



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, March 17, 2025

6:00 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 March 17, 2025.

PRE-MEETING - TRAINING ROOMS A&B - 6:00 P.M.

AGENDA REVIEW

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 6:00 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

Reginald Jefferson, Pastor, New Hope Baptist 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.)

- 1 [25-7593](#) Minutes of the regular City Council meeting held March 3, 2025.

 Attachments: [March 3, 2025, minutes](#)

- 2 [25-7574](#) An ordinance amending Chapter 6, Article III (Mitigation Rates - For Emergency and Non-Emergency Services); and Appendix D - Comprehensive Fee Schedule, Article VI (Fire), Sec. 6-110 - "Mitigation Rates - For Emergency and Non-Emergency Services" of the City Code for the purpose of making annual rate adjustments to the schedule of mitigation rates for Fire Department Services.

 Attachments: [Ordinance](#)

- 3 [25-7573](#) A resolution authorizing publication of notice of intention to issue Certificates of Obligation, approving the preparation of a preliminary official statement and a notice of sale, and providing for the effective date thereof.

 Attachments: [Resolution](#)
 [Proposed Bond Projects](#)

- 4 [24-7498](#) RFP No. I247-2025 - Investment Advisory Services & Primary Depository Banking Consultation.
 (Authorize the City Manager to finalize and execute a contract with HilltopSecurities Asset Management, LLC, in an amount not to exceed \$80,000.00. 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: [Evaluation Score Sheet](#)
[HSAM Proposal](#)

- 5 [25-7588](#) Bid No. 2025-050 - Construction Manager-at-Risk (CMaR) Services for the remodel of the Mesquite Convention Center.
(Authorize the City Manager to finalize and execute a contract with SCI Construction, Ltd., for CMaR services in connection with the design (Phase I) of the remodel of the Mesquite Convention Center in an amount not to exceed \$5,000.00.)

Attachments: [CMaR Evaluation Criteria and Scoring Summary](#)

- 6 [25-7587](#) Bid No. 2025-078 - Water Loss Study, Billing Verification, and Solutions Evaluation Services.
(Authorize the City Manager to execute a contract with Holisus, LLC, dba Holistic Utility Solutions, through The Interlocal Purchasing System (TIPS) Contract No. 23100201, in the amount of \$224,500.00.)

Attachments: [Proposal](#)

- 7 [25-7558](#) Bid No. 2025-080 - Paschall Park Playground Replacement.
(Authorize the City Manager to finalize and execute a contract and any required documents with Whirlix Design, Inc., for the purchase and installation of playground equipment, through BuyBoard Purchasing Cooperative Contract No. 679-22, in an amount not to exceed \$289,404.00.)

Attachments: [Exhibit](#)

- 8 [25-7580](#) Bid No. 2025-089 - Storage Replacement/Expansion Hardware.
(Staff recommends award to Sequel Data Systems, Inc., through the Texas Department of Information Resources Contract No. DIR-TSO-4331, in an amount not to exceed \$142,916.00.)

Attachments: [Quote](#)

- 9 [25-7586](#) Bid No. 2025-091 - Purchase of One 500 Gallon per Minute (GPM) Pumper Truck.
(Staff recommends purchase from Siddons-Martin Emergency Group, LLC., through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGACBuy) Contract No. FS12-23, in the amount of \$514,709.00.)

Attachments: [Proposal](#)
[Photo - Type 3 Pumper](#)

- 10 [25-7591](#) Bid No. 2025-092 - Annual Supply of Personal Computers.
(Authorize the City Manager to finalize and execute a contract and any required documents with Dell Marketing L.P., through the Texas

Department of Information Resources Contract No. DIR-TSO-3763, in an amount not to exceed \$480,950.00.)

Attachments:

[Quote - Standard Desktop FY25](#)

[Quote - Standard Laptop FY25](#)

[Quote - Standard Semi-Rugged Laptop FY25](#)

[Quote - Standard Semi-Rugged Tablet FY25](#)

[Quote - Standard Workstation FY25](#)

11 [25-7594](#)

Bid No. 2025-116 - Virtual Chief Information Security Officer Services.

(Authorize the City Manager to finalize and execute an agreement and any required documents with Birch Cline Technologies, Inc., dba Birch Cline Cybersecurity, through the Texas Department of Information Resources Contract No. DIR-CPO-4860, in amount not to exceed \$99,555.34. 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 options, subject to the annual appropriation of sufficient funds.)

Attachments:

[Quote](#)

12 [25-7602](#)

Bid No. 2025-124 - Purchase of Police Rifle Upgrade and Range Staff Headsets.

(Staff recommends award to CMC Government Services, Inc., through BuyBoard Contract 698-23, in an amount to exceed \$177,875.19.)

Attachments:

[Quote](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

13 [25-7520](#)

Consider appointment of Terry Crow (Position No. 8) and reappointment of Tommy Moore (Position No. 9) to the Board of Directors of Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), representing Kaufman County, for two-year terms to expire March 1, 2027.

Attachments:

[Kaufman County Order No. 30425-8](#)

14 [25-7581](#)

Consider appointment of one Regular Member (Position No. 5) to the Housing Board for a term to expire December 31, 2025.

OTHER BUSINESS

15 [25-7595](#)

Consider appointment of a Municipal Court Alternate Judge for the City of Mesquite, Texas.

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 [25-7583](#) A. Conduct a public hearing regarding the Parks and Recreation Department Youth Programs Standards of Care.
- B. Consider an ordinance adopting Standards of Care associated with the City's recreation programs titled "2025 Youth Programs Standards of Care" and repealing Ordinance No. 5098.

Attachments:[Ordinance](#)[Redlined Standards of Care](#)

- 17 [25-7584](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC, on behalf of Lawson and Clay Properties, LLC, for a change of zoning from Planned Development - Mixed Use (Ordinance No. 4038) to Planned Development - General Retail (GR) on Tract 1 and Planned Development - Townhouses on Tract 2, and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail on Tract 1 and from Parks, Open Space, and Drainage to Medium Density Residential on Tract 2, to allow a retail development with contractor uses in addition to those permitted in the GR district on Tract 1 and a townhome development on Tract 2 with modified development standards, located at 2200 Lawson Road (east and south of the Lawson Road and Clay Mathis Road intersection).
- (No responses in favor and one in opposition to the application has 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. 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. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
4. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024
5. Alexander Reyes Serrano v. City of Mesquite, Cause No. CC-24-05058A – Filed 07-10-2024
6. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
7. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
8. Stephen Lawrence v. City of Mesquite and Jack Fyall, Cause No. 3:24-cv-3141 – Filed December 14, 2024

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:

- Legal advice regarding annexation options under existing Chapter 43 Texas Local Government Code Development Agreements (pursuant to sections 43.016 [formerly 43.035] and 212.172 Texas Local Government Code) for numerous properties in the City's extraterritorial jurisdiction in Kaufman County.

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.