



**SEAGOVILLE, TEXAS
CITY COUNCIL MEETING AGENDA
MONDAY, MARCH 18, 2019**

**City Council Chambers, City Hall
702 N. Hwy 175
Seagoville, Texas 75159**

WORK SESSION – 6:30 P.M.

Call to Order

- A. Discuss regular session agenda items**
- B. Reception – Life Saving Award**

Adjourn

REGULAR SESSION - 7:00 P.M.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Call to Order

Invocation

Pledge of Allegiance

Recognition – Life Saving Award to Officer Becky Howells and Communications

Supervisor Becky Vrzac

Presentation – John Bunker Sands Wetland Center

Mayor’s Report

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.*

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 March 4, 2019 (City Secretary)**

REGULAR AGENDA-

- 2. Acceptance of City of Seagoville’s Comprehensive Annual Financial Report for Fiscal Year 2018 and Popular Annual Financial Report for Fiscal Year 2018 (Finance Director)**
- 3. Discuss and consider a Resolution of the City of Seagoville, Texas authorizing the City Manager to execute an Agreement with HALFF Associates, Inc., for the creation of a Design Build Request for Proposals and Owner Representation Services for the construction of a new Fire Station, which is attached hereto as Exhibit “A” in an amount not to exceed Ninety Eight Thousand Five Hundred Ninety-Six Dollars and Twenty Cents (\$98,596.20) plus reimbursable expenses as set forth therein; and providing an effective date (City Manager)**
- 4. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing Grove Electrical Service, Inc. to install four (4) pole lights and piers, as set forth in Exhibit “A”, which is attached hereto, at Casa Grande Park in an amount not to exceed twenty nine thousand five hundred twenty-five dollars and no cents (\$29,525.00); authorizing the City Manager to execute any and all necessary documents for the work to be performed; and providing an effective date (Community Development Director)**
- 5. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase and installation of an additional Thirty-Nine (39”) inch black coated chain link safety fence to be placed between the playing fields and the parking lot area at the entrance of Petty White Park in an amount not to exceed Fourteen Thousand Six Hundred Dollars and No Cents (\$14,600.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Community Development Director)**
- 6. Discussion with Suddenlink concerning services provided to the Seagoville area (Councilmember Hernandez)**
- 7. Discussion concerning home developers (Councilmember Magill)**
- 8. Receive Councilmember Reports/Items of Community Interest – as authorized by Section 551.0415 of the Texas Government Code.**
- 9. 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.**

10. Executive Session

Recess into Executive Session in compliance with Texas Government Code:

- A. § 551.071. Consultation with City Attorney: receive legal advice related to Boards and Commissions and Council.**
- B. § 551.071. Consultation with City Attorney: receive legal advice related to Annexation/De-annexation.**

11. Reconvene Into Regular Session

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

- A. § 551.071. Consultation with City Attorney: receive legal advice related to Boards and Commissions and Council.**
- B. § 551.071. Consultation with City Attorney: receive legal advice related to Annexation/De-annexation.**

Adjourn

Posted Friday, March 15, 2019 by 5:00 P.M.



Kandi Jackson, City Secretary



As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Seagoville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Seagoville at least 72 hours in advance at (972) 287-6819. (TDD access 1-800-RELAY-TX)

DATES TO REMEMBER

- **Monday, April 1, 2019 Regular City Council Meeting.**
- **Monday, April 15, 2019 Regular City Council Meeting.**

Consent Session Agenda Item: 1

Meeting Date: March 18, 2019

ITEM DESCRIPTION:

Consider approving City Council Meeting minutes for March 4, 2019.

BACKGROUND OF ISSUE:

Approve City Council Meeting minutes for March 4, 2019.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

March 4, 2019 Work Session

March 4, 2019 Joint Meeting with Seagoville Economic Development Corporation minutes



**MINUTES OF CITY COUNCIL
WORK SESSION
MARCH 4, 2019**

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:31 p.m. on Monday, March 4, 2019, 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, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Finance Director Patrick Harvey, Assistant Water Utilities Director Chris Ryan, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

B. Discuss progress on park projects

Community Development Director Barr explained improvements made to the parks. He also provided pictures of the improvements.

A. Discuss regular session agenda items

- 5. Discuss and consider approval of a Resolution of the City of Seagoville, Texas, authorizing the City Manager to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date (Fire Chief)**

Fire Chief Gilcrease stated the SAFER Grant is designed to help fund three (3) firefighters. He also explained the long term benefits of the grant.

