



**MINUTES OF CITY COUNCIL
REGULAR SESSION
AUGUST 28, 2017**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:03 p.m. on Monday, August 28, 2017, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

Dennis Childress	Mayor
Jon Epps	Mayor Pro Tem (Absent)
Jose Hernandez	Councilmember
Rick Howard	Councilmember
Harold Magill	Councilmember
Mike Fruin	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Library Director Liz Gant, Community Development Director Ladis Barr, City Attorney Alexis Allen, Finance Director Patrick Harvey, HR Director/Risk Manager, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Mayor Childress.*

Pledge of Allegiance – *Pledge of Allegiance was led by Mayor Childress.*

Mayor's Report – *Mayor Childress asked for everyone to pray for Hurricane Harvey victims. He also stated the Fitness, Health, and Safety Fair will be on September 26, 2017 from 9:00 a.m. to 4:00 p.m. at City Hall.*

Citizens Public Comment Period– *This portion of the meeting is to allow each speaker up to six (6) minutes to address the council on items not posted on the current agenda. Council may not discuss these items but may respond with factual data or policy information, or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the City Secretary.*

None.

CONSENT AGENDA– The Consent Agenda contains items which are routine in nature and will be acted upon in one motion.

- 1. Consider approving City Council Regular Meeting Minutes for August 21, 2017 and Joint Session with Seagoville Economic Development Corporation Minutes for August 21, 2017 (City Secretary)**

2. **Consider approval of a Resolution of the City of Seagoville, Texas, authorizing the Mayor to execute the Dallas Area Household Hazardous Waste Network Interlocal Agreement Amendment No.5 between the City of Seagoville and Dallas County, from October 1, 2017 until September 30, 2018; and providing an effective date (Community Development Director)**

Motion made to approve Consent Agenda Items #1 and #2 as read – Magill, seconded by Hernandez; motion passed with all ayes.

REGULAR AGENDA-

3. **Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving an agreement with Halff Associates, Inc. for the purpose of providing surveying and engineering services for the Highway 175 Wastewater Main Crossing; authorizing the City Manager to sign; and providing an effective date (Jayson Melcher)**

Mr. Melcher presented the Highway 175 Wastewater Main Crossing.

City Manager Stallings stated Halff Associates will provide the design and bidding. He also stated Halff Associates will not do the construction but they will oversee the construction.

4. **Receive Storm Water Permit update presentation from Jayson Melcher with Halff Associates Inc. (Jayson Melcher)**

Mr. Melcher presented the Storm Water Permit update.

5. **Conduct a public hearing to receive citizen input on the proposed tax rate of \$0.743800 per \$100 valuation, which exceeds the effective tax rate calculated by the Dallas County Tax Assessor/Collector of \$0.7209427 or 3.17%. This rate will raise more revenue from property taxes than last year's budget by an amount of \$633,594 (Finance Director)**

Mayor Childress opened the public hearing at 7:28 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:28 p.m.

6. **Discuss and consider directing staff on proposed tax rate of \$0.743800 per \$100 valuation (Finance Director)**

Council directed Staff to prepare an Ordinance for proposed tax rate of \$0.743800 per \$100 valuation.

7. **Conduct a public hearing to receive citizen input on the proposed FY 2017-2018 budget for all City funds. This budget will raise more property taxes than last year's budget by \$633,594 or 16.14%, and of that amount, \$529,902 is tax revenue to be raised from new property added to the tax roll this year (Finance Director)**

Mayor Childress opened the public hearing at 7:31 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:31 p.m.

8. **Discuss and consider directing staff on proposed FY 2017-2018 budget for all City funds (Finance Director)**

Council directed Staff to prepare an Ordinance for proposed FY 2017-2018 budget for all City funds.

9. **Discuss and consider Second and Final Reading of an Ordinance amending Chapter 19, Division 2, Rates and Charges, by amending section 19.03.061, Water Rates, to provide new rates for water services within the city; providing for a penalty clause; repealing conflicting ordinances; providing for the publication of the caption hereof; and providing an effective date (Finance Director)**

Finance Director Harvey stated Texas Commission on Environmental Quality requires the City of Seagoville to purchase a certain amount of water per connection each year. Dallas Water Utilities has increased water rates to the City of Seagoville and the increase will be passed to Seagoville water customers.

Motion to approve an Ordinance amending Chapter 19, Division 2, Rates and Charges, by amending section 19.03.061, Water Rates, to provide new rates for water services within the city – Hernandez, seconded by Magill; motion passed with all ayes.

10. **Conduct a public hearing concerning Hart Meadows request to rezone approximately 88.818 acre tract from Residential 5 (R-5) zoning to Planned Development Residential-5 (PD-17-04) zoning and amend the Comprehensive Land Use Plan (Community Development Director)**

Mayor Childress opened the public hearing at 7:36 p.m.

