



**MINUTES OF CITY COUNCIL
JOINT WITH SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR SESSION
DECEMBER 3, 2018**

The Regular Session of the City Council Joint with Seagoville Economic Development Corporation of the City of Seagoville, Texas was called to order at 6:30 p.m. on Monday, December 3, 2018, 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
Jose Hernandez	Board Chair
Barbara Sherman	Board Member
Stepper Sebastian	Board Member
Martin Ashley	Board Member
Harold Magill	Board Member
Howard Sanders	Board Member
Alvin Ross	Board Member

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Community Development Director Ladis Barr, Fire Chief Todd Gilcrease, City Attorney Alexis Allen, Finance Director Patrick Harvey, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Invocation – *Invocation was led by Councilmember Harold Magill.*

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

1. Receive presentation from Halff Associates concerning the Downtown Corridor Plan (Halff Associates)

Kendall Howard and Mark Dennis with Halff Associates presented the Downtown Corridor Plan.

2. Conduct a public hearing concerning the Downtown Corridor Plan

Mayor Childress opened the public hearing at 7:05 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:06 p.m.

3. City Council and Seagoville Economic Development Corporation to provide input concerning the Downtown Corridor Plan

Seagoville Economic Development Corporation (SEDC) Board Member Ashley stated he served on the Downtown Corridor Advisory Group (DCAG). He also stated the group worked together to resolve concerns about parking during the meetings.

Councilmember Howard stated the Downtown Corridor Plan is excellent.

SEDC Board Member Sherman thanked Halff Associates for listening to the DCAG and creating the professional presentation.

4. Financial Statements for the Fourth Quarter of FY 2018 (Finance Director)

Finance Director Harvey presented the Fourth Quarter of FY 2018.

No Questions.

5. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation, approving the First Amendment to the Exchange Agreements between the City and the Seagoville Economic Development Corporation, and the Seagoville Economic Development Corporation and Charlotte Taylor, attached hereto as Exhibit 1; authorizing the Executive Director to execute on behalf of the Seagoville EDC; providing for a repealing clause; providing for a severability clause; and providing for an effective date (City Manager and Director of Administrative Services)

Director of Administrative Services Brown stated this Resolution is to correct the property descriptions. In 2006 when the property description was completed for this property at 902 N. Kaufman, in the survey it was listed at 904, but all records of the county and city show the address as 902. In the original agreement presented to Council and Seagoville Economic Development Corporation (SEDC) the property description was copied from the survey and pasted to the Exchange Agreement, in order to prevent mistakes. After City Council and SEDC took action, it was discovered that the description says 904 rather than 902. She stated that needs to be correct on the City side. She stated there were five (5) separate surveys on Ms. Taylor's property and therefore, some typos were made which caused the acreage to be inaccurate. She also stated the corners were set and measured to correct the acreage.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation, approving the First Amendment to the Exchange Agreements between the City and the Seagoville Economic Development Corporation, and the Seagoville Economic Development Corporation and Charlotte Taylor, attached hereto as Exhibit 1; authorizing the Executive Director to execute on behalf of the Seagoville EDC; providing for a repealing clause, providing for a severability clause; and providing for an effective date – Magill, seconded by Ashley; motion passed with all ayes. 7/0

6. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, approving the First Amendment to the Restriction Agreement between the City and Charlotte Taylor, attached hereto as Exhibit 1; and approving the First Amendment to the Exchange Agreements between the City and the Seagoville Economic Development Corporation, the Seagoville Economic Development Corporation and Charlotte Taylor, and Charlotte Taylor and the City, attached hereto as Exhibit 2; authorizing the City Manager to execute on behalf of the City; providing for a repealing clause; providing for a severability clause; and providing for an effective date (City Manager and Director of Administrative Services)