6. **Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving and authorizing the City Manager to execute a Professional Services Contract with Pipeline Analysis, LLC in an amount not to exceed Seventy-Eight Thousand Eight Hundred Ninety-Five Dollars and No Cents (\$78,895.00), for the purpose of performing field tests and inspections of the wastewater collection system within the 175 lift station area, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration; providing a repealing clause; providing a severability clause; and providing an effective date (Assistant Water Utilities Director)**

Assistant Water Utilities Director Ryan stated this Resolution approves a contract with Pipeline Analysis, LLC to complete smoke testing, and inspection of the wastewater collection system within the 175 lift station area. He also stated this will keep the City of Seagoville in compliance with the Environmental Protection Agency (EPA).

7. **Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving and authorizing the City Manager to execute an agreement with Halff Associates, Inc. in an amount not to exceed \$104,700.00 for the purpose of providing engineering services related to upgrades to the Ard Road pump station; providing a repealing clause; providing a severability clause; and providing an effective date (Assistant Water Utilities Director)**

Halff Associates, Inc. Operations Manager Melcher stated the City needs to increase the capacity of the Ard Road pump station in order to comply with Texas Commission on Environmental Quality (TCEQ) requirements. He also explained the phases of work to be done for the upgrade.

Adjourned 7:11 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
JOINT WITH SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION
MARCH 4, 2019**

The Regular Session of the Joint Meeting with Seagoville Economic Development Corporation of the City of Seagoville, Texas was called to order at 7:11 p.m. on Monday, March 4, 2019, 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
Stepper Sebastian	Board Vice Chair
Barbara Sherman	Board Member
Martin Ashley	Board Member
Harold Magill	Board Member
Alvin Ross	Board Member
Howard Sanders	Board Member

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Fire Chief Todd Gilcrease, City Attorney Victoria Thomas, Assistant Water Utilities Director Chris Ryan, Seagoville Economic Development Corporation Assistant Don Cole, Finance Director Patrick Harvey, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Seagoville Economic Development Administrative Assistant Dr. Cole.*

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

1. Seagoville Economic Development Corporation to discuss and consider approval of the downtown corridor plan (Halff Associates)

City Manager Stallings introduced Urban Planner Kendall Howard from Halff. He stated she presented the downtown corridor plan last week and she is here this week for any questions.

Motion to approve the downtown corridor plan – Magill, seconded by Sanders; motion passed with all ayes. 7/0

SEDC Adjourned at 7:26 p.m.

2. City Council to discuss and consider approval of the downtown corridor plan (Halff Associates)

City Manager Stallings stated the downtown corridor plan will take working together over a period of time to accomplish.

Motion to approve the downtown corridor plan – Howard, seconded by Epps; motion passed with all aye. 5/0

Mayor's Report

None.

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.

3. Consider approving City Council Meeting minutes for February 21, 2019 and February 25, 2019 (City Secretary)

Motion to approve City Council Meeting minutes for February 21, 2019 and February 25, 2019 – Magill, seconded by Howard; motion passed with all ayes. 5/0

REGULAR AGENDA-

4. Discuss customer service issues concerning Republic Services (Councilmember Magill)

Councilmember Magill stated he set out clean recycle containers. He stated he observed the driver take his container on the other of the truck and when the container was returned it was contaminated. He provided Council with pictures of the contaminated container.

Randy Holcomb with Republic Services stated Republic Services is aware of the situation. He stated the driver was having trouble with compactor blade on the truck. The driver did use Councilmember Magill's container to help clean the truck. He stated the driver was reprimanded because this should not happen while out on the route. He stated the drivers are expected to do this type of maintenance at the shop. He also stated Republic Services does apologize for this behavior and has offered to replace Councilmember Magill's containers.

Councilmember Hernandez asked if the drivers could possibly carry a five (5) gallon bucket in their vehicles to use when this situation occurs. Mr. Holcomb stated yes, but the drivers are encouraged to take care of these situations at the shop.

Councilmember Fruin confirmed that Republic Services is aware of the situation, the driver was reprimanded, and Republic Services did offer to replace Councilmember Magill's containers.

5. Discuss and consider approval of a Resolution of the City of Seagoville, Texas, authorizing the City Manager to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date (Fire Chief)

Motion to approve a Resolution of the City of Seagoville, Texas authorizing the City Manager to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date – Magill, seconded by Howard; motion passed with all aye. 5/0

6. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving and authorizing the City Manager to execute a Professional Services Contract with Pipeline Analysis, LLC in an amount not to exceed Seventy-Eight Thousand Eight Hundred Ninety-Five Dollars and No Cents (\$78,895.00), for the purpose of performing field tests and inspections of the wastewater collection system within the 175 lift station area, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration; providing a repealing clause; providing a severability clause; and providing an effective date (Assistant Water Utilities Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving and authorizing the City Manager to execute a Professional Services Contract with Pipeline Analysis, LLC in an amount not to exceed Seventy-Eight Thousand Eight Hundred Ninety-Five Dollars and No Cents (\$78,895.00), for the purpose of performing field tests and inspections of the wastewater collection system within the 175 lift station area, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration; providing a repealing clause; providing a severability clause; and providing an effective date – Epps, seconded by Magill; motion passed with all ayes. 5/0

7. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving and authorizing the City Manager to execute an agreement with Halff Associates, Inc. in an amount not to exceed \$104,700.00 for the purpose of providing engineering services related to upgrades to the Ard Road pump station; providing a repealing clause; providing a severability clause; and providing an effective date (Assistant Water Utilities Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas approving and authorizing the City Manager to execute an agreement with Halff Associates, Inc. in an amount not to exceed \$104,700.00 for the purpose of providing engineering services related to upgrades to the Ard Road pump station; providing a repealing clause; providing a severability clause; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

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

Mayor Pro Tem Epps stated he is very appreciative of the City Staff and especially those that take care of the parks and streets.

Councilmember Howard agreed with Mayor Pro Tem Epps.

9. 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 7:39 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 2

Meeting Date: March 4, 2019

ITEM DESCRIPTION:

Acceptance of City of Seagoville's Comprehensive Annual Financial Report for Fiscal Year 2018 and Popular Annual Financial Report for Fiscal Year 2018.

BACKGROUND OF ISSUE:

The City of Seagoville is required to have an audit of its financial records performed annually. The City retained the firm of Fox, Byrd and Company, PC of Dallas, Texas to perform and report on the audit of the fiscal year ended September 30, 2018. Frank Conroy, Partner of Fox, Byrd will present the audit to Council. The Audit Committee has met with Mr. Conroy and City staff to discuss the audit in detail during the month of February.

The Finance Department also develops a condensed version of the Comprehensive Annual Financial Report (CAFR), which is called the Popular Annual Financial Report (PAFR). This year's PAFR has been developed by Gail Lawrence of Finance with assistance from other City staff. Patrick Harvey, Director of Finance will present the CAFR and PAFR for Council acceptance.

FINANCIAL IMPACT:

N/A

Regular Session Agenda Item: 3

Meeting Date: March 18, 2019

Item Description:

Discuss and consider a Resolution of the City of Seagoville, Texas authorizing the City Manager to execute an Agreement with HALFF Associates, Inc., for the creation of a Design Build Request for Proposals and Owner Representation Services for the construction of a new Fire Station, which is attached hereto as Exhibit "A" in an amount not to exceed Ninety Eight Thousand Five Hundred Ninety-Six Dollars and Twenty Cents (\$98,596.20) plus reimbursable expenses as set forth therein; and providing an effective date.

BACKGROUND OF ISSUE:

On October 15, 2018, the City Council approved a land transaction that netted the City a five (5) acre tract of land near the corner of Simmonds and Farmers Roads. This land transaction was made for the purpose of adding a second Fire Station to improve response times in the North East portion of the City. This portion of the City is well on track to have over 700 homes with many more planned in the near future. The City also completed a Fire Station Location Study that recommended to the City that a Fire Station be located at or near the aforementioned location.

As a result, the City funded the construction of a new Fire Station #2 in the FY2019 Budget. This proposed Agreement with HALFF Associates will begin the design build process. HALFF Associates will coordinate the design build process by providing the following services.

- Creation of a comprehensive RFP
- Concept design of the fire station
- Owners representation services during bidding
- Design and construction of the facility
- Geotechnical services
- Topographic survey

A detailed list of all services is contained in the Agreement with HALFF Associates Inc.

FINANCIAL IMPACT:

The estimated cost of the Design Build Agreement with HALFF Associates is \$98,526.20.

EXHIBITS

Exhibit A. Agreement with HALFF Associate

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. __-R-2019

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH HALFF ASSOCIATES, INC. FOR THE CREATION OF A DESIGN BUILD REQUEST FOR PROPOSALS AND OWNER REPRESENTATION SERVICES FOR THE CONSTRUCTION OF A NEW FIRE STATION, WHICH IS ATTACHED HERETO AS EXHIBIT "A" IN AN AMOUNT NOT TO EXCEED NINETY EIGHT THOUSAND FIVE HUNDRED NINETY-SIX DOLLARS AND TWENTY CENTS (\$98,596.20) PLUS REIMBURSABLE EXPENSES AS SET FORTH THEREIN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Seagoville ("City") is ready to begin the process of constructing a new fire station on East Simonds Road; and

WHEREAS, the City has identified the need for professional services in the performance of creating a Design Build Request for Proposal ("RFP") and a Design Build Proposal document package setting forth the basic requirements for the construction of the new fire station; and

