



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, August 18, 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 August 18, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7796](#) Discuss proposal from MD Health Pathways for telehealth services for Mesquite residents.

Attachments: [Memorandum and Proposal](#)

- 2 [25-7802](#) Discuss the proposed budget and tax rate for Fiscal Year 2025-26.

(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

Jones Doughton, Pastor, First Presbyterian 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.)

- 3 [25-7805](#) Minutes of the regular City Council meeting held August 4, 2025.

Attachments: [August 4, 2025, minutes](#)

- 4 [25-7775](#) An ordinance amending Chapter 20 (Boards, Commissions, and Committees), Article V (Advisory Boards, Commissions, and Committees), by revising Division 8 (Youth Advisory Board), for the purpose of adding two additional Regular Member positions to the Mesquite Youth Advisory Board for a total of eleven Regular Member positions, making certain other related additions or deletions, and authorizing transitional provisions for new board member terms.

Attachments: [Ordinance](#)

- 5 [25-7797](#) Bid No. 2025-102 - Military Parkway Trail.
(Authorize the City Manager to finalize and execute a contract with Estrada Concrete Company, Inc., in the amount of \$839,205.00.)

Attachments: [Recommendation Letter](#)

[Bid Tabulation](#)

[Location Map](#)

- 6 [25-7685](#) RFP No. 2025-152 - Professional Auditing Services and Annual Comprehensive Financial Report (ACFR) Preparation Services.
(Authorize the City Manager to finalize and execute a contract with Forvis Mazars, LLP, in the amount of \$150,000.00 for fiscal year 2026 with a 3.18 percent average annual increase through 2030. The term of this 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: [Audit RFP Proposer Evaluation Scoring Summary](#)

[Audit Team Profiles](#)

- 7 [25-7798](#) Bid No. 2025-153 - Northwest Drive Screening Wall Reconstruction.
(Authorize the City Manager to finalize and execute a contract with Niyam, LLC. in the amount of \$406,384.12.)

Attachments: [Recommendation Letter](#)

[Bid Tabulation](#)

[Location Map](#)

- 8 [25-7770](#) RFP No. 2025-158 - Evans Recreation Center - Sports Flooring.
(Authorize the City Manager to finalize and execute a contract with Vector Concepts, Inc., through BuyBoard Contract No. 737024, in the amount of \$113,653.53.)

Attachments: [Exhibit](#)

- 9 [25-7765](#) Bid No. 2025-175 - Purchase of Three Police Interceptors.
(Staff recommends award to Silsbee Ford, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 240901, in an amount not to exceed \$159,610.50.)

Attachments: [Quote](#)

[Photo](#)

- 10 [25-7729](#) Authorize the City Manager to finalize and execute Amendment No. 4 to the Interlocal Agreement with the Dallas County Hospital District dba Parkland Health and Hospital System for BioTel/EMS System Social Work and Emergency Medical Technician (EMT)/Paramedic Support for the Southeast Alliance Community Care Team for a total amount not to exceed \$554,288.00, and renewing the agreement through September 30, 2026, subject to annual appropriation of funds.

Attachments: [Amendment No. 4](#)

- 11 [25-7799](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Garver, LLC., an Arkansas limited liability company authorized to conduct business in Texas, for the McKenzie Road Extension Design, in the amount of \$454,737.00.

Attachments: [Location Map](#)

- 12 [25-7789](#) Authorize the City Manager to finalize and execute all necessary documents for the acquisition of property located at 4503 Oates Drive, Mesquite, Texas, in the amount of \$160,000.00, and to take all actions necessary to complete the purchase.

- 13 [25-7771](#) Authorize the City Manager to finalize and execute Supplemental Agreement No. 7 to the Interlocal Agreement with STAR Transit to provide public transportation services in the estimated amount of \$553,849.00 for Fiscal Year 2026.

Attachments: [Supplemental Agreement No. 7 ILA with Star Transit Final](#)

- 14 [25-7792](#) Authorize the Mayor to execute an Employment Agreement and establish a Severance Agreement in the event of separation of employment between the City of Mesquite, Texas, and City Manager Cliff Keheley.

- 15 [25-7794](#) Authorize the Mayor to execute an Employment Agreement and establish a Severance Agreement in the event of separation of employment between the City of Mesquite, Texas, and City Secretary Sonja Land.

- 16 [25-7790](#) Authorize the Mayor to execute an Employment Agreement and establish a Severance Agreement in the event of separation of employment between the City of Mesquite, Texas, and City Attorney David Paschall.

- 17 [25-7804](#) Authorize the Mayor to execute an Employment Agreement and establish a Severance Agreement in the event of separation of employment between the City of Mesquite, Texas, and Municipal Court Judge Detra Hill.

- 18 [25-7788](#) Reappoint Kelly K. Crawford (Position 1) and Stan Pickett (Position 3) to the Spradley Farms Improvement District of Kaufman County Board of Directors for terms to expire August 19, 2029.

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 19 [25-7774](#) Consider appointment of one Regular Member (Position No. 10) to the Youth Advisory Board for a term to expire December 31, 2026, and one Regular Member (Position No. 11) for a term to expire December 31, 2025.