Director of Administrative Services Brown stated the Restriction Agreement amendment is for Ms. Taylor to be relieved of the two (2) year requirement set out in the Restriction Agreement. Ms. Taylor was in negotiations with a developer concerning another piece of property and she is still in negotiations which causes concern for her about the two (2) year requirement. She is requesting the two (2) year requirement be removed from the Restriction Agreement. She also stated the amendment to the Exchange Agreement is the same property description issue as Agenda Item #5.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving the First Amendment to the Restriction Agreement between the City and Charlotte Taylor, attached hereto as Exhibit 1; and approving the First Amendment to the Exchange Agreements between the City and the Seagoville Economic Development Corporation, the Seagoville Economic Development Corporation and Charlotte Taylor, and Charlotte Taylor, and the City, attached hereto as Exhibit 2; authorizing the City Manager to execute on behalf of the City; providing for a repealing clause; providing for a severability clause; and providing for an effective date – Fruin, seconded by Epps; motion passed with all ayes. 6/0

7. Receive a presentation from Dr. Don Cole concerning properties for sale in Seagoville (Dr. Cole)

Dr. Don Cole presented properties for sale in the City of Seagoville. He also explained the process for obtaining the information concerning the properties.

8. A Resolution of the Seagoville Economic Development Corporation Board of Directors approving the terms and conditions of the continuation of the Professional Services Agreement with The Retail Coach, LLC, for the purposes of providing assistance in retail recruitment and development strategy in an amount not to exceed \$20,000; authorizing the board chair to execute the agreement; providing for a severability clause; and providing an effective date (City Manager)

City Manager Stallings stated the Seagoville Economic Development Corporation was in an agreement with The Retail Coach, LLC, this past year for Thirty Thousand Dollars (\$30,000.00) and the second year would be Twenty Thousand Dollars (\$20,000.00). He also stated he recommends continuing the agreement for the second year because The Retail Coach has been productive in reaching retailers for the City of Seagoville.

Motion to approve a Resolution of the Seagoville Economic Development Corporation Board of Directors approving the terms and conditions of the continuation of the Professional Services Agreement with The Retail Coach, LLC, for the purposes of providing assistance in retail recruitment and development strategy in an amount not to exceed \$20,000; authorizing the board chair to execute the agreement; providing for a severability clause; and providing an effective date – Ross, seconded by Sanders; motion passed with all ayes. 7/0

SEDC Adjourned at 7:26 p.m.

Mayor's Report – *Mayor Childress stated weather permitting the Tree Lighting will be at 6:30 p.m., Thursday, December 6, 2018 at C.O. Bruce Park. He also stated if the weather does not cooperate the Tree Lighting will be cancelled.*

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.*

9. Consider approving City Council Meeting minutes for November 19, 2018 (City Secretary)

Motion to approve City Council Meeting minutes for November 19, 2018 – Magill, seconded by Howard; motion passed with all aye. 6/0

REGULAR AGENDA –

10. Receive a presentation from J.C. Burciaga with Provident Realty

J.C. Burciaga stated Provident Realty is realty advisors company and the City of Seagoville does have sites that are beneficial. He stated he has two (2) homebuilders committed to building in the City of Seagoville. He also made a presentation concerning property in the City of Seagoville.

11. Discuss and consider approving an Ordinance of the City Council of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 21, “Building Regulations”, amending Article 21.09, “Signs”, by repealing Division 1, “Generally” in its entirety and replacing with a new Division 1, “Generally”, to amend the sign regulations of the City; providing a repealing clause; providing a severability clause; providing a penalty clause; and providing an effective date (Community Development Director)

Motion to approve an Ordinance of the City Council of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 21, “Building Regulations”, amending Article 21.09, “Signs”, by repealing Division 1, “Generally” in its entirety and replacing with a new Division 1, “Generally”, to amend the sign regulations of the City; providing a repealing clause; providing a severability clause; providing a penalty clause; and providing an effective date – Epps, seconded by Howard; motion passed with all ayes. 6/0

12. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending Chapter 5, Animal Control, of the Code of Ordinances by amending Article 5.01, “General Provisions”, Section 5.01.001, “Definitions”, Section 5.01.023 “Permit Required for Zoological Educational Outreach Display”, and Section 5.01.026, “Permit Required for Animal Exhibition”, to amend regulations concerning the display of wild animals within the City; and amending Section 5.01.029, “Permit Revocation, Denial and Appeal”, to repeal the appeal provisions; providing a severability clause; providing a savings clause; providing for a penalty of a fine not to exceed \$2,000 for each offense; and providing an effective date (Director of Administrative Services and Police Chief)

Director of Administrative Services Brown stated the City received an inquiry concerning zoos. She stated this Ordinance amends the Animal Control Section to allow for certain types of zoos and releases the Cities liability. She also stated it puts the liability back on the State as anyone with a zoo would need to follow state guidelines.

