



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, November 3, 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 November 3, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7964](#) Receive presentation regarding the IT Strategic Plan.

 Attachments: [Executive Summary](#)
- 2 [25-7974](#) Receive briefing regarding federal Foreign Trade Zones.
- 3 [25-7977](#) Discuss use of City property with Mesquite Independent School District (MISD) at Faithon P. Lucas, Sr., Boulevard and McKenzie Road.

(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

Nathaniel Rainey, Pastor, Jireh's Tabernacle Worship Center, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Pioneer Technology and Arts Academy Elementary Student Council.

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 [25-7856](#) Minutes of the regular City Council meeting held October 20, 2025.

Attachments: [October 20, 2025. minutes](#)

- 5 [25-7963](#) A resolution endorsing and accepting the 2025-2026 Comprehensive Safety Grant (the "Grant") for the Selective Traffic Enforcement Program (the "STEP Program"), authorizing and ratifying the filing of the application for the Grant, approving the contribution of City funds in the amount of \$14,926.68, designating the City Manager as the official representative of the City in connection with the Grant, ratifying the City Manager's execution of the grant agreement and authorizing the City Manager to take all actions and execute all documents with the Texas Department of Transportation (TxDOT) in connection with such Grant and STEP Program.

Attachments: [Resolution](#)

- 6 [25-7975](#) A resolution in support of Hithium Tech USA Inc.'s application for designation as a foreign trade subzone as sponsored by Grantee of Foreign Trade Zone 168 in Dallas/Fort Worth.
- Attachments:* [Resolution](#)
- 7 [25-7955](#) RFP No. 2023-096 - Renewal of License Agreement with Routeware for Route Optimization, Billing, Payment System for Commercial Solid Waste.
(Staff recommends approval of the second of four renewal options in the amount of \$126,530.88 and shall be automatically renewed for two successive one-year periods unless either party provides written notice to the other party of its decision not to renew.)
- Attachments:* [Quarterly Invoice](#)
- 8 [25-7958](#) Bid No. 2025-104 - Annual Contract for Utility Concrete Repairs (Area 1).
(Authorize the City Manager to finalize and execute a contract with low bidder Alderink Enterprises, Inc., dba CI Pavement, in the amount of \$586,725.00. 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 option, subject to annual appropriation of sufficient funds.)
- Attachments:* [Recommendation Letter](#)
 [Bid Tabulation](#)
- 9 [25-7959](#) Bid No. 2025-105 - Annual Contract for Utility Concrete Repairs (Area 2).
(Authorize the City Manager to finalize and execute a contract with low bidder Alderink Enterprises, Inc., dba CI Pavement, in the amount of \$586,725.00. 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 option, subject to annual appropriation of sufficient funds.)
- Attachments:* [Recommendation Letter](#)
 [Bid Tabulation](#)
- 10 [25-7956](#) Bid No. 2026-006 - Purchase of Seventeen Police Interceptors.
(Staff recommends award to Silsbee Ford Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed \$906,004.53.)
- Attachments:* [Quote](#)
 [Photo](#)

- 11** [25-7954](#) Bid No. 2026-007 - Purchase of Four Medium Duty Trucks for Commercial Solid Waste.
(Staff recommends award to Bruckner Truck and Equipment, Inc., through Houston-Galveston Area Council (HGAC) Contract No. HT06-20, in an amount not to exceed \$948,760.00.)
- Attachments:*** [Quotes](#)
 [Photos](#)
- 12** [25-7909](#) Bid No. 2026-010 - Purchase of a New 2024 Ford F-450 Diesel Chassis Ambulance Remount.
(Staff recommends award to Professional Ambulance Sales and Service, LLC dba SERVS, through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGAC Buy) Contract no. AM10-23, in the amount of \$276,520.00.)
- Attachments:*** [Pricing sheet](#)
 [SERVS Sales Agreement](#)
 [Stryker Quote](#)
- 13** [25-7908](#) Bid No. 2026-011 - Purchase of a New 2025 Horton Model 603 Ford F-550 4x4 Chassis Ambulance.
(Staff recommends award to Professional Ambulance Sales and Service, LLC dba SERVS, through Sourcewell Contract No. 122123-RVG, in an amount not to exceed \$369,839.00.)
- Attachments:*** [SERVS Sales Agreement](#)
 [Dealer Worksheet](#)
- 14** [25-7941](#) Bid No. 2026-015 - Purchase of Twenty (20) 40-Yard Open-Top Containers.
(Staff recommends award to Roll-Offs of America, Inc., through BuyBoard Contract No. 686-22, in the amount of \$134,975.00.)
- Attachments:*** [Quote](#)
- 15** [25-7972](#) Bid No. 2026-020 - Network Cabling for City of Mesquite Fire Station No. 2.
(Authorize the City Manager to finalize and execute the required documents with Custard Construction Services, through The Interlocal Purchasing System (TIPS) Contract No. 241001, in the amount of \$194,388.95.)
- Attachments:*** [Custard Construction Services Proposal](#)

- 16 [25-7960](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Schaumburg & Polk Inc. (SPI, Inc.), a Texas Corporation, for the design of the Jane Street Paving, Drainage, Water and Wastewater Improvements Project, in the amount of \$318,940.00.

Attachments: [Location Map](#)

- 17 [25-7961](#) Authorize the City Manager to finalize and execute the Authorization and Reimbursement Agreement with Union Pacific Railroad (UPRR) for the signal at the Galloway Avenue at Main Street and Galloway Avenue at Davis Street railroad crossings for a one-time payment in the amount of \$2,500.00, with an annual signal maintenance fee, subject to annual appropriation of sufficient funds.

Attachments: [Agreement](#)

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 [25-7962](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0419, submitted by Culinary Community Kitchen, for a change of zoning from General Retail to Planned Development - General Retail to allow all uses permitted in the General Retail District and a Mobile Food Unit Park ("MFU-Park") with modified standards, including a reduction in the 200-foot separation requirement from residential dwellings for the MFU-Park located at 4401 North Belt Line 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 Report and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 19 [25-7953](#) 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 Peter Piper, LLC, an Arizona 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

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:

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|------------------------|--|
| 20 25-7969 | Discuss an economic development retention and expansion incentive for a company on Sam Houston Road. |
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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.