



# City of Mesquite, Texas

## Meeting Agenda

### City Council

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Monday, October 6, 2025

5:15 PM

City Hall | Council Chamber  
757 N. Galloway Avenue | Mesquite, Texas

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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](mailto:sland@cityofmesquite.com) by 3:00 p.m., on October 6, 2025.

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

##### **AGENDA REVIEW**

##### **STAFF PRESENTATIONS**

- 1      [25-7883](#)      Receive briefing regarding Downtown Traffic Calming Project from Kimley-Horn and Associates, Inc.
- 2      [25-7884](#)      Receive briefing regarding a new comprehensive streets, roads, and alleys website and communication plan.

(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**

To be determined.

**PLEDGE OF ALLEGIANCE**

City of Mesquite First Responders in honor of Salute to Safety.

**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.)

- 3      [25-7854](#)      Minutes of the regular City Council meeting held September 15, 2025.

**Attachments:**      [September 15, 2025 minutes](#)

- 4      [25-7752](#)      An ordinance amending Chapter 2 of the City Code to update the political contribution limitations based on the changes to the Consumer Price Index and providing a penalty in accordance with Chapter 1 of the City Code.

**Attachments:**      [Ordinance](#)

- 5      [25-7858](#)      An ordinance regarding the City's Texas Municipal Retirement System (TMRS) benefits authorizing: (1) Annually accruing updated service credits and transfer updated service credits; and (2) An annuity increase, also referred to as cost-of-living adjustment (COLA), for retirees and their beneficiaries.

**Attachments:**      [Ordinance](#)

- 6      [25-7868](#)      A resolution accepting the preliminary Service and Assessment Plan for authorized improvements within Improvement Areas A-2, A-3.1, A-3.2 and A-4 of the Solterra Public Improvement District, setting a date for public hearing on the proposed levy of assessments, authorizing the publication and mailing of notice, and enacting other provisions relating thereto.
- Attachments:*      [Resolution](#)
- 7      [25-7887](#)      A resolution accepting the preliminary Service and Assessment Plan for authorized improvements within Improvement Area C-4 of the Solterra Public Improvement District, setting a date for public hearing on the proposed levy of assessments, authorizing the publication and mailing of notice, and enacting other provisions relating thereto.
- Attachments:*      [Resolution](#)
- 8      [25-7888](#)      A resolution accepting the preliminary Service and Assessment Plan for authorized improvements within Improvement Area A-5 of the Solterra Public Improvement District, setting a date for public hearing on the proposed levy of assessments, authorizing the publication and mailing of notice, and enacting other provisions relating thereto.
- Attachments:*      [Resolution](#)
- 9      [25-7882](#)      A resolution finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied, finding that the City's reasonable rate case expenses shall be reimbursed by the Company, finding that the meeting at which this Resolution is passed is open to the public as required by law, and requiring notice of this Resolution to the Company and legal counsel.
- Attachments:*      [Resolution](#)
- 10      [25-7885](#)      RFP No. 2025-162 - Origami Risk Management Information System.  
(Staff recommends authorizing the City Manager to finalize and execute a contract and any required documents with Origami Risk LLC, through an Interlocal Cooperative Purchasing Agreement with the City of Garland (RFB No. 27-2006), in an amount not to exceed \$246,400.00. The term of the contract is for a one-year period, with two additional one-year renewal options, subject to the vendor's renewal with the City of Garland. The City Manager is authorized to exercise the renewal options subject to the annual appropriation of sufficient funds.)
- Attachments:*      [Proposal](#)

- 11     [25-7878](#)     Bid No. 2025-165 – Annual Supply of Tires.  
(Staff recommends award to Southern Tire Mart, LLC, through BuyBoard Contract No. 729-24, in the amount of \$300,000.00. The term of the contract is for a one-year period, with one additional one-year renewal option. The City Manager is authorized to exercise the renewal option, subject to annual appropriation of sufficient funds.)
- Attachments:*     [Southern Tire Mart Quote](#)  
                         [Discounted Pricing List](#)
- 12     [25-7860](#)     Bid No. 2025-192 - Purchase of 2028 Mesquite Pumper Truck.  
(Staff recommends award to Siddons-Martin Emergency Group, LLC., through BuyBoard Contract No. 746-24, in the amount of \$1,042,004.00.)
- Attachments:*     [Buy Board Pricing Worksheet](#)  
                         [Proposal](#)
- 13     [25-7865](#)     Bid No. 2026-001 – Annual Supply of Neptune Mach 10 V5 Electronic Water Meters.  
(Staff recommends award to sole source provider Core & Main, LP in an amount not to exceed \$904,233.71.)
- Attachments:*     [Sole Source Letter](#)  
                         [Bid Tabulation](#)
- 14     [25-7864](#)     Authorize the City Manager to finalize and execute a Grant Agreement with the Texas Department of Transportation (TxDOT), Aviation Division, for participation in the Routine Airport Maintenance Program (RAMP) in the amount of \$100,000.00.
- 15     [25-7886](#)     Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Halff Associates, Inc., a Texas corporation, for the final design of the Lawson Road Reconstruction Project, in the amount of \$2,856,700.00.
- Attachments:*     [Location Map](#)

**OTHER BUSINESS**

- 16     [25-7894](#)     Consider a resolution nominating candidates for election to the Board of Directors of the Dallas Central Appraisal District (DCAD).
- Attachments:*     [DCAD Letter](#)  
                         [Resolution](#)
- 17     [25-7895](#)     Consider a resolution nominating candidates for election to the Board of Directors of the Kaufman Central Appraisal District (KCAD).
- Attachments:*     [KCAD Letter](#)  
                         [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.)

- 18**     [25-7879](#)     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.)

**Attachments:**

[Staff Reports and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 19**     [25-7880](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z0825-0414, submitted by City of Mesquite, for a change of zoning from R-3 Single Family Residential to Planned Development - Commercial to allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials located at 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson Road.

(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 Reports and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 20**     [25-7881](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0416 submitted by SRB Mesquite, LLC., for a change of zoning from Commercial with Conditional Use Permit Ordinance No. 5162 within Town East Retail and Restaurant Area (TERRA) Overlay District to Planned Development - Commercial with Conditional Use Permit Ordinance No. 5162 within the TERRA Overlay District to allow conference centers, major reception facilities, hotels, parking garages, governmental or municipal sponsored uses, and uses permitted by right in the Commercial zoning district with modified development standards located at 1738 North Town East Boulevard (also addressed as 3000

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.)

**Attachments:**      [Staff Report and Maps](#)  
                                 [PZ Minutes 9-22-2025](#)  
                                 [Ordinance](#)

- 21**      [25-7826](#)      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 SRB Mesquite, LLC, a Texas limited liability company (“Company”) and granting to 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; 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

**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:

- 22      25-7898**      Discuss Chapter 212 Development Agreements.

**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:

- 23      25-7877**      Discuss property located at IH 30 and IH 635.

**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:

- 24      25-7890**      Discuss an economic development Chapter 380 Agreement amendment for a project at Town East Boulevard and Skyline 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 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.