



# City of Mesquite, Texas

## Meeting Agenda

### City Council

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Monday, December 16, 2024

5:00 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 December 16, 2024.

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

##### **AGENDA REVIEW**

##### **STAFF PRESENTATIONS**

- 1      [24-7474](#)      Receive presentation regarding the Airport Master Plan.
- 2      [24-7484](#)      Receive a presentation regarding the City-wide pavement analysis.

(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 - 6:30 P.M.**

- 3      [24-7481](#)      Receive Economic Development Department Council update and Annual Report.

#### **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 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      [24-7490](#)      Minutes of the regular City Council meeting held December 2, 2024.
- Attachments:*      [December 2, 2024, minutes](#)
- 5      [24-7487](#)      An ordinance authorizing Field Training Officer assignment pay (FTO pay) for Firefighter Paramedics of the Mesquite Fire Department who are assigned to perform the specialized function of a Field Training Officer during working hours, effective January 1, 2025.
- Attachments:*      [Ordinance](#)
- 6      [24-7483](#)      A resolution authorizing the City Manager to execute the Amendment to the City of Mesquite's 457(b) Deferred Compensation Plan with Lincoln Financial Group as required by the Internal Revenue Service.
- Attachments:*      [Resolution](#)  
                                 [457 Plan Document](#)
- 7      [24-7493](#)      A resolution authorizing the City Manager to execute an Interlocal Agreement with the Mesquite Independent School District (MISD)

providing for the operation and use of the Mesquite Employee Health Center (MEHC).

**Attachments:** [Resolution](#)

- 8 [24-7473](#) A resolution approving the Airport Master Plan for the Mesquite Metro Airport to replace the Airport Master Plan dated February 2006 and authorizing Coffman Associates, Inc., to send the document to Texas Department of Transportation (TxDOT) Aviation and the Federal Aviation Administration (FAA) for approval.

**Attachments:** [Resolution](#)

- 9 [24-7485](#) A resolution authorizing the City Manager to finalize and execute a Grant Agreement with the Texas Department of Transportation (TxDOT), Aviation Division, for the design and construction of a taxi lane and apron area in the amount of \$2,259,000.00.

**Attachments:** [Resolution](#)

- 10 [24-7495](#) A resolution adopting ethical and training standards for Juvenile Case Managers employed by the City of Mesquite, providing for implementation of said standards and providing for periodic review to ensure implementation of the requisite standards.

**Attachments:** [Resolution](#)

- 11 [24-7476](#) RFQ No. 2024-139 - Architectural and Engineering Services for Scoping and Design for the Remodel of Multiple City Facilities.  
(Authorize the City Manager to finalize and execute a contract with Brown Reynolds Watford Architects, Inc., for services in connection with the scoping and design for the remodel of two newly acquired facilities located at 823 North Galloway Avenue and 210 West Grubb Drive, Mesquite, Texas 75149, in an amount not to exceed \$479,000.00.)

**Attachments:** [Proposal](#)

- 12 [24-7480](#) RFQ No. 2024-139 - Architectural and Engineering Services for Scoping and Design for the Remodel of Multiple City Facilities.  
(Authorize the City Manager to finalize and execute a contract with GSR Andrade Architects, Inc., for services in connection with the scoping and design for the remodel of the Mesquite Convention Center, 1700 Rodeo Center Drive, Mesquite, Texas 75149, in an amount not to exceed \$449,700.00.)

**Attachments:** [Proposal](#)

- 13 [24-7489](#) Bid No. 2025-017 - Repair Structural Leak and Replaster of Town East Pool.  
(Staff recommends the City Manager be authorized to finalize and execute a contract with Sunbelt Pools, Inc., through Buy Board Contract No. 451-14, sponsored by the Texas Association of School Boards, in an

amount not to exceed \$350,000.00.)

**Attachments:** [Scope of Work](#)

[Photos of Pool Damage](#)

- 14**    [24-7459](#)    Bid No. 2025-035 - Annual Purchase of Fire Protective Clothing for Fire Operations Personnel.  
(Authorize the City Manager to finalize and execute a contract with Municipal Emergency Services, Inc., through Sourcewell Contract No. 010424-MES, in an amount not to exceed \$201,920.46. 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:** [Quote](#)

- 15**    [24-7478](#)    Bid No. 2025-042 - Purchase of Four Rear Loaders for Residential Solid Waste.  
(Staff recommends award to Rush Truck Centers of Texas, L.P., through BuyBoard Contract 723-23, in an amount not to exceed \$1,153,212.24.)