WHEREAS, Halff Associates, Inc. ("Halff") has been determined to be the most qualified to perform such engineering services and has offered to perform such services for a reasonable and equitable fee; and

WHEREAS, Halff has provided a proposal for said professional services breaking each step out by task; and

WHEREAS, the City Council for the City of Seagoville, Texas finds it to be in the best interest of the City of Seagoville to approve the Agreement with Halff Associates, Inc for the creation of a Design Build Request for Proposals and Owner Representation Services for the construction of a new fire station as set forth in Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

Section 1. The City Manager is hereby authorized, on behalf of the City of Seagoville, Texas, to sign an agreement with Halff Associates, Inc. for the creation of a Design Build Request for Proposals and Owner Representation Services for the construction of a new fire station, which is attached hereto and incorporated herein as Exhibit "A", in an amount not to exceed Ninety Eight Thousand Five Hundred Ninety-Six Dollars and twenty cents (\$98,596.20) plus reimbursable expenses as set forth therein .

Section 2. This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

PASSED AND ADOPTED by the City Council for the City of Seagoville at a meeting on the 18th day of March 2019, at which a quorum was present, and for which due notice was given.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
(:cdb 03.15.2019)



**City of Seagoville Fire Station:
Design Build RFP Documents and Owner's Representation
P35935.001 Architectural and Engineering Services**

14 March 2019

Mr. Patrick Stallings
City Manager
City of Seagoville
702 N Hwy 175
Seagoville, TX 75159

Dear Mr. Stallings

Halff Associates is pleased to provide you with this Agreement for the creation of a Design Build Request for Proposals (DB RFP) and Owner Representation Services for the construction of a new Fire Station on E. Simonds Road. Our proposal includes the creation of a comprehensive RFP, concept design of the fire station meeting your program requirements and a proposal for Owner's Representation Services during Bidding, Design and Construction of the Facility. At the City's request Halff Associates has also included coordination and costs of Geotechnical Services and a Topographic Survey of the site.

SCOPE OF SERVICES

This Task Order will consist of the execution of a Professional Services Agreement to provide a Design Build Request for Proposals (RFP) and a Design Build Proposal document package showing basic requirements for a new 5,500 square foot Fire Station to be built on a 5-acre tract owned by the City of Seagoville, TX.

Anticipated building space requirements include: 5,240 square foot pre-engineered metal building on a concrete slab, drive through bays for two trucks and a third space for EMT vehicle, Workout Room, Extractor/Storage Room, Gear Room, Office area, Kitchen and breakroom, Food Pantries, Bathrooms and Bedrooms for 4 single bed and 1 shared bedroom, radio room, IT and storage room. Work also includes an entry area and a covered porch area off the kitchen. The site will be designed to include necessary vehicular parking spaces, site utilities and driveway approaches to be provided by the Design Build Contractor. The City has provided to Halff a preliminary sketch of the building floor plan and exterior views that will be used to develop the RFP package concept design. Halff will develop floor plans, an exterior view and a preliminary site plan for the new fire station

Task 1 – Geotechnical Testing Coordination

- Halff shall coordinate Geotechnical Testing of the site provided by CMJ Engineering. Geotechnical testing shall include 6 borings at the site and lab testing to recommend proper foundation, concrete slab and paving design for the new fire station. The cost for the geotechnical report shall be a lump sum fee of \$6,096.20 with includes Halff's handling fee multiplier of 1.1.

Task 2 – Topographic Survey

- Halff shall provide a topographic survey based on the boundary survey provided by the City. The topographic survey will be completed by Halff Surveying and be a lump sum fee of \$7,500.00.

Task 3 – DB Request for Proposals (RFP) and Concept Design Package

- The Halff design team shall provide a conceptual floor plan showing the proposed building layout and building elevations to convey proposed construction and materials for the new fire station. The Design Build Contractor shall provide necessary surveying, civil engineering to identify parking, loading, sidewalks areas and other site development as required to meet the functional requirements of the facility. Along with concept drawings, Halff will provide a written RFP for a Qualifications and Probable Costs Basis for selection of a Design Build Contractor. Halff will also assist the City with an Owner / Design Build Agreement using standard AIA forms and City of Seagoville purchasing requirements.

Task 4 – Bidding and Award

- Halff will facilitate a pre-construction meeting at the City of Seagoville to introduce the potential bidders to the project.
- Halff will, assist the Owner in preparation of bid documents and in responding to Contractor questions during the bidding process.
- Halff will respond to DB Contractor Questions and issue written instructions to all bidders responding to the RFP.
- Halff will review and evaluate with the City all responses to the RFP and make recommendations to the City for the selection of a qualified Design Build Contractor. Halff will verify Contractor Qualifications and check Contractor References provided in the RFP Response package.

