBoard Contract No. 698-23, in an amount not to exceed \$150,000.00. The term of the contract is for a one-year period, with two additional one-year renewal options. The City Manager is authorized to exercise the renewal options, subject to the annual appropriation of sufficient funds.)

Attachments: [Ballistic Vest Quote](#)

[Load Bearing Vest Quote](#)

- 9 [24-7412](#) Bid No. 2025-011 - Purchase of One 1500 GPM Pumper Truck.
(Staff recommends purchase from Siddons-Martin Emergency Group, LLC., through BuyBoard Contract No. 746-24, in the amount of \$893,457.00.)

Attachments: [Buy Board Quote](#)

[Proposal](#)

- 10 [24-7422](#) Bid No. 2025-012 - Purchase of One 107-Foot, Rear Mount Aerial Ladder Truck.
(Staff recommends purchase from Siddons-Martin Emergency Group, LLC., through BuyBoard Contract No. 746-24, in the amount of \$1,669,590.00.)

Attachments: [Buy Board Quote](#)

[Proposal](#)

- 11 [24-7405](#) Authorize the City Manager to finalize and execute Amendment No. 1 to RFP No. 2023-136, Annual Emergency Generator Preventative Maintenance and Repair, with Clifford Power Systems, Inc., through The

International Purchasing System (TIPS) Contract No. 221004, in a not-to-exceed amount of \$219,162.30, and terminating on May 31, 2026, subject to the annual appropriation of sufficient funds.

Attachments: [Amendment No. 1](#)

- 12 [24-7441](#) Authorize the City Manager to finalize and execute an Interlocal Cooperative Agreement with Kaufman County for the construction of signals at FM 741 and Heartland Parkway with Kaufman County being responsible for all construction costs in an amount not to exceed \$377,316.00.

Attachments: [Interlocal Cooperation Agreement](#)

- 13 [24-7443](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Halff Associates, Inc. for the preliminary design of the Lawson Road Reconstruction Project, in the amount of \$1,679,600.00.

Attachments: [Location Map](#)

- 14 [24-7428](#) Approve Amendment No. 1 to the 2024-25 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 \$170,000.00.

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

- 15 [24-7430](#) Receive the July 2024 Semiannual Report for impact fees from the Capital Improvements Advisory Committee in accordance with Section 395.058(c) (4) of the Texas Local Government Code.

Attachments: [July 2024 CIAC report](#)

[CIAC Minutes](#)

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.)

- 16 [24-7431](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0370 submitted by Brent Bordovsky on behalf of Marc Miller, Super Star Car Wash, for a change of zoning to amend Planned Development (PD) - General Retail (GR) Ordinance No. 4984, to modify the development standards to allow a concrete masonry unit (CMU) block screening wall in lieu of a precast screening wall located at 1415 South Belt Line Road.

(One response in favor and one 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](#)

- 17 [24-7433](#) Conduct a public hearing and consider a resolution consenting to the assignment by Beltline Beltway Investments, LTD., a Texas limited partnership (“Assignor”), to CH Realty X-LI I DFW Interchange 80, L.P., a Delaware limited partnership (“Assignee”), of Assignor’s interest in that certain Economic Development Program Agreement (Chapter 380 Agreement) dated effective April 24, 2023, relating to the development of an industrial building located at the northeast corner of IH-635 and U.S. Hwy. 80 in Mesquite, and authorizing the City Manager to execute all documents necessary in connection therewith.

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. Anthony Wagner v. City of Mesquite, Texas, Cause No. DC-22-02864 - Filed 03-14-2022; appeal to 5th District Court of Appeals, Dallas, Cause No. 05-22-00826-CV - Filed 08-10-2022
2. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 – Filed 08-03-2022
3. Cesar Nunez-Solis v. The City of Mesquite, Texas, Cause No. DC-22-11631 - Filed 09-06-2022
4. State of Texas v. Villa, Cause No. 05-22-00220-CR, pending in the Court of Criminal Appeals, Cause No. PD-0756-23 – Filed 12-10-2021
5. Danny Booker v. City of Mesquite Risk Management, Cause No. DC-23-18301 - Filed 10-25-2023
6. Avery Fuentes v. City of Mesquite, Cause No. DC-23-19555 - Filed 11-20-2023
7. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
8. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668, 191st District Court, Dallas County, Texas – Filed 02-15-2024; removed to the U.S. District Court for the Northern District of Texas, Dallas Division, Civil Action No. 3:24-cv-00740-D – Filed 03-28-2024
9. Alexander Reyes Serrano v. City of Mesquite, Cause No. CC-24-05058A – Filed 07-10-2024
10. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
11. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024

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:

- 18 24-7409** Discuss an economic development redevelopment project at the corner of Town East Boulevard and IH-635.
- 19 24-7439** Discuss an economic development project on Gus Thomasson Road near Oates Drive.

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 según el Sub-capítulo H, Capítulo 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.