



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, October 20, 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 October 20, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7948](#) Discuss naming of City facilities.

(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

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 5:30 P.M.

- 2 [25-7719](#) Receive financial statements for period covering October 1, 2024, through June 30, 2025.

Attachments: [Third Quarter FY-25 Financial Statements](#)

- 3 [25-7914](#) Receive Economic Development Department quarterly update.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:00 P.M.**INVOCATION**

Shaji Daniel, Pastor, Agape Church, Sunnyvale, 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.)

- 4 [25-7855](#) Minutes of the regular City Council meeting held October 6, 2025.

Attachments: [October 6, 2025, minutes](#)

- 5 [25-7915](#) An ordinance establishing the classifications and total number of authorized positions in each classification of the Mesquite Fire Department as of November 1, 2025.

Attachments: [Ordinance](#)

- 6 [25-7910](#) A resolution authorizing the City Manager to finalize and execute an Interlocal Agreement with North Texas Municipal Water District (NTMWD) pertaining to the District's use of the bridge crossing the East Fork of the Trinity River and related access road within the City of Mesquite.
- Attachments:* [Resolution](#)
- 7 [25-7946](#) A resolution approving a Reimbursement Agreement for Improvement Areas A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District.
- Attachments:* [Resolution](#)
 [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](#)
- 8 [25-7950](#) A resolution approving a Reimbursement Agreement for Improvement Areas A-5 of the Solterra Public Improvement District.
- Attachments:* [Resolution](#)
 [Map of Improvement Area A-5](#)
- 9 [25-7951](#) A resolution approving a Reimbursement Agreement for Improvement Area C-4 of the Solterra Public Improvement District.
- Attachments:* [Resolution](#)
 [Map of Improvement Area C-4](#)
- 10 [25-7859](#) RFP No. 2025-180 - Group Vision Insurance.
(Authorize the City Manager to finalize and execute the necessary documents with EyeMed to provide vision benefits to full-time employees, retirees, and eligible dependents effective January 1, 2026. 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:* [Vision Proposal Analysis](#)
- 11 [25-7913](#) Bid No. 2025-189 - 2025 Large Water Valve & Water Main Repair Project.
(Authorize the City Manager to finalize and execute a contract with RUTS Construction, LLC, in the amount of \$2,172,970.00.)
- Attachments:* [Recommendation Letter](#)
 [Bid Tabulation](#)
 [Location Map](#)

- 12 [25-7911](#) Bid No. 2026-002 - Purchase of Two Chevrolet Tahoe K9 Units for Police Department.
(Staff recommends award to Lake Country Chevrolet, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed \$106,390.00.)

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

- 13 [25-7912](#) Bid No. 2026-003 - Purchase of Four Rear Loaders for Residential Solid Waste.
(Staff recommends award to Rush Truck Center of Texas, L.P., through BuyBoard Contract No. 723-23, in an amount not to exceed \$1,164,390.00.)

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

- 14 [25-7896](#) Bid No. 2026-009 - Avaya Phone System Subscription.
(Authorize the renewal of subscription with In-Telecom Consulting LLC, for the purchase of annual subscription licensing and maintenance for the City's Avaya Phone System, through Texas Department of Information Resources Contract No. DIR-CPO-4644, in an amount not to exceed \$201,372.48 billed annually at a rate of \$67,124.16. The term of the subscription is for three years.)

Attachments: [Renewal Quote](#)

- 15 [25-7903](#) Authorize the City Manager to finalize and execute a Fiscal Year (FY) 2025-26 Agreement with the Dallas Area Agency on Aging (DAAA) to receive funds that provide meals for senior citizens, in an amount not to exceed \$90,207.00.

OTHER BUSINESS

- 16 [25-7925](#) Consider appointment of Rachel Rider as Municipal Court Associate Judge effective November 17, 2025, and authorize the City Manager to negotiate, finalize and execute an Employment Agreement with Ms. Rider.
- 17 [25-7926](#) Consider appointment of Warren Nystrom as Municipal Court Alternate Judge effective December 1, 2025.
- 18 [25-7904](#) Consider electing a member to the Texas Municipal League Region 13 Board of Directors as follows, electing the incumbent: Stanley Jaglowski.

Attachments: [Official Ballot](#)

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.)

- 19 [25-7869](#) A. Conduct a public hearing on the levy of assessments on property within Improvement Area A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District.

B. Consider an ordinance approving a Service and Assessment Plan and Assessment Roll for authorized improvements in Improvement Area A-2, A-3.1, A-3.2 and A-4 in the Solterra Public Improvement District (the "District"), making a finding of special benefit to certain property in the District, levying assessments against certain property within the District and establishing a lien on such property, providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing for the method of assessment and payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability 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](#)

- 20 [25-7947](#) A. Conduct a public hearing on the levy of assessments on property within Improvement Area A-5 of the Solterra Public Improvement District.

B. Consider an ordinance approving a Service and Assessment Plan and Assessment Roll for authorized improvements in Improvement Area A-5 in the Solterra Public Improvement District (the "District"), making a finding of special benefit to certain property in the District, levying assessments against certain property within the District and establishing a lien on such property, providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing for the method of assessment and payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability and providing an effective date.

Attachments:

[Ordinance](#)

[Map of Improvement Area A-5](#)

- 21 [25-7949](#) A. Conduct a public hearing on the levy of assessments on property within Improvement Area C-4 of the Solterra Public Improvement District.

B. Consider an ordinance approving a Service and Assessment Plan and Assessment Roll for authorized improvements in Improvement Area C-4 in the Solterra Public Improvement District (the "District"), making a finding of special benefit to certain property in the District, levying assessments against certain property within the District and establishing a lien on such property, providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing for the method of assessment and payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability and providing an effective date.

Attachments:

[Ordinance](#)

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

22 [25-7897](#)

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0415, submitted by TMI Climate Solutions, for a change of zoning from Planned Development (PD) - Commercial Ordinance No. 4959 to PD - Commercial Ordinance No. 4959 with a Conditional Use Permit to allow a manufacturing use, SIC Code 3585, production of HVAC and air-handling units and equipment located at 1755 East US Highway 80 (also address as 19400 IH-635, the 2100 through 2300 Blocks of Orlando Avenue, and 2443 and 2501 Westwood Avenue.).

(One response in favor and one response in opposition were 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](#)

23 [25-7942](#)

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0407, submitted by Arcelia Cortina and Martin Flores, for a change of zoning from Truman Heights Neighborhood - Mandatory Retail Office Shopfront to Truman Heights Neighborhood - Single Family Residential to allow the development of a single-family home located at 2031 Hillview Drive.

(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. This item was postponed at the October 6, 2025, City Council meeting.)

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. 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; on appeal to the Fifth Court of Appeals, Dallas, Texas, No. 05-25-00930-CV
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

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 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 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 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.