Task 5 – Pre-Construction / Design Meetings

- Halff shall meet with the successful DB Contractor and with the City up to four (6) times during the design phase of the project. Halff will assist the City in ensuring the programmatic components of the project are understood and that the work proposed by the DB Contractor meets City requirements and are acceptable to the City. Halff will work with the DB Contractor to verify cost estimates are within the City budget and that building quality expectations are being met by the DB Contractor.
- Additional Pre-Construction meetings requested by the City shall be provided on an hourly basis.

Task 6 – Contract Administration / Owner's Representative

- Halff will review required submittals and shop drawings on behalf of the City



**City of Seagoville Fire Station:
Design Build RFP Documents and Owner’s Representation
P35935.001 Architectural and Engineering Services**

- Halff will visit the site up to ten (10) times during construction including punch list visits to verify that the work has progressed as planned and that the work completed is equal to the DB Contractor’s request for payment. Additional site visits requested by the City shall be provided on an hourly basis.

Scope of Work not included in this Task Order:

- Cost Estimating
- Permitting by DB Contractor
- TDLR/ADA Review by DB Contractor
- Civil Engineering and Site Utility Design
- Furniture layout and furniture and equipment plans
- Specialized equipment pads or power for tenant
- Fire pump or fire sprinkler design shall be design build by contractor
- No furniture or equipment is included in this proposal

SCHEDULE

Upon execution of this Task Order, Halff Associates will endeavor to complete the various tasks according to the following schedule:

Task 1 – Geotechnical Report:	6 weeks
Task 2 – DB RFP and Concept Design Package:	4 weeks (includes 1 week for Owner’s review)
Task 3 – Bidding and Award Support	6 weeks (advertise, bid and contract approval)
Task 4 – Preconstruction Meetings / Design	8 weeks
Task 5 – Construction Administration	10 months

PROPOSED FEE

Task 1 – Geotechnical Report:	\$6,096.20
Task 2 – Topographic Survey	\$7,500.00
Task 3 – DB RFP and Concept Design Package:	Hourly Rates
Task 4 – Bidding and Award Support	Hourly Rates
Task 5 – Preconstruction Meetings / Design	Hourly Rates
Task 6 – Construction Administration	Hourly Rates

The fee for this Task Orders 3- 6 are hourly not to exceed fee of \$85,000.00 plus reimbursable expenses for mileage, printing, shipping, etc. of approximately \$2,500.00. Additional Services may be provided and will be billed hourly per the attached rate schedule, rates include multiplier. All direct, non-labor including printing and reproduction costs are charge at actual invoice cost times a multiplier of 1.1. Mileage will be billed at current IRS rates.



City of Seagoville Fire Station:
Design Build RFP Documents and Owner's Representation
P35935.001 Architectural and Engineering Services

2019 Hourly Rates:

Project Manager:	\$215.00
Project Engineer:	\$215.00
Project Architect:	\$165.00
Architect/ Drafting	\$125.00
Administrative/ Clerk	\$ 65.00

AGREED AND ACCEPTED

Terry Helms
Vice President Halff Associates

14 March 2019

Date

Patrick Stallings
City Manager
City of Seagoville

Date

Regular Session Agenda Item: 4

Meeting Date: March 18, 2019

ITEM DESCRIPTION

Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing Grove Electrical Service, Inc. to install four (4) pole lights and piers, as set forth in Exhibit "A", which is attached hereto, at Casa Grande Park in an amount not to exceed twenty nine thousand five hundred twenty-five dollars and no cents (\$29,525.00); authorizing the City Manager to execute any and all necessary documents for the work to be performed; and providing an effective date.

BACKGROUND OF ISSUE:

Casa Grande Park located at 800 Casa Grande Drive is in a residential neighborhood, and is utilized primarily by families and children residing in the neighborhood. Currently Casa Grande Park has no lights for our citizens who utilize the park after dark. The rules at Casa Grande Park allow for citizens to be in the park after dark. Our concern is for the health and welfare of the citizens. Without proper lighting citizens cannot utilize the playground equipment, basketball court and benches properly and safely.

Groves Electrical Service, Inc. provided a quote/agreement to install four (4) pole lights and piers including boring to place the lights at Casa Grande Park to assist in the welfare and safety at night. The four (4) pole lights will be similar in design to the lights that are currently being placed at C.O. Bruce Park.

FINANCIAL IMPACT:

Light poles and piers: \$26,175.00
Boring and installing 2" PVC: \$3,350.00
Total cost: \$29,525.00

RECOMMENDATION:

Staff recommends approval.