Brandon Baker at 7252 County Road 277, Kaufman, Texas stated La Pulga inquired about a zoo to be included with the light expo each year. He explained the need for exposure of animals to youth and adults.

Motion to approve an Ordinance of the City of Seagoville, Texas, amending Chapter 5, Animal Control, of the Code of Ordinances by amending Article 5.01, “General Provisions”, Section 5.01.001, “Definitions”, Section 5.01.023 “Permit Required for Zoological Educational Outreach Display”, and Section 5.01.026, “Permit Required for Animal Exhibition”, to amend regulations concerning the display of wild animals within the City; and amending Section 5.01.029, “Permit Revocation, Denial and Appeal”, to repeal the appeal provisions; providing a severability clause; providing a savings clause; providing for a penalty of a fine not to exceed \$2,000 for each offense; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 6/0

13. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, amending the FY 2018-2019 Master Fee Schedule by amending the Animal Control/Shelter section to provide for an annual permit fee in the amount of five hundred dollars (\$500.00) for a zoological educational outreach display or zoological park; and providing an effective date (Director of Administrative Services and Police Chief)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, amending the FY 2018-2019 Master Fee Schedule by amending the Animal Control/Shelter section to provide for an annual permit fee in the amount of five hundred dollars (\$500.00) for a zoological educational outreach display or zoological park; and providing an effective date – Magill, seconded by Epps; motion passed with all ayes. 6/0

14. Discuss and consider a Resolution of the City of Seagoville, Texas, approving the implementation of the Traffic Control Program for residential streets and alleys utilizing traffic calming devices under the terms and conditions of the respective policy set forth therein, which is attached hereto and incorporated herein as Exhibit "A"; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing for an effective date (Community Development Director)

Mayor Childress called for a recess at 8:08 p.m.

Council reconvened at 8:15 p.m.

Community Development Director Barr stated this a Resolution to approve the implantation of the Traffic Control Program. He stated there are several methods to traffic control. He also reviewed the requirements for speed humps.

City Manager Stallings stated speed humps cannot be used on major arterial roadways.

Karl Boss at 2701 Old Farm Drive, Seagoville, Texas explained that his neighborhood is in need of traffic control for the safety of children. Mayor Childress suggested Mr. Boss work with Police Chief Calverley.

Councilmember Hernandez stated speeding cars are a problem on his street.

Motion to approve a Resolution of the City of Seagoville, Texas, approving the implementation of the Traffic Control Program for residential streets and alleys utilizing traffic calming devices under the terms and conditions of the respective policy set forth therein, which is attached hereto and incorporated herein as Exhibit "A"; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing for an effective date – Hernandez, seconded by Howard; motion failed. 2/3 (For: Hernandez and Howard, Against: Magill, Fruin, and Epps)

15. Discuss and consider an Ordinance of the City Council of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 21, “Building Regulations”, Article 21.13, “Right-Of-Way Management”, by amending Section 21.13.184, to authorize variances or waivers for the application of the Design Manual for Network Nodes, and to adopt Section 21.13.185, to provide for network provider fees; and amending the Master Fee Schedule for the City of Seagoville, to amend the Public Work Fees to adopt fees for the installation of network nodes and related equipment in the City Right-Of-Way; providing a repealing clause; providing a severability clause; and providing an effective date (City Attorney)

City Attorney Allen stated this Ordinance complies with the Federal Law that was implemented to regulate the fees. She stated the nodes are to allow for 5G network for cellular companies. She stated the nodes are not very noticeable within cities.

