



**MINUTES OF CITY COUNCIL
REGULAR SESSION
OCTOBER 2, 2017**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, October 2, 2017, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

Dennis Childress	Mayor
Jon Epps	Mayor Pro Tem
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, Senior Finance Account Gail Lawrence, Payables/Payroll Administrator Shirley Booth, Police Support Services Manager Christine Dykes, Officer Kenny Dickerson, Water Utilities Director Phil DeChant, HR Director/Risk Manager, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Harold Magill.*

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

Recognition – **Christine Dykes, Kenny Dickerson, Gail Lawrence, Shirley Booth, Patrick Harvey, and Cindy Brown**

Mayor's Report – *Mayor presented awards to Staff.*

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 Meeting Minutes for September 18, 2017 (City Secretary)**

- 2. Consider approving a resolution authorizing Dallas County to resell tax foreclosed properties located at 504 Dice Street and 442 Ard Road, Seagoville, Texas, by public or private sale, to the highest qualified purchaser, as provided by Section 34.05 of the Texas Property Tax Code (Community Development Director)**

Motion to approve Consent Agenda as read – Magill, seconded by Epps; motion passed with all ayes 5/0.

REGULAR AGENDA-

- 3. Consider approving a resolution authorizing the City Manager to execute an agreement with Halff Associates, Inc. for the purpose of preparing a Water System Master Plan (City Manager)**

Motion to approve a resolution authorizing the City Manager to execute an agreement with Halff Associates, Inc. for the purpose of preparing a Water System Master Plan – Epps, seconded by Howard; motion passed with all ayes 5/0.

- 4. Consider approving a resolution authorizing the City Manager to execute an agreement with HALFF Associates, Inc., for professional services on a task order basis; and approving Work Order #1 for assistance with the City's Storm Water Management Plan in an amount not to exceed \$29,400.00; and approving Work Order #2 for general on-call consultation services related water and wastewater services and for incorporating the City's GIS maps for its utilities into the City Works Software Platform, in an amount not to exceed \$30,000.00 (City Manager)**

Motion to approve a resolution authorizing the City Manager to execute an agreement with Halff Associates, Inc., for professional services on a task order basis; and approving Work Order #1 for assistance with the City's Storm Water Management Plan in an amount not to exceed \$29,400.00; and approving Work Order #2 for general on-call consultation services related water and wastewater services and for incorporating the City's GIS maps for its utilities into the City Works Software Platform, in an amount not to exceed \$30,000.00 – Magill, seconded by Fruin; motion passed with all ayes 5/0.

5. Conduct a public hearing concerning Summer Lakes request to rezone approximately 86.39 acre tract from Residential 1 (R-1) zoning to Planned Development (PD-1705) zoning and amend the Comprehensive Land Use Plan (Community Development Director)

Developer Pat Atkins at 3076 Hayes Lane, Rockwall, Texas presented Summer Lakes Subdivision.

Mayor Childress opened the public hearing at 7:07 p.m.

Craig Wagoner at 2500 Seagoville Road, stated his home is not on city sewer. He is concerned because there is not a plan presented for a lift station and the new homes will be on city sewer. Developer Pat Atkins stated a lift station will be required to be part of the development plan.

Councilmember Fruin asked if the 288 units are approved will there be a lift station installed. Water Utilities Director DeChant stated a lift station will be installed.

Councilmember Hernandez asked if Atmos could replace the old gas line. Developer Pat Atkins stated they are working with Atmos to relocate the gas line. Councilmember Hernandez stated he would like City Hall to help in that process.

Marjory Barclay at 910 Ard Road, stated she is concerned because only half of the road will be paved. Community Development Director Barr stated it is required for one half of the roadway to be paved, curb and gutter to the end of the subdivision. City Manager Stallings stated the road will be a two-lane paved road.

Jerry Yearout at 710 E. Simonds, stated he is happy that developers want to build in Seagoville. He asked who would be responsible for paying for the lift station. Developer Pat Atkins stated it is a requirement for the developer to construct and design the lift station.

Jerry Yearout stated he would like to see fiber optics added to the development for residents.

Jean Curtis at 811 Ard Road, stated her concern is the road. She feels the road should be completely paved.

Councilmember Hernandez asked Staff to explain the road.

City Manager Stallings stated the road will be two lanes, paved with curb and gutter, and striped. Developer Pat Atkins stated the ditches will be torn out and replaced with appropriate drainage which will eliminate the bar ditches. He also stated the road will be paved and that is a requirement with the development of the property.

Councilmember Hernandez asked if there will be a sidewalk at Ard Road and Seagoville Road. Developer Pat Atkins stated yes, there will be a sidewalk.

Silverio Vasquez at 2609 Seagoville Road, asked if there is a list of builders that are interested in the development.

Developer Pat Atkins stated yes there is a list.

Mayor Childress closed the public hearing at 7:51 p.m.