EXHIBITS

Resolution
Quote/Agreement from Groves Electrical Service, Inc

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. __-R-2019

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING GROVE ELECTRICAL SERVICE, INC. TO INSTALL FOUR (4) POLE LIGHTS AND PIERS, AS SET FORTH IN EXHIBIT "A", WHICH IS ATTACHED HERETO, AT CASA GRANDE PARK IN AN AMOUNT NOT TO EXCEED TWENTY NINE THOUSAND FIVE HUNDRED TWENTY-FIVE DOLLARS AND NO CENTS (\$29,525.00); AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS FOR THE WORK TO BE PERFORMED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Casa Grande Park ("Park"), located at 800 Casa Grande Drive, is in a residential neighborhood and features playground equipment, a basketball court, and benches; and

WHEREAS, being in a residential neighborhood, the Park is utilized primarily by families and children residing in the neighborhood; and

WHEREAS, park rules allow for persons to be in the Park after dark, however, neither electrical services nor lighting exists on the Park premises at this time; and

WHEREAS, staff feels that the installation of lighting at the Park will assist in protecting the health, safety and welfare of those utilizing the same; and

WHEREAS, Grove Electrical Service, Inc., which is the company currently performing the installation of the lighting at C.O. Bruce "Central" Park, provided a quote of \$26,175 for the purchase, and installation of four (4) pole lights and \$3,350 for boring and installing 2" PVC conduit for a combine total twenty nine thousand five hundred twenty-five dollars and no cents (\$29,525.00); and

WHEREAS, the City Council finds it to be in the public interest to authorize Grove Electrical Service, Inc. to perform the scope of work set forth in Exhibit A, which is attached hereto and incorporated herein, in an amount not to exceed twenty nine thousand five hundred twenty-five dollars and no cents (\$29,525.00).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

Section 1. The City Council hereby authorizes Grove Electrical Service, Inc., to perform the scope of work set forth in Exhibit A, which is attached hereto and incorporated herein, in an amount not to exceed twenty nine thousand five hundred twenty-five dollars and no cents (\$29,525.00), and the City Manager is hereby authorized to execute any and all documents necessary for performance of the same.

Section 2. This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

PASSED AND ADOPTED by the City Council for the City of Seagoville at a meeting on the 18th day of March, 2019, at which a quorum was present, and for which due notice was given.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
(:cdb 03.11.2019)

Exhibit A
to Resolution No. ___R-2019



3/8/2019

CASEY FILLMORE
702 N. HWY 175
SEAGOVILLE, TX. 75159

469-319-5027
CFILLMORE@SEAGOVILLE.US

BID #19FEB01AJC-R2
BUY BOARD # 558-18

CASA GRANDE PARK
800 CASA GRANDE DR.
SEAGOVILLE, TX. 75159

SCOPE OF WORK: INSTALL 4 POLE LIGHTS AND PIERS SIMILAR TO THE POLES AT BRUCE PARK

THERE IS NOT AN ELECTRICAL SERVICE IN THE PARK.
A NEW SERVICE WILL BE NEEDED, IT IS UNKNOWN AT THIS TIME WHERE WE CAN GET POWER FROM ONCOR.

#1

INSTALL A DIRECTED BURIED PEDESTAL BY THE PARK SIGN THAT WILL HAVE AN ELECTRIC METER AND PANEL.

**PURCHASE AND INSTALL 4 POLES AROUND THE WALKING TRAIL.
CUSTOMER WILL PERFORM ALL TRENCHING BETWEEN THE POLES/PEDESTALS AND FOR THE FEED TO THE POWER COMPANY CONNECTIONS.**

INSTALL PRECAST PIERS AND RUN CONDUIT BACK TO THE PEDESTAL.

INSTALL A TIME CLOCK OR PHOTO CELL ON THE PEDESTAL

SUB PRICE: \$26,175.00

EXCLUDES ANY WORK NEEDED TO GET POWER TO THE PEDESTAL. WHICH INCLUDES PERMIT FEES, POWER COMPANY FEES, CONDUIT, WIRE, TRENCHING, BORING.
TRENCHING BETWEEN THE POLES AND PEDESTAL.

ONCE IT IS KNOWN WHERE WE CAN GET POWER FROM AND WHAT ONCOR WILL REQUIRE WE CAN REVISE THIS QUOTE OR CREATE A NEW QUOTE.

AUTHORIZED SIGNATURE

PO #

ESTIMATOR, JIMMY CLARK

For acceptance please sign and return one copy. Payments to be cod or net 10th proxy month with approved credit. 70% rough and 30% on completion with approved credit. Price is void after 30 days. General contractor to provide toilet, water, electrical power, on site trash and debris disposal location.

