



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, December 2, 2024

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 December 2, 2024.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [24-7472](#) Review City Council Policies and Procedures and Ethics Policy.

(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 - 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

Morris Jackson, Pastor, Word of Life Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Members of Scouts Pack 103.

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 [24-7464](#) Minutes of the regular City Council meeting held November 18, 2024.
- Attachments: [November 18, 2024. Minutes](#)
- 3 [24-7460](#) An ordinance amending Chapter 9, Section 9-147, of the City Code thereby providing a revised school zone for Trinity Basin Preparatory School.
- Attachments: [Ordinance](#)
 [Location Map](#)
- 4 [24-7452](#) A resolution authorizing the submission of the 2023 Community Development Block Grant Programs Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD).
- Attachments: [PY23 Consolidated Annual Performance and Evaluation Report](#)
 [PY23 CDBG Program Overview](#)
 [Resolution](#)
- 5 [24-7465](#) Bid No. 2025-010 - Annual Purchase of Cleaning Supplies for Warehouse Stock.
 (Staff recommends award to Eagle Brush and Chemical, Inc., through BuyBoard Contract No. 747-24, in an amount not to exceed \$110,000.00.

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 annual appropriation of sufficient funds.)

Attachments:

[Quote](#)

[Discounted Pricing List](#)

6 [24-7461](#)

Bid No. 2025-032 - Purchase of Two Flameless Patchers for Streets.

(Staff recommends award to Doggett Freightliner, LLC., through The Interlocal Purchasing System (TIPS) Contract 230-802, in an amount not to exceed \$557,300.00.)

Attachments:

[Quote](#)

[Photo](#)

7 [24-7462](#)

Bid No. 2025-034 - Purchase of Two Public Service Professional Trucks for Police Department.

(Staff recommends award to Silsbee Ford, Inc., through The Interlocal Purchasing System (TIPS) Contract No. 210907, in an amount not to exceed \$142,932.00.)

Attachments:

[Quote](#)

[Photo](#)

8 [24-7381](#)

Appoint Daniel Alemán, Jr. as Chairman of the Board of Directors on the following boards: Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas; Towne Centre Reinvestment Zone Number Two, City of Mesquite, Texas; Skyline Tax Increment Finance Reinvestment Zone No. Seven, City of Mesquite, Texas; Gus Thomasson Tax Increment Finance Reinvestment Zone No. Eight, City of Mesquite, Texas; Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas; Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge); Reinvestment Zone Number Eleven, City of Mesquite, Texas (Heartland Town Center); Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park); Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms); Reinvestment Zone Number Fourteen, City of Mesquite, Texas (Alcott Logistics Station); and Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra), for a one-year term beginning January 1, 2025.

9 [24-7468](#)

Authorize the City Manager to finalize and execute an Amendment No. 2 to RFP No. 2020-080, Retiree Medicare Supplement Plan, with renewal rates for The Hartford/Express Scripts for Post 65 Retiree Medical and Prescription Drug Plan, effective January 1, 2025, to December 31, 2025, in an amount not to exceed \$1,530,679.68.

10 [24-7469](#)

Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Kimley-Horn and Associates, Inc., for the design of Barnes Bridge 30-inch Water Transmission Main - Plan

Update, in the amount of \$326,600.00.

Attachments: [Location Map](#)

OTHER BUSINESS

- 11 [24-7416](#) Consider appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem for one-year terms.

Attachments: [History of Mayor Pro Tem & Deputy Mayor Pro Tem](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 12 [24-7415](#) Consider appointment of four Regular Members (Position Nos. 2, 4, 6 and 8) to the Animal Services Advisory Committee for terms to expire December 31, 2026.

Attachments: [List of Eligible Applicants](#)

- 13 [24-7418](#) Consider appointment of two Regular Members (Position Nos. 2 and 4) and one Alternate Member (Alternate No. 2) to the Board of Adjustment/Airport Board of Adjustment for terms to expire December 31, 2026, and one Alternate Member (Alternate No. 1) for a term to expire December 31, 2025.

- 14 [24-7424](#) Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) and one Alternate Member (Alternate No. 2) to the Building Standards Board for terms to expire December 31, 2026, and one Regular Member (Position No. 7) and one Alternate Member (Alternate No. 1) for terms to expire December 31, 2025.

- 15 [24-7343](#) Consider appointment of four Regular Members (Position Nos. 3, 6, 9 and 12) to the Downtown Development Advisory Board for terms to expire December 31, 2027.

- 16 [24-7417](#) Consider appointment of two Regular Members (Position Nos. 2 and 4) and one Alternate Member (Alternate No. 2) to the Housing Board for terms to expire December 31, 2026.

- 17 [24-7450](#) Consider appointment of two Regular Members (Place Nos. 4 and 7) to the Keep Mesquite Beautiful, Inc., Board of Directors for terms to expire December 31, 2027, one Regular Member (Place No. 2) for a term to expire December 31, 2026, and one Regular Member (Place No. 6) for a term to expire December 31, 2025.

Attachments: [List of Eligible Applicants](#)

- 18 [24-7421](#) Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) and one Alternate Member (Alternate No. 2) to the Landmark Commission for terms to expire December 31, 2026, and one Regular Member (Position No. 1) for a term to expire December 31, 2025.

- 19 [24-7414](#) Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) to the Library Advisory Board for terms to expire December 31, 2026.
- 20 [24-7413](#) Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) to the Mesquite Quality of Life Corporation (MQOLC) Board of Directors for terms to expire December 31, 2026, who will also serve on the Mesquite Economic Development Advisory (MEDA) Board.
- 21 [24-7426](#) Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) and one Alternate Member (Alternate No. 2) to the Parks and Recreation Advisory Board/Tree Advisory Board for terms to expire December 31, 2026.

Attachments: [List of Eligible Applicants](#)

- 22 [24-7425](#) Consider appointment of three Regular Members (Position Nos. 2, 4 and 6) and one Alternate Member (Alternate No. 2) to the Planning and Zoning Commission/Capital Improvements Advisory Committee/Airport Zoning Commission for terms to expire December 31, 2026.

Attachments: [List of Eligible Applicants](#)

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. 05-22-00220-CR, pending in the Court of Appeals, Fifth Dist. of Tex. 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. Avery Fuentes v. City of Mesquite, Cause No. DC-23-19555 - Filed 11-20-2023
7. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
8. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024
9. Alexander Reyes Serrano v. City of Mesquite, Cause No. CC-24-05058A – Filed 07-10-2024
10. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
11. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
12. 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:

- 23 24-7467** Discuss an economic development project at the corner of Rodeo Center Boulevard and Military Parkway.
- 24 24-7466** 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 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.