- 6. Discuss and consider adopting 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-1 (R-1) to Planned Development (PD-1705) for 86.39 acres of land located on the Northeast corner of Seagoville Road and Ard Road, Seagoville, Dallas County, Texas and being legally described in exhibit "A", attached hereto and incorporated herein; providing for the amended development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit "A"; 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 Magill stated he is concerned because the city continues to use a Planned Development (PD) to violate zoning ordinances.

Councilmember Hernandez asked to amend Item Q to include a fence on the north and east side of the development.

Motion was made to adopt an ordinance 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-1 (R-1) to Planned Development (PD-1705) for 86.39 acres of land located on the Northeast corner of Seagoville Road and Ard Road, attached hereto and incorporated herein; providing for the amended development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit "A"; 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 – Hernandez, seconded by Howard;

City Attorney Allen asked Councilmember Hernandez to correct his motion to include the amendment.

Motion was made to adopt an ordinance 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-1 (R-1) to Planned Development (PD-1705) for 86.39 acres of land located on the Northeast corner of Seagoville Road and Ard Road, attached hereto and incorporated herein; providing for the amended development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit "A"; 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, and amending Item Q to include a fence on the north and east side of the development – Hernandez, seconded by Howard; motion passed 4 ayes (Howard, Hernandez, Epps, Fruin) 1 nay (Magill).

- 7. Discuss and consider adopting an ordinance of the City of Seagoville, Texas, amending the Code of Ordinances, Chapter 25, Zoning, by amending Division 16, "C Commercial District Regulations", Section 25.02.371, by deleting motel from the list of permitted uses; and, amending Division 26, "Special Uses", Section 25.02.631, by adding number (64) to provide for a hotel/motel in a commercial district with development regulations; providing a severability clause; providing a repealing clause; and providing an effective date (Community Development Director)**

Motion to approve an ordinance amending the Code of Ordinances, Chapter 25, Zoning, by amending Division 16, "C Commercial District Regulations", Section 25.02.371, by deleting motel from the list of permitted uses; and, amending Division 26, "Special Uses", Section 25.02.631, by adding number (64) to provide for a hotel/motel in a commercial district with development regulations; providing a severability clause; providing a repealing clause; and providing an effective date – Epps, seconded by Magill; motion passed with all ayes 5/0.

- 8. Consider approving a resolution for the purchase of three unmarked 2018 Dodge Chargers with all required emergency and communication equipment, total cost of seventy three thousand four hundred thirty two dollars and thirty cents (\$73,432.30); authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Police Chief)**

Motion to approve a resolution for the purchase of three unmarked 2018 Dodge Chargers with all required emergency and communication equipment, total cost of seventy three thousand four hundred thirty two dollars and thirty cents (\$73,432.30); authorizing the City Manager to execute any and all necessary documents; and providing an effective date - Hernandez, seconded by Magill; motion passed with all ayes 5/0.

9. **Consider approving of a resolution for the purchase of a 2018 Ford F-150 extended cab with all required LED warning light equipment, communication equipment, animal containment slide in unit, city graphics, backup camera and all other accessories total cost of Thirty Five Thousand, Nine Hundred Forty Two dollars and Zero cents (\$35,942.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Police Chief)**

Motion to approve a resolution for the purchase of a 2018 Ford F-150 extended cab with all required LED warning light equipment, communication equipment, animal containment slide in unit, city graphics, backup camera and all other accessories total cost of thirty five thousand, nine hundred forty two dollars and zero cents (\$35,942.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Howard, seconded by Epps, motion passed with all ayes 5/0.

10. **Consider approving a resolution for the purchase of a 2018 Chevrolet Tahoe with all required emergency equipment, communication equipment, departmental graphics, camera system, and all other accessories total cost of fifty six thousand, eight hundred sixty two dollars and fifteen cents (\$56,862.15); authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Police Chief)**

Motion to approve a resolution for the purchase of a 2018 Chevrolet Tahoe with all required emergency equipment, communication equipment, departmental graphics, camera system, and all other accessories total cost of fifty six thousand, eight hundred sixty two dollars and fifteen cents (\$56,862.15); authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Epps, seconded by Howard; motion with all ayes 5/0.

- 11. Consider approving a resolution for the purchase of 30 Dual Band VHF, 700 / 800 MHz portable radios and all associated accessories total cost of seventy nine thousand, eight hundred sixty four dollars and seventy cents (\$79,864.70); authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Police Chief)**

Motion to approve a resolution for the purchase of 30 Dual Band VHF, 700 / 800 MHz portable radios and all associated accessories total cost of seventy nine thousand, eight hundred sixty four dollars and seventy cents (\$79,864.70); authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Howard, seconded by Magill; motion passed with all ayes 5/0.

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

Mayor Pro Tem Epps wanted to remind everyone that Seagofest begins Thursday and National Night Out is Tuesday.

- 13. Future Agenda Items – Council to provide direction to staff regarding future agenda**

Councilmember Magill stated he would like to see the 200-foot requirement for zoning change notification changed to 500- feet.

Councilmember Fruin would like to revisit commercial roll-off dumpster ordinance.

Adjourned at 8:03 p.m.

APPROVED:



 Mayor Dennis K. Childress

ATTEST:



 Kandi Jackson, City Secretary