- UNLESS SPECIFICALLY NOTED TO THE CONTRARY HEREIN, COVERAGE OF THESE ITEM ARE SPECIFICALLY EXCLUDED:** Tax, permit fee, rock digging or excavation, erosion control, casing of piers, repair of unmarked underground utilities, conformance with *The International Electrical Energy Conversation Code* (IEECC); excavations of any nature in excess of four feet deep; COMPACTION to a specified density; utility communication co. charges; wage rates; requirements of any "Building Standards"; Specifications by Owner, Architect or Engineer; work show on any drawings, addenda or specification that could be construed to be within our trade or responsibility other than those listed within our Scope of Work; temporary power or lighting; temporary power usage or deposit; installation of overhead power lines for temporary; bond fees; scheduled overtime; insurance in excess that listed or Builder's Risk; fire or smoke stoppage for devices, light fixtures, raceways or conductors. Regulated by the Texas Department of Licensing and Regulations, PO Box 12157, Austin, TX 78711, 800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints

Exhibit A
to Resolution No. ___R-2019

#2

****BORE**

CALL DIG TESS AND CITY SEWER/WATER TO LOCATE UTILITIES.
IF ALL IS CLEAR WE WILL PROCEED.
DIG 1 PIT IN EACH SIDE OF THE ROAD.
BORE UP TO 80' AND INSTALL A 2" PVC CONDUIT IN THE BORE.

SUB PRICE: \$3350.00

EXCLUDES ANY ATTACHMENT TO CABINETS, BOXES ETC., WIRE IN THE CONDUIT, VAC-TRON, POT
HOLING, DIGGING IN ROCK, GRASS/SOD REPAIR/REPLACEMENT. UNKNOWN OR UNMARKED
LINES/SPRINKLERS ETC., TRACING ANY EXISTING ELECTRICAL CIRCUITS.

TOTAL PRICE: \$29,525.00

AUTHORIZED SIGNATURE

PO #

ESTIMATOR, JIMMY CLARK

For acceptance please sign and return one copy. Payments to be cod or net 10th proxy month with approved credit. 70% rough and 30% on completion with approved credit.
Price is void after 30 days. General contractor to provide toilet, water, electrical power, on site trash and debris disposal location.

1. **UNLESS SPECIFICALLY NOTED TO THE CONTRARY HEREIN, COVERAGE OF THESE ITEM ARE SPECIFICALLY EXCLUDED:** Tax, permit fee, rock digging or excavation; erosion control; casing of piers, repair of unmarked underground utilities, conformance with *The International Electrical Energy Conversation Code* (IEECC); excavations of any nature in excess of four feed deep; COMPACTION to a specified density; utility communication co. charges; wage rates; requirements of any "Building Standards"; Specifications by Owner, Architect or Engineer; work show on any drawings, addenda or specification that could be concurred to be within our trade or responsibility other than those listed within our Scope of Work; temporary power or lighting; temporary power usage or deposit; installation of overhead power lines for temporary; bond fees; scheduled overtime; insurance in excess that listed or Builder's Risk; fire or smoke stoppage for devices, light fixtures, raceways or conductors. Regulated by the Texas Department of Licensing and Regulations, PO Box 12157, Austin, TX 78711, 800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints

Regular Session Agenda Item: 5

Meeting Date: March 18, 2019

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase and installation of an additional thirty-nine (39'') inch black coated chain link safety fence to be placed between the playing fields and the parking lot area at the entrance of Petty White Park in an amount not to exceed fourteen thousand six hundred dollars and no cents (\$14,600.00); authorizing the City Manager to execute and any all necessary documents; and providing and effective date.

BACKGROUND OF ISSUE:

Petty White Park is located at 15601 Cloverhill Road and is a City park that is utilized by various Soccer Associations to host games and tournaments. On January 28, 2019, the City Council authorized the installation of a four (4') foot fence at the entrance of Petty White Park.

Due to safety concerns staff has now determined a necessity to remove the existing six (6'') inch wood bollards, which have deteriorated and rotted, and install an additional thirty-nine (39'') inch safety fence to separate the playing fields from the parking lot providing safety for all the pedestrians and children playing in the park.

FINANCIAL IMPACT:

\$14,600.00

RECOMMENDATION:

Staff recommends approval.

