



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, October 5, 2026

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 October 5, 2026.

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

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [26-8432](#) Receive an update regarding the Transfer Station Feasibility Study.

(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

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

INVOCATION

Mike Pettitt, Pastor, Connection Pointe Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City of Mesquite employees representing the Police Department, Fire Department, and Dispatch in honor of Salute to Safety.

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 [26-8101](#) Minutes of the regular City Council meeting held September 21, 2026.

 Attachments: [September 21, 2026. minutes](#)
- 3 [26-8309](#) An ordinance amending Chapter 2 of the City Code to update the political contribution limitations based on the changes to the Consumer Price Index and providing a penalty in accordance with Chapter 1 of the City Code.

 Attachments: [Ordinance](#)
 [Ordinance No. 4824. Political Contribution Limitatiions](#)
- 4 [26-8401](#) An ordinance regarding the City's Texas Municipal Retirement System (TMRS) benefits authorizing: (1) Annually accruing updated service credits and transfer updated service credits; and (2) An annuity increase, also referred to as cost-of-living adjustment (COLA), for retirees and their beneficiaries.

 Attachments: [Ordinance](#)
- 5 [26-8408](#) A resolution endorsing and accepting the 2026-2027 Comprehensive Safety Grant ("Grant") for the Selective Traffic Enforcement Program ("STEP Program"), authorizing and ratifying the filing of the application for the Grant, approving the contribution of City funds in the amount of

\$15,356.00, designating the City Manager as the official representative of the City in connection with the Grant, ratifying the City Manager's execution of the grant agreement, and authorizing the City Manager to take all actions and execute all documents with the Texas Department of Transportation (TxDOT) in connection with such Grant and STEP Program.

Attachments: [Resolution](#)

- 6 [26-8420](#) A resolution authorizing the exchange of property with the Mesquite Independent School District (MISD) for the future construction of a public school on approximately 15 acres of City-owned property located at 1800 McKenzie Road, Mesquite, Texas, in exchange for approximately 22 acres of MISD property located at or about 992599 McKenzie Road, Mesquite, Texas, and authorizing the City Manager to execute the exchange agreement with MISD and all documents necessary to consummate the transactions contemplated in the exchange agreement.

Attachments: [Resolution](#)

- 7 [26-8301](#) A resolution approving and authorizing the execution and delivery of a project agreement with Mesquite Quality of Life Corporation for the payment of costs related to the upgrade of the P25 Public Safety Radio System, approving expenditure of funds by the Corporation in connection therewith, and containing other provisions related thereto.

Attachments: [Resolution](#)

- 8 [26-8421](#) A resolution authorizing the City Manager to finalize and execute an Interlocal Agreement with North Texas Municipal Water District (NTMWD) pertaining to the District's use of the bridge crossing the East Fork of the Trinity River and related access road within the City of Mesquite.

Attachments: [Resolution](#)

- 9 [26-8414](#) RFP No. 2026-101 - Annual Contract for Toxicology Laboratory Services.
(Authorize the City Manager to finalize and execute a contract with National Medical Services, Inc., dba NMS Labs, in the amount of \$209,100.00. The term of the 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 Summary](#)

- 10 [26-8382](#) Bid No. 2027-001 - Annual Supply of Neptune Mach 10 V5 Electronic Water Meters.
(Staff recommends award to sole source provider Core & Main, LP in an amount not to exceed \$670,031.64.)

Attachments: [Sole Source Letter](#)
[Bid Tabulation](#)

- 11 [26-8419](#) Bid No. 2027-006 - Purchase of One Front Loader for Commercial Solid Waste.
(Staff recommends award to Scranton Manufacturing Co., through Sourcewell Contract 110223-NWY, in an amount not to exceed \$392,478.04.)

Attachments: [Quote](#)
[Proposed Vehicle Equipment Replacement Overview](#)

- 12 [26-8415](#) Bid No. 2027-007 - Purchase of One Side Loader for Residential Solid Waste.
(Staff recommends award to Rush Truck Centers of Texas, L.P., through BuyBoard Contract 723-23, in an amount not to exceed \$404,325.00.)

Attachments: [Quote](#)
[Proposed Vehicle Equipment Replacement Overview](#)

- 13 [26-8413](#) Bid No. 2027-008 - Purchase of One Rubber Tire Loader for Residential Solid Waste.
(Staff recommends award to Holt Texas, LTD., through Omnia Contract 212816, in an amount not to exceed \$299,908.00.)

Attachments: [Quote](#)
[Proposed Vehicle Equipment Replacement Overview](#)

- 14 [26-8416](#) Bid No. 2027-009 - Purchase of One Transfer Truck for Residential Solid Waste.
(Staff recommends award to Rush Truck Centers of Texas, L.P., through BuyBoard Contract 723-23, in an amount not to exceed \$224,343.39.)

