



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, March 3, 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 by 3:00 p.m., on March 3, 2025.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7582](#) Receive staff presentation regarding updates from Youth Services.

(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 [25-7571](#) Receive presentation of 2024 Meritorious Awards to Fire Department employees.

Attachments: [List of Award Recipients](#)

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

INVOCATION

Rick Williamson, Pastor, First United Methodist Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Hiram Bennett Chapter of the Daughters of the Republic of Texas in honor of Texas History.

SPECIAL RECOGNITION

- 3 [25-7565](#) 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.

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 [25-7579](#) Minutes of the regular City Council meeting held February 17, 2025.

Attachments: [February 17, 2025. minutes](#)

- 5 [25-7570](#) An ordinance amending Chapter 20 (Boards, Commissions, and Committees), Article V (Advisory Boards, Commissions, and Committees) of the City Code by adding new Division 8 (Youth Advisory Board), thereby creating the Mesquite Youth Advisory Board, making certain other related additions or deletions, and authorizing transitional provisions for new board member terms.

Attachments: [Ordinance](#)

- 6 [25-7577](#) A resolution authorizing the City Manager to finalize and execute an Agreement with the State of Texas through the Texas Department of

Transportation (TxDOT) for the furnishing of traffic signal equipment by a municipality at the intersections of U.S. Highway 80 and Galloway Avenue and Interstate Highway 635 at Gross Road and providing for a maximum reimbursement by the State to the City in the amount of \$92,740.00.

Attachments: [Resolution](#)

- 7 [25-7575](#) Bid No. 2025-013 - Retaining Wall Reconstruction on Bryan-Belt Line Road (intersecting at East Grubb Drive).
(Authorize the City Manager to finalize and execute a contract with low bidder Niyam, LLC dba Niyam Construction, in the amount of \$152,257.68.)

Attachments: [Recommendation Letter](#)

[Bid Tabulation](#)

[Location Map](#)

- 8 [25-7576](#) Bid No. 2025-025 - Annual Pavement Lifting Project.
(Authorize the City Manager to finalize and execute a contract with low bidder PJM Construction, LLC, dba FoamWorks, in the amount of \$472,500.00. The term of the contract is for a one-year period, with two additional one-year options. The City Manager is authorized to exercise the renewal option, subject to annual appropriation of funds.)

Attachments: [Recommendation Letter](#)

[Bid Tabulation](#)

- 9 [25-7572](#) Bid No. 2025-051 - Construction Management-at-Risk (CMaR) Services for the remodel of two former Dallas County facilities.
(Authorize the City Manager to finalize and execute a contract with Falkenberg Construction Company, Inc., in connection with the design (Phase I) of the remodel of two former Dallas County facilities in an amount not to exceed \$20,000.00.)

Attachments: [Scoring Summary](#)

- 10 [25-7559](#) Bid No. 2025-079 - Parkwood Playground Replacement.
(Authorize the City Manager to finalize and execute a contract and any required documents with Child's Play, Inc., through BuyBoard Purchasing Cooperative Contract No. 679-22, in an amount not to exceed \$196,795.50.)

Attachments: [Exhibit](#)

- 11 [25-7578](#) Authorize an expenditure in the amount of \$87,798.91 to the Mesquite Independent School District 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-25 PEG Fund Budget](#)[Ordinance No. 4132](#)

- 12** [25-7532](#) Authorize the Mayor to execute an Employment Agreement between the City of Mesquite, Texas, and City Manager Cliff Keheley
- 13** [25-7533](#) Authorize the Mayor to execute an Employment Agreement between the City of Mesquite, Texas, and City Attorney David Paschall.

PUBLIC HEARINGS

- 14** [25-7568](#) 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 Town East Mall, LLC, (“Developer”) and granting to the Developer 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. 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. Danny Booker v. City of Mesquite Risk Management, Cause No. DC-23-18301 - Filed 10-25-2023
4. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
5. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024
6. Alexander Reyes Serrano v. City of Mesquite, Cause No. CC-24-05058A – Filed 07-10-2024
7. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
8. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
9. Stephen Lawrence v. City of Mesquite and Jack Fyall, Cause No. 3:24-cv-3141 – Filed December 14, 2024

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.