Attachments: [List of Eligible Applicants](#)

PUBLIC HEARING AND CONSIDER PASSAGE OF THE FOLLOWING ORDINANCES AND ITEMS RELATING TO THE FISCAL YEAR 2024-25 BUDGET:

- 20 [25-7776](#) An ordinance providing funds for the 2025-26 Fiscal Year by adopting and approving the budget for said period and appropriating and setting aside the necessary funds out of the general and other revenues of the City for said fiscal year for the maintenance and operation of various departments and activities of the City, for capital and other improvements of the City and for all other expenditures included in said budget.
(This item was postponed at the August 4, 2025, City Council meeting.)

Attachments: [Ordinance](#)

- 21 [25-7777](#) An ordinance ratifying the property tax revenue increase reflected in the 2025-26 Fiscal Year budget for said period.
(This item was postponed at the August 4, 2025, City Council meeting.)

Attachments: [Ordinance](#)

- 22 [25-7778](#) A. Conduct a public hearing regarding the proposed Fiscal Year 2025-26 ad valorem tax rate of \$0.730000 per \$100 assessed valuation.

B. An ordinance levying the ad valorem taxes for tax year 2025 (Fiscal Year 2025-26) at a rate of \$0.730000 per \$100 assessed valuation.

Attachments: [Ordinance](#)

- 23 [25-7711](#) A resolution ordering a General Election on November 4, 2025, for the purpose of electing a Mayor and Councilmembers for Places 1, 2, 3, 4, 5, and 6.

Attachments: [Resolution](#)

- 24 [25-7772](#) A resolution ordering a Special Election on November 4, 2025, for the purpose of submitting a proposed tax rate that exceeds the voter-approval tax rate for the 2025 tax year.

Attachments: [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.)

- 25 [25-7726](#) Conduct a public hearing and consider a request submitted by Wesley Johnson on behalf of James Best to appeal under Section 7.5-15 of the City Code an administrative decision on the amount of the impact fee in proportion to the demand created by a new development located at 880 IH-30.

Attachments: [Staff Report](#)
 [Aerial Map](#)
 [Site Plan](#)
 [Letter of Request](#)

- 26 [25-7782](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0125-0379 submitted by QT South, LLC., (QuikTrip) for a change of zoning from Agricultural within the K-20 Floating Zone to Planned Development-Light Commercial to allow a convenience store with fuel sales and a tunnel carwash with modified development standards, including permitting a tunnel carwash within the required 100-foot separation from a residential district, to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district, and to increase the maximum number of vehicle fueling positions to 20 fueling positions on approximately 3.4 acres of land located at northwest corner of IH-20 and FM-740 (KCAD Property ID Numbers 227047 and 227048).
(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](#)

PUBLIC HEARING AND CONSIDER APPROVAL OF THE FOLLOWING ORDINANCES RELATING TO THE PROPOSED NEW DOWNTOWN MESQUITE “DM” SPECIAL PURPOSE ZONING DISTRICT (DM-DISTRICT):

- 27 [25-7783](#) Conduct a public hearing and consider an ordinance for Zoning Text Amendment No. 2025-02, amending the Mesquite Zoning Ordinance (MZO) by creating a new zoning classification to be known as the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) including the Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E) Subdistricts, containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, building height, setback, parking, signage, landscaping, screening, and permitted uses. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The proposed Zoning Text Amendment also includes repealing the Central Business (CB) Zoning District classification, and the Military Parkway-Scyene Corridor (MP-SC) Overlay District classification, and associated regulations, as those classifications are replaced with the new DM-District classification(s) and associated new regulations. The properties are rezoned to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.
(The Planning and Zoning Commission recommends approval with certain

stipulations.)

Attachments:

[Staff Report and Maps](#)

[PZ Minutes](#)

[Ordinance](#)

28 [25-7784](#)

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0405, submitted by the City of Mesquite, for: (a) a Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area, and (b) for a change of zoning for the properties described below in this Notice from their current zoning classifications and zoning overlay to the Downtown Mesquite "DM" Special Purpose Zoning District (DM-District) classification for all properties with frontage on Military Parkway and West Scyene Road between the east right-of-way line of IH-635 and South Carmack Street; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Avenue to the north, South Florence Street to the east, Holley Park Drive to the south, and South Carmack Street to the west, all as more particularly shown on the accompanying map.

(Four responses in favor and seven 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](#)

[PZ Minutes](#)

[Ordinance](#)

29 [25-7786](#)

Conduct a public hearing and consider an ordinance for Zoning Text Amendment No. 2025-03, amending the Mesquite Zoning Ordinance (MZO) by revising Appendix C - Zoning Ordinance, Part 3 (Nonresidential Districts) for the purpose of repealing provisions related to the Central Business (CB) Zoning District classification, and the Military Parkway-Scyene Corridor (MP-SC) Overlay District classification, and the associated regulations, as those districts have been repealed and replaced with the new DM-District, including its sub-districts, in ZTA No. 2025-02. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The properties are rezoned to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

(The Planning and Zoning Commission recommends approval with certain stipulations.)

Attachments:

[Staff Report and Maps](#)

[P&Z Minutes](#)

[Ordinance](#)

- 30 [25-7787](#) An ordinance amending Chapter 13 of the City Code covering the sign components of the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District).

Attachments: [Staff Report](#)
 [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 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.