Motion to approve an Ordinance of the City Council of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 21, “Building Regulations”, Article 21.13, “Right-Of-Way Management”, by amending Section 21.13.184, to authorize variances or waivers for the application of the Design Manual for Network Nodes, and to adopt Section 21.13.185, to provide for network provider fees; and amending the Master Fee Schedule for the City of Seagoville, to amend the Public Work Fees to adopt fees for the installation of network nodes and related equipment in the City Right-Of-Way; providing a repealing clause; providing a severability clause; and providing an effective date – Fruin, seconded by Magill; motion passed with all ayes. 6/0

16. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving a professional services agreement between Seagoville Economic Development Corporation and Site Location Partnership for the purposes of recruitment of commercial, industrial, and manufacturing businesses in an amount not to exceed Twelve Thousand Five Hundred Dollars and No Cents (\$12,500.00); providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)

City Manager Stallings stated this Resolution is to ratify an agreement between the Seagoville Economic Development Corporation and Site Location Partnership. He stated Site Location Partnership is a company that recruits commercial, industrial, and manufacturing businesses.

Councilmember Magill asked if the agreement was for one (1) year. City Manager Stalling stated yes the agreement is for one (1) year.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving a professional services agreement between Seagoville Economic Development Corporation and Site Location Partnership for the purposes of recruitment of commercial, industrial, and manufacturing businesses in an amount not to exceed Twelve Thousand Five Hundred Dollars and No Cents (\$12,500.00); providing for a repealing clause; providing for a severability clause; and providing an effective date – Fruin, seconded by Howard; motion passed with all ayes. 6/0

17. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving a professional services agreement between the Seagoville Economic Development Corporation and Flyer View Group, LLC, for the purposes of design and configuration of aerial map posters and web-based flip book to provide advertising for the SEDC and the City of Seagoville, in an amount not to exceed Ten Thousand Six Hundred Seventy-Five Dollars and No Cents (\$10,675.00); providing for a repealing clause; providing for a severability clause; providing for an effective date (City Manager)

City Manager Stallings stated Flyer View Group, LLC, designs aerial map posters and web-based flip books for advertising. He stated the electronic and digital aspect would help the advertisement of the City of Seagoville at conferences and trade shows. Their creations will be put on the City of Seagoville's website. He also stated they will work together as a team with The Retail Coach and Site Location Partnership for advertising the City of Seagoville.

Councilmember Magill asked if the agreement was for one (1) year. City Manager Stallings stated yes, the agreement is for one (1) year.

City Manager Stallings stated Flyer View, LLC, Site Location Partnership, and The Retail Coach all make up a great recruiting team for the City of Seagoville.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving a professional services agreement between the Seagoville Economic Development Corporation and Flyer View Group, LLC, for the purposes of design and configuration of aerial map posters and web-based flip book to provide advertising for the SEDC and the City of Seagoville, in an amount not to exceed Ten Thousand Six Hundred Seventy-Five Dollars and No Cents (\$10,675.00); providing for a repealing clause; providing for a severability clause; providing for an effective date – Howard, seconded by Hernandez; motion failed. 2/3 (For: Hernandez and Howard, Against: Magill, Fruin and Epps)

18. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving a one (1) year continuation of a Professional Services Agreement between the Seagoville Economic Development Corporation and the Retail Coach for the purposes of providing assistance in retail recruitment and development strategy in an amount not to exceed Twenty Thousand Dollars and No Cents (\$20,000.00); providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)

City Manager Stallings stated this Resolution is to ratify a one (1) year continuation of a Professional Services Agreement between the Seagoville Economic Development Corporation and The Retail Coach. He also stated The Retail Coach solidified Starbucks for the City of Seagoville.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving a one (1) year continuation of a Professional Services Agreement between the Seagoville Economic Development Corporation and the Retail Coach for the purposes of providing assistance in retail recruitment and development strategy in an amount not to exceed Twenty Thousand Dollars and No Cents (\$20,000.00); providing for a repealing clause; providing for a severability clause; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 6/0

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

None.

20. 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.

City Council Adjourned at 8:55 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