EXHIBITS

Resolution
Quote/Agreement from Llano River Fence Company

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. __-R-2019

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING THE PURCHASE AND INSTALLATION OF AN ADDITIONAL THIRTY-NINE (39") INCH BLACK COATED CHAIN LINK SAFETY FENCE TO BE PLACED BETWEEN THE PLAYING FIELDS AND THE PARKING LOT AREA AT THE ENTRANCE OF PETTY WHITE PARK IN AN AMOUNT NOT TO EXCEED FOURTEEN THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$14,600.00); AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Petty White Park, located at 15601 Cloverhill Road, is the City park utilized by various Soccer Associations to host games and tournaments; and

WHEREAS, on or about January 28, 2019, the City Council authorized the installation of a 4' fence at the entrance of Petty White Park; and

WHEREAS, staff has now determined a necessity to remove the existing six inch (6") wood bollards, which have deteriorated and rotted, and install a thirty-nine (39") inch safety fence; and

WHEREAS, said fencing will be placed so as to separate the playing fields from the parking lot to provide safety to pedestrians and children playing in the Park; and

WHEREAS, Llano River Fence Company, LLC, which is the company currently performing the work on the Park fences previously approved, has provided a quote for the removal of the wood bollards and in the installation of the new fencing in the amount of Fourteen Thousand Six Hundred Dollars and No Cents (\$14,600.00); and

WHEREAS, the City Council authorizes and approves the removal and installation of the fencing described herein for Petty White Park in a total combined amount not to exceed Fourteen Thousand Six Hundred Dollars and No Cents (\$14,600.00).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

Section 1. The City Council hereby authorizes the purchase and installation of an additional thirty-nine (39") inch black coated chain link safety fence to be placed between the playing fields and the parking lot area at Petty White Park from Llano River Fence Company, LLC, in an amount not to exceed Fourteen Thousand Six Hundred Dollars and No Cents (\$14,600.00) as set forth in the quote, a copy of which is attached hereto and incorporated herein as Exhibit A, and the City Manager is hereby authorized to execute any and all documents necessary to complete the project.

Section 2. All resolutions of the City of Seagoville heretofore adopted which are in conflict with the provisions of the resolution be, and the same are hereby repealed, and all resolutions of the City of Seagoville not in conflict with the provisions hereof shall remain in full force and effect.

Section 3. If any article, paragraph, subdivision, clause or provision of this resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

Section 4. This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED by the City Council of the City of Seagoville, Texas this 18th day of March, 2019.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(:cdb 03.15.2019)



Llano River Fence Company LLC

11418 Lake June Rd.
Balch Springs, Texas 75180

972-286-4316

Estimate

Date	Estimate #
3/13/2019	19-3282

Customer
City of Seagoville 702 N Hwy 175 Seagoville, Texas 75159

Description	Qty	Rate	Total
***** Re-Install Fence ***** Installation of fence removed and re-installed Sales Taxable Tax 8.25%	1	14,600.00 8.25%	14,600.00 0.00
Pricing is good for 30 days.		Signature _____	
Thank you for the opportunity to bid.		Total	\$14,600.00

E-mail
asmith@llanoriverfence.com

Regular Session Agenda Item: 6

Meeting Date: March 18, 2019

ITEM DESCRIPTION:

Discussion with Suddenlink concerning services provided to the Seagoville area.

BACKGROUND OF ISSUE:

Councilmember Hernandez requested this item on the agenda.

FINANCIAL IMPACT:

RECOMMENDATION:

EXHIBITS:

Regular Session Agenda Item: 7

Meeting Date: March 18, 2019

ITEM DESCRIPTION:

Discussion concerning home developers.

BACKGROUND OF ISSUE:

Councilmember Magill requested this item on the agenda.

FINANCIAL IMPACT:

RECOMMENDATION:

EXHIBITS:



MORADA RANCH



SPEED
LIMIT
30



Regular Session Agenda Item: 8

Meeting Date: March 18, 2019

ITEM DESCRIPTION:

Receive Councilmember Reports/ Items of Community Interest

BACKGROUND OF ISSUE:

Section 551.0415 of the Texas Government Code authorizes a quorum of the governing body of a municipality or county to receive reports about items of community interest during a meeting without having given notice of the subject of the report if no action is taken. Section 551.0415 defines an “item of community interest” to include:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in status of a person’s public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 9

Meeting Date: March 18, 2019

ITEM DESCRIPTION:

Future Agenda Items

BACKGROUND OF ISSUE:

Council provides direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Executive Session Agenda Item: 10

Meeting Date: March 18, 2019

ITEM DESCRIPTION:

Executive Session

Recess into Executive Session in compliance with Texas Government Code:

(A) Section § 551.071: Consultation with the City Attorney: receive legal advice related to Boards and Commission and Council.

(B) Section § 551.071: Consultation with the City Attorney: receive legal advice related to Annexations/De-annexations

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Executive Session Agenda Item: 11

Meeting Date: March 18, 2019

ITEM DESCRIPTION:

Reconvene into Regular Session

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

(A) Section § 551.071: Consultation with the City Attorney: receive legal advice related to Boards and Commission and Council.

(B) Section § 551.071: Consultation with the City Attorney: receive legal advice related to Annexations/De-annexations

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A