



# City of Mesquite, Texas

## Meeting Agenda

### City Council

---

Monday, July 21, 2025

5:15 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](mailto:sland@cityofmesquite.com) by 3:00 p.m., on July 21, 2025.

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

##### **AGENDA REVIEW**

##### **STAFF PRESENTATIONS**

- 1      [25-7728](#)      Receive briefing from STAR Transit regarding public transportation ridership numbers and service supplement options.

(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

#### **CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:00 P.M.**

- 2      [25-7742](#)      Receive Economic Development Department quarterly update.

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

##### **INVOCATION**

Morris Jackson, Pastor, Word of Life Church, Mesquite, Texas.

##### **PLEDGE OF ALLEGIANCE**

City Staff.

### **SPECIAL RECOGNITION**

- 3      [25-7714](#)      Recognize Real. Texas. Service. Champions.

### **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.

### **PUBLIC HEARING RELATING TO THE FISCAL YEAR 2025-26 BUDGET**

- 4      [25-7744](#)      Conduct a public hearing to receive citizen input on the proposed Fiscal Year 2025-26 budget.

### **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      [25-7740](#)      Minutes of the regular City Council meeting held July 7, 2025.

Attachments:      [July 7, 2025, minutes](#)

- 6      [25-7706](#)      An ordinance approving an update of the Annual Service and Assessment Plan (SAP) and Assessment Roll for Phase No. 1 Improvements and Phase Nos. 2-6 Major Improvements for the Polo Ridge Public Improvement District (PID) No. 2 (the "District"), making and adopting findings, accepting and approving the 2025 Annual Service Plan Update and updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

**Attachments:**      [Ordinance](#)

- 7      [25-7708](#)      An ordinance approving an update of the Service and Assessment Plan (SAP) and Assessment Roll for authorized improvements for the Iron Horse Public Improvement District (PID) (the "District"), making and adopting findings, accepting and approving the 2025 Annual Service Plan Update and Updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

**Attachments:**      [Ordinance](#)

- 8      [25-7709](#)      An ordinance approving an update of the Service and Assessment Plan (SAP) and Assessment Roll for Phase No. 1 Improvements, Phase No. 2 Improvements, Phase No. 2 Major Improvements and Phase No. 2 Specific Improvements for the Heartland Town Center Public Improvement District (PID) (the "District"), making and adopting findings, accepting and approving the 2025 Annual Service Plan Update and updated Assessment Roll for the District and requiring compliance with Chapter 372, Texas Local Government Code, as amended.

**Attachments:**      [Ordinance](#)

- 9      [25-7733](#)      A resolution suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates, approving cooperation with the Steering Committee of Cities Served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals, finding that the meeting at which this Resolution is passed is open to the public as required by law, requiring notice of this Resolution to the Company and legal counsel for the Steering Committee.

**Attachments:**      [Resolution](#)

- 10      [25-7736](#)      Bid No. 2025-073 - Samuell Parks Farms/Scyene Sewer Main Repair/Rehabilitation.  
(Authorize the City Manager to finalize and execute a contract with Insituform Technologies, LLC in the amount of \$5,771,805.00.)

**Attachments:**      [Recommendation Letter](#)

[Bid Tabulation](#)

[Location Map](#)

- 11      [25-7735](#)      Bid No. 2025-101 - Utility Relocation for CSJ 0095-02-096 - U. S. Highway 80 at Beltline Road.  
(Authorize the City Manager to finalize and execute a contract with J&L Construction, LLC in the amount of \$1,228,052.55.)

**Attachments:**      [Recommendation Letter](#)  
                                 [Bid Tabulation](#)  
                                 [Location Map](#)

- 12      [25-7724](#)      Bid No. 2025-145 - Annual Contract for Mack Truck Parts and Repairs for City Fleet.  
(Authorize the City Manager to finalize and execute a contract and any required documents with sole source provider Bruckner Truck Sales, Inc., in an amount not to exceed \$260,000.00. The term of the contract is for a one-year period.)

**Attachments:**      [Sole Source Letter](#)

- 13      [25-7737](#)      Bid No. 2025-150 - Roadway Maintenance for Walker Street, Tripp Road and Mariposa Drive.  
(Authorize the City Manager to finalize and execute a contract with Texas Materials Group, Inc. in the amount of \$2,742,183.00.)

**Attachments:**      [Recommendation Letter](#)  
                                 [Bid Tabulation](#)  
                                 [Location Map](#)

- 14      [25-7738](#)      Authorize an expenditure in the amount of \$97,058.58 to the Mesquite Independent School District (MISD) to acquire new studio production equipment for the operation of the City's Educational Access Channel in accordance with Ordinance No. 4132 (Interlocal Agreement/Operation of Educational Access Channel) and authorize the City Manager to execute payment upon receipt of an itemized invoice.

**Attachments:**      [MISD PEG Funding Request](#)  
                                 [FY-26 PEG Fund Budget](#)  
                                 [Ordinance No. 4132](#)

#### **APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

- 15      [25-7730](#)      Consider appointment of five Regular Members (Position Nos. 1, 3, 5, 7 and 9) to the Youth Advisory Board for terms to expire December 31, 2025, and four Regular Members (Position Nos. 2, 4, 6 and 8) for terms to expire December 31, 2026.

**Attachments:**      [List of Eligible Applicants](#)  
                                 [Youth Advisory Board Appointment Recommendations](#)

#### **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     [25-7656](#)     A. Conduct a public hearing to receive citizen input regarding the proposed 2025-2026 Community Development Block Grant (CDBG) Program budget and adopt the Annual Action Plan.

B. Consider a resolution approving the Community Development Block Grant Program Year 2025-2026 Budget, authorizing the filing of an application for an amount not to exceed \$1,047,108.00 for federal funds under the Housing and Community Development Act and designating the City Manager as Chief Executive Officer and authorized representative for the purpose of giving required assurances and acting in connection with said application.

Attachments:     [Annual Action Plan](#)  
                              [Resolution](#)

- 17     [25-7659](#)     A. Conduct a public hearing to receive input from residents regarding the Program Year (PY) 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan.

B. A resolution approving and adopting the PY2025-29 Community Development Block Grant Consolidated Plan as required by the Department of Housing and Urban Development (HUD).

Attachments:     [Consolidated Plan](#)  
                              [Resolution](#)

- 18     [25-7734](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z0525-0397 submitted by Austin McDaniel, on behalf of Simple Development Partners, for a Comprehensive Plan amendment to change the future land use designation from Commercial to Light Industrial and a change of zoning from Planned Development (PD) - Light Commercial Ordinance No. 2174 and Traditional Neighborhood Mixed Residential to PD - Commercial with a Conditional Use Permit being granted for a brewery, along with modified development standards to allow a light industrial development that includes uses permitted in the Commercial Zoning District, as well as permitting warehouse distribution, beverage manufacturing, and other manufacturing located at 2100 E US Highway 80.

(No responses 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](#)

**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
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.

**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:

- |           |                |  |
|-----------|----------------|--|
| <b>19</b> | <b>25-7741</b> | Discuss an economic development project near Gus Thomasson Road and Oates Drive. |
| <b>20</b> | <b>25-7746</b> | Discuss an economic development project at U.S. Highway 80 and Jane Street.      |

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.