Community Development Director Barr stated Planning & Zoning approved Hart Meadows on August 22, 2017.

He stated written notice was provided to 16 surrounding homeowners. Two (2) letters were received back in favor, and two (2) citizens spoke at the Planning & Zoning Meeting in opposition.

He also stated Planning & Zoning recommends approval.

Mayor Childress closed the public hearing at 7:37 p.m.

11. Consider approval of an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and map of the City Of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Residential-5 (R-5) to Planned Development-Residential -5 (PD-17-04) for 88.818 acres of land located west of Alto Road between Wooley Way and E. Farmers Road, Seagoville, Dallas County, Texas, and being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit "B"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

Councilmember Hernandez asked if there would be a screening wall.

Community Development Director Barr stated there would be a cementitious screening wall on Wooley Way and Travers Trail.

Motion to approve an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Residential-5 (R-5) to Planned Development-Residential -5 (PD-17-04) for 88.818 acres of land located west of Alto Road between Wooley Way and E. Farmers Road, Seagoville, Dallas County, Texas – Hernandez, seconded by Howard; motion passed 3 for (Hernandez, Howard, and Fruin) 1 against (Magill).

12. Conduct a public hearing concerning Shepherd Place East request to rezone approximately 8.882 acre tract from Residential 2 (R-2) zoning to Planned Development Residential-2 (PD-17-03) zoning and amend the Comprehensive Land Use Plan (Community Development Director)

Mayor Childress opened the public hearing at 7:47p.m.

Community Development Director Barr stated 14 notices were provided to surrounding homeowners. One (1) letter was received in opposition. Four (4) citizens spoke at the Planning & Zoning Meeting in opposition.

He also stated Planning & Zoning recommends approval.

Community Development Director Barr stated a majority of the property is located within Dallas City Limits. There will be 29 lots with 2,000 square foot homes located in the City of Seagoville. He also stated a cementitious screening wall along Stark Road for the length of the subdivision will be constructed. The screening wall will meet the fence Ordinance requirements.

In response to a question by Councilmember Hernandez, Community Development Director Barr stated the Homeowner's Association will be responsible for maintaining the landscaped area, the screening wall, and any amenities inside the development.

Pat Atkins at 3076 Haze Lane, Rockwall, Texas, presented Shepherd Place East request to rezone approximately 8.882 acre tract from Residential 2 (R-2) zoning to Planned Development Residential -2 (PD-17-03) zoning and amend the Comprehensive Land Use Plan.

Councilmember Hernandez asked if utilities will be provided by the City of Dallas. Pat Atkins stated water and sewer services will be provided by the City of Dallas. He also stated the lots will be addressed Seagoville.

Mayor Childress closed the public hearing at 8:10 p.m.

- 13. Consider approval of an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and map of the City Of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Residential-2 (R-2) to Planned Development-Residential -2 (PD-17-03) for 8.88 acres of land located at the southwest corner of Lasater Road and Stark Road, Seagoville, Dallas County, Texas, and being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit "B"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)**

Motion to approve an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Residential-2 (R-2) to Planned Development-Residential -2 (PD-17-03) for 8.88 acres of land located at the southwest corner of Lasater Road and Stark Road, Seagoville, Dallas County, Texas – Hernandez, seconded by Fruin, motion passed with all ayes.

- 14. Conduct the third public hearing to receive input on the proposed annexation of approximately 7,277± feet in length and 80' in width of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas, beginning at its intersection with the northern boundary line of territorial limits of the City of Seagoville, and running north/northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville (HR Director/Risk Manager)**

Mayor Childress opened the public hearing at 8:12 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 8:13 p.m.

- 15. Discuss and consider adopting an Ordinance of the City of Seagoville, Texas, extending the municipal boundary limits of the City of Seagoville, Texas, in accordance with Chapter 43 of the Texas Local Government Code by the annexation of approximately 7,277 ± feet of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas, beginning at its intersection with the northern boundary line of territorial limits of the City of Seagoville, and running northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville (“the annexation area”); providing that the annexation area shall be subject to the ad valorem taxes levied by the City of Seagoville and that the inhabitants of the annexation area, if any, shall be entitled to all rights and privileges of all the regulations of the City of Seagoville now in effect and hereinafter adopted; adopting the Service Plan attached hereto as Exhibit “A”; providing a severability clause; and providing for an effective date (HR Director/Risk Manager)**
*Motion to approve an Ordinance of the City of Seagoville, Texas, extending the municipal boundary limits of the City of Seagoville, Texas, in accordance with Chapter 43 of the Texas Local Government Code by the annexation of **approximately** 7,277 ± feet of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas – Magill, seconded by Howard; motion passed with all ayes.*

- 16. Receive Councilmember Reports/Items of Community Interest** - as authorized by Section 551.0415 of the Texas Government Code.

None.

- 17. Future Agenda Items** – Council to provide direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

None

Adjourned at 8:15 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