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

[Photo](#)

- 16**    [24-7479](#)    Bid No. 2025-044 - Purchase of Equipment Services Mobile Tire Repair Truck.  
(Staff recommends award to Rush Truck Centers of Texas, L.P., through BuyBoard Contract 724-23, in an amount not to exceed \$109,070.00.)

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

[Photo](#)

- 17**    [24-7488](#)    Bid No. 2025-053 - Purchase Toro Equipment for Mesquite Golf Club Maintenance.  
(Staff recommends award to Professional Turf Products, L.P., through Omnia Contract No. 2023261, in the amount of \$256,740.90.)

**Attachments:** [Quotes](#)

- 18**    [24-7501](#)    Authorize the City Manager to finalize and execute Change Order No. 1, and related supporting documents to Bid No. 2023-002, Construction Manager-at-Risk (CMaR) Services for the Addition to and remodel of the Mesquite Service Center Field Services Building, with Crossland Construction Company, Inc., to adjust the final Supplemental Agreement No. 1 in the amount of (\$589,969.90), adjusting the total contract amount to \$12,308,518.10.

**Attachments:** [Change Order No. 1](#)

- 19**    [24-7475](#)    Authorize the City Manager to finalize and execute a Work Order for the P25 Public Safety Radio System maintenance and support with the City of

Garland for a term beginning October 1, 2024, through September 30, 2025, in an amount not to exceed \$125,727.00.

**Attachments:** [Work Order with City of Garland](#)  
[Garland Memorandum to Invoice-On-Site Technical Support](#)  
[Garland Memorandum to Invoice-Subscriber Technical Support](#)

## **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.)

- 20**     [24-7477](#)     Conduct a public hearing and consider an ordinance amending Chapter 5 (Buildings and Construction), Article VIII (Electrical Code) of the City Code for the purpose of adopting the 2023 National Electrical Code, a publication of the National Fire Protection Association and adopting local amendments thereto, effective January 16, 2025.

**Attachments:**     [Ordinance](#)  
                          [November 19, 2024, BSB Minutes](#)

- 21**     [24-7482](#)     Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0371 submitted by Spiars Engineering, on behalf of NexMetro, for a zoning change from General Retail to Planned Development (PD) - Multifamily to allow a multifamily development with 186 single-story build-to-rent dwelling units with modifications to the multifamily development standards located at 2200 Newsom Road (southwest corner of East Glen Boulevard and Clay Mathis Road).  
(Two responses in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial. The applicant requests the item be postponed.)

**Attachments:**     [Staff Reports and Maps](#)  
                          [P&Z Minutes](#)  
                          [Ordinance](#)

- 22**     [24-7470](#)     Conduct a public hearing and consider a resolution approving an Economic Development Agreement and TIRZ No. 2 Reimbursement Agreement between Paul S. Carroll, Jr., the City of Mesquite, a Texas home rule municipality, and the Board of Directors of Reinvestment Zone No. 2, City of Mesquite, Texas (Towne Centre) (TIRZ), for the construction of improvements to 215 West Main Street, Mesquite, Texas, and for the granting of certain economic development incentives and TIRZ reimbursements 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. PD-0756-23, on appeal as Cause No. 05-22-00220-CR, pending in the Court of Appeals, Fifth District of Texas at Dallas – Filed 12-10-2021
5. Danny Booker v. City of Mesquite Risk Management, Cause No. DC-23-18301 - Filed 10-25-2023
6. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
7. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024
8. Alexander Reyes Serrano v. City of Mesquite, Cause No. CC-24-05058A – Filed 07-10-2024
9. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
10. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
11. Austin and Benton v. Dillard Texas Central LLC, Brookfield Properties Retail, Inc. and Lijin John, Cause No. 3:23-cv-2525 - Filed 11-10-2023

**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>23</b> | <b>24-7492</b> | Discuss an economic development redevelopment project in Trinity Pointe, Mesquite, near IH-20 and FM 2932. |
| <b>24</b> | <b>24-7491</b> | Discuss an economic development redevelopment project at the corner of                                     |

## Town East Boulevard and IH-635.

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.