



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, February 17, 2025

5:30 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 February 17, 2025.

PRE-MEETING - TRAINING ROOMS A&B - 5:30 P.M.

AGENDA REVIEW

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:30 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.

- 1 [24-7507](#) Receive preliminary financial statements for fiscal year ending September 30, 2024.

Attachments: [September 30, 2024, Financial Statements](#)
 [September 30, 2024, Financial Statements Overview](#)

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

INVOCATION

Will Klinke, Pastor, Mesquite Seventh Day Adventist Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of the Patriot AMBUCS of Dallas County.

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.)

- 2 [25-7552](#) Minutes of the regular City Council meeting held February 3, 2025.

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

- 3 [25-7528](#) An ordinance prohibiting the use of and contact with designated groundwater from beneath the property generally located at 2106, 2108, and 2110 North Galloway Avenue in Mesquite, Dallas County, Texas, to facilitate certification of a Municipal Setting Designation (MSD) of said property by the Texas Commission on Environmental Quality (TCEQ) pursuant to the Texas Solid Waste Disposal Act.

Attachments: [Location Map](#)
 [Ordinance](#)

- 4 [25-7542](#) A resolution authorizing the City Manager to file and submit applications with the Federal Transit Administration (FTA), an operating administration of the United States Department of Transportation, for federal transportation assistance authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, and other Federal statutes administered by the Federal Transit Administration.

Attachments: [Resolution](#)
 [Opinion of Counsel](#)
 [Letter from FTA](#)

- 5 [25-7544](#) A resolution authorizing the City Manager to execute an agreement with

the Texas Department of Transportation (TxDOT) for the temporary closure of State Highway 352 on April 5, 2025, for the City of Mesquite Rodeo Parade, commemorating the 67th Anniversary of the Mesquite Championship Rodeo.

Attachments:

[Resolution](#)

[Rodeo Parade Route Map](#)

6 [25-7545](#)

A resolution authorizing the City Manager to execute an Advance Funding Agreement for Highway Safety Improvement Program Project (both On-System and Off-System) with the State of Texas, acting by and through the Texas Department of Transportation (TxDOT), for traffic signal improvements.

Attachments:

[Resolution](#)

[Advance Funding Agreement](#)

[Location Maps](#)

7 [25-7551](#)

A resolution authorizing the City Manager to execute the 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement between Dallas County and the Cities of Balch Springs, Carrollton, Dallas, DeSoto, Duncanville, Garland, Grand Prairie, Irving, Lancaster, Mesquite and Richardson, authorizing an equitable redistribution of grant funds thereby reducing Mesquite's formula allocation to the revised amount of \$30,310.56, designating the City of Dallas as the applicant and fiscal agent and designating the Police Chief of the City of Mesquite as the responsible officer for the purpose of signing all documents associated with the grant.

Attachments:

[Resolution](#)

[2024 JAG Program Funds Sharing and Fiscal Agency Agreement](#)

8 [25-7561](#)

Bid No. 2025-024 - Mesquite McKenzie - Lawson Road Interceptor Improvements.

(Authorize the City Manager to finalize and execute a contract with low bidder Acadia Services, LLC, in the amount of \$7,327,249.00.)

Attachments:

[Recommendation Letter](#)

[Bid Tabulation](#)

[Location Map](#)

9 [25-7562](#)

Bid No. 2025-059 - Trinity Pointe Elevated Storage Tank.

(Authorize the City Manager to finalize and execute a contract with low bidder Landmark Structures I, LP, in the amount of base bid \$7,917,000.00, plus alternatives \$243,200.00, for a total amount of \$8,160,200.00.)

Attachments: [Recommendation Letter](#)
[Bid Tabulation](#)
[Location Map](#)

- 10 [25-7563](#) Bid No. 2025-076 - Purchase of Mesquite Police Department Camera for Fleet Vehicles.
(Staff recommends award to Axon Enterprise, Inc., through Buy Board Contract No. 743-24, for the purchase of ten in-car cameras, interview room cameras, evidence storage and software in an amount not to exceed \$144,675.00.)

Attachments: [Final Axon Proposal](#)

- 11 [25-7550](#) Authorize the City Manager to finalize and execute Change Order No. 1 to Bid No. 2024-013, South Parkway Reconstruction (U.S. Highway 80 to Peachtree Road) Project, with DDM Construction Corporation, for the additional construction scopes in the amount of \$219,206.21.

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

- 12 [25-7549](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Kimley-Horn and Associates, Inc., to develop the Safe Streets for All (SS4A) Vision Zero Plan, in the amount of \$256,000.00.

- 13 [25-7556](#) Authorize the City Manager to finalize and execute a Local Agreement with the Dallas County Criminal District Attorney's Office for the disposition of forfeited contraband, pursuant to Chapter 59 of the Texas Code of Criminal Procedure and authorize City Manager to exercise two renewals provided in the agreement.

Attachments: [Local Agreement](#)

- 14 [25-7564](#) Approve Amendment No. 2 to the 2024-25 Police State Seizure Budget in accordance with Title 28, Section 524, of the United States Code and Chapter 59 of the Texas Code of Criminal Procedure in the amount of \$95,000.00.

Attachments: [State Seizure Amendment No. 2](#)

- 15 [25-7541](#) Approve Amendment No. 2 to the 2024-25 Police Federal Seizure Budget in accordance with Title 28, Section 524, of the United States Code and Chapter 59 of the Texas Code of Criminal Procedure in the amount of \$223,000.00.

Attachments: [Federal Seizure Amendment No 2](#)

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** [25-7555](#) Conduct a public hearing and consider a resolution supporting 930 Military Parkway Living, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 Competitive 9% Housing Tax Credits Program for the construction of an approximately 111-unit affordable multi-family rental housing development to be located at 930 Military Parkway, in accordance with Chapter 2306 of the Texas Government Code, and authorizing the City Secretary to certify the resolution to the TDHCA.

Attachments: [Resolution](#)
 [Location Map](#)

- 17** [25-7557](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0372, submitted by Maxwell Fisher of ZoneDev, on behalf of JPI, for a change of zoning from Planned Development - Light Commercial and Multifamily, Ordinance No. 2434, to Planned Development - Multifamily ("PD-MF") A-3 District (Tract B), to allow residential uses with modified development standards located at 23701 IH 635 (north of Dean Street and west of IH 635).
(Four responses 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 Reports 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. Cesar Nunez-Solis v. The City of Mesquite, Texas, Cause No. DC-22-11631 - Filed 09-06-2022
4. Danny Booker v. City of Mesquite Risk Management, Cause No. DC-23-18301 - Filed 10-25-2023
5. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
6. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024
7. Alexander Reyes Serrano v. City of Mesquite, Cause No. CC-24-05058A – Filed 07-10-2024
8. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024

9. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
10. 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 Petitions by Landowners or Residents for Release of Area from Extraterritorial Jurisdiction.

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.

- Annual review of City Manager

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:

- 18 25-7566** Discuss an economic development project at Faithon P. Lucas, Sr. Blvd. and Cartwright Rd.

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.