Attachments: [Quote](#)
[Proposed Vehicle Equipment Replacement Overview](#)

- 15 [26-8417](#) Bid No. 2027-010 - Purchase of One Rear Loader for Residential Solid Waste.
(Staff recommends award to Rush Truck Centers of Texas, L.P., through BuyBoard Contract 723-23, in an amount not to exceed \$318,103.32.)

Attachments: [Quote](#)
[Proposed Vehicle Equipment Replacement Overview](#)

- 16 [26-8418](#) Bid No. 2027-011 - Purchase of One Grapple Truck for Residential Solid Waste.
(Staff recommends award to Rush Truck Centers of Texas, L.P., through BuyBoard Contract 723-23, in an amount not to exceed \$369,919.60.)

Attachments:[Quote](#)[Proposed Vehicle Equipment Replacement Overview \(2\)](#)

- 17 [26-8423](#) Bid No. 2027-012 - Purchase of Sixteen (16) Ford Vehicles for Police.
(Staff recommends award to Chalmers Ford, Inc., through the Houston-Galveston Area Council of Governments Cooperative Purchasing Program (HGACBuy) Contract No. VE05-24, in an amount not to exceed \$790,297.80.)

Attachments:[Quotes](#)[Proposed Vehicle Equipment Replacement Overview](#)

- 18 [26-8391](#) Authorize the City Manager to finalize and execute a Contract of Sale between the City of Mesquite and Palo Verde Partners Development, LLC for the sale of 0.78 acres of City-owned property located at 4545 Gus Thomasson Road, Mesquite, Texas, for a purchase price of \$289,000.00, and to execute such other documents necessary to close the transaction.
- 19 [26-8428](#) Authorize the City Manager to finalize and execute an Interlocal Agreement for Emergency Medical Service Data by and between Dallas County on behalf of Dallas County Health and Human Services and the City of Mesquite, Texas, on behalf of the Mesquite Fire Department.
- 20 [26-8374](#) Authorize the City Manager to finalize and execute a contract with Motorola Solutions for the Managed Detection and Response (MDR) and Endpoint Detection and Response (EDR) cybersecurity hardware for the P25 Public Safety Radio System for the term of October 1, 2026, through September 30, 2033, in the amount of \$280,218.00.

Attachments:[Motorola Solutions Notice To Proceed](#)**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.)

- 21 [26-8422](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0626-0455, submitted by Rita Prieto, for a zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) with modifications to reduce the minimum lot size requirement from 21,780 square feet to 9,780 square feet, increase the maximum allowable area of the ADU from 500 square feet to 756 square feet, and to increase the height of the ADU from 15 feet to 18 feet located at 3501 Antilles Drive.
(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 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. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 – Filed 08-03-2022
2. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Cause No. DC-24-02668 – Filed 02-15-2024
3. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
4. Stephen Lawrence v. City of Mesquite and Jack Fyall, Civil Action No. 3:24-cv-3141 – Filed 12-14-2024
5. Michael White and BNM Ventures, LLC v. John Doe, the Acting Building Official of the City of Mesquite, Cause No. DC-25-21715 - Filed 11-20-2025
6. Jeanna Boughton v. City of Mesquite - Cause No. DC-26-02992 - Filed 02-19-2026
7. Mercydis Benson, individually and as mother and wrongful death beneficiary of the Estate of Karson Benson, deceased v. City of Mesquite, Texas, Cause No. DC-26-04295 - Filed 03-09-2026
8. Fenimore v. City, et al - Civil Action No. 3-26CV0287-E – Filed 02-04-2026
9. Beatriz Gonzalez v. Gilibaldo Benitez; City of Mesquite, Cause No. CC-26-02837-D - Filed 04-08-2026
10. Nancy Edge v. City of Mesquite, Gerald Van Meter, Danny Van Meter and John Doe Officers 1-5, Cause No. DC-26-07383 - Filed 4-23-2026
11. Franlly Rodriguez v. City of Mesquite Police Department, Cause No. DC-26-08169 - Filed 05-06-2026
12. Jose Landaeta Salazar v. Officer Teresa C. Siguenza, Mesquite Police Department, and the City of Mesquite, Cause No. DC-26-15074 - Filed 8-11-2026

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:

- 22 26-8426 Discuss Meet & Confer Process.**

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 26-8429** Discuss an economic development project in a City-owned building in Downtown Mesquite.
- 24 26-8430** Discuss an economic development incentive request for a prospective new tenant within 2700 East Scylene Road.
- 25 26-8431** Discuss economic development incentives for an existing property at 18601 LBJ Freeway.

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 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.