



**MINUTES OF CITY COUNCIL
JOINT WITH SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION
JULY 1, 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, July 1, 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
Harold Magill	Board Member
Martin Ashley	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, City Attorney Victoria Thomas, Seagoville Economic Development Corporation Administrative Assistant Don Cole, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Olu Olajimi.*

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

1. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation ratifying the President/CEO's negotiation and execution of the purchase and sale agreement effective May 16, 2019 between the Corporation and Victory Baptist Church of Seagoville Texas relating to the purchase by the Corporation of two parcels of land totaling approximately 5.677 acres and being described as (1) Lot 2 Block 1 of Seagoville Place, and (2) Lot 1, Block 1 of replat of part of Seagoville Place, both being located in Dallas County, Texas (Collectively, the "Property") for a purchase price not to exceed \$430,000.00 plus standard closing costs, and further authorizing the President/CEO to take such further action and sign such documents as necessary to complete the purchase of said property; and providing an effective date (City Manager)

City Manager Stallings stated this property would benefit local businesses to grow and expand in the City of Seagoville. He also stated the property is great for incentive purposes.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation ratifying the President/CEO's negotiation and execution of the purchase and sale agreement effective May 16, 2019 between the Corporation and Victory Baptist Church of Seagoville Texas relating to the purchase by the Corporation of two parcels of land totaling approximately 5.677 acres and being described as (1) Lot 2 Block 1 of Seagoville Place, and (2) Lot 1, Block 1 of replat of part of Seagoville Place, both being located in Dallas County, Texas (Collectively, the "Property") for a purchase price not to exceed \$430,000.00 plus standard closing costs, and further authorizing the President/CEO to take such further action and sign such documents as necessary to complete the purchase of said property; and providing an effective date – Magill, seconded by Sanders; motion passed with all ayes. 7/0

SEDC Adjourned at 7:18 p.m.

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.

2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the expenditure by the Seagoville Economic Development Corporation of an amount not to exceed \$430,000.00 plus standard closing costs in accordance with a purchase and sale agreement effective May 16, 2019 between the Corporation and Victory Baptist Church of Seagoville Texas relating to the purchase by the Corporation of two parcels of land totaling approximately 5.677 acres and being described as (1) Lot 2 Block 1 of Seagoville Place and (2) Lot 1, Block 1 of replat of part of Seagoville Place, both being located in Dallas, County, Texas (Collectively, the “Property”) and providing an effective date (City Manager)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving the expenditure by the Seagoville Economic Development Corporation of an amount not to exceed \$430,000.00 plus standard closing costs in accordance with a purchase and sale agreement effective May 16, 2019 between the Corporation and Victory Baptist Church of Seagoville Texas relating to the purchase by the Corporation of two parcels of land totaling approximately 5.677 acres and being described as (1) Lot 2 Block 1 of Seagoville Place and (2) Lot 1, Block 1 of replat of part of Seagoville Place, both being located in Dallas, County, Texas (Collectively, the “Property”) and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

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 June 17, 2019 (City Secretary)

Motion to approve City Council Meeting minutes for June 17, 2019 – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

REGULAR AGENDA-

4. Conduct interviews with Boards & Commissions Applicants for appointments and conduct reappointments for expired terms (City Secretary)

City Secretary Jackson stated in compliance with the Ordinance passed April 1, 2019, Staff researched companies to perform nationwide criminal history checks. All members and new applicants were asked to complete the background check. She stated tonight Staff is asking Council to reappoint expired terms and appoint new applicants.

Motion to reappoint:

Board of Adjustments Place 1 - Jerry Yearout,

Animal Shelter Oversight Committee Place 5 - David Grimes,

Library Board Place 3 - Mary Graham, Place 5 - Pat Bearden, Place 6 - Renee Dominguez,

Keep Seagoville Beautiful Place 5 - Charlotte Hernandez,

Seagoville Economic Development Corporation Place 1 - Barbara Sherman, Place 5 - Jose Hernandez, Place 6 - Harold Magill;

appoint ***Planning & Zoning Commission*** Place 1- Olu Olajimi, Place 3 - Charles Galbreth, and

Keep Seagoville Beautiful Commission Place 1- Bonnie Goodson – Hernandez, seconded by Fruin; motion passed with all ayes 5/0

5. Discuss a concept plan concerning Fire Station #2 (Fire Chief)

Fire Chief Gilcrease introduced Halff Associates Inc., Project Manager Alan LaFon.

City Manager Stallings thanked City Council for hiring Halff Associate Inc.

Project Manager LaFon presented the concept design for Fire Station #2 and a Request for Qualifications Design Build Schedule.

(Councilmember Howard recused himself at 7:26 p.m.)

(Councilmember Howard returned at 7:34 p.m.)

6. Discuss and consider approving a Resolution authorizing the execution of an Interlocal Agreement with the North Central Texas Council of Governments and other Member Government Participants in a Trinity River Corridor Interlocal Agreement in pursuit of a common vision for the addition of East Fork Trinity Communities (Community Development)

Community Development Director Barr stated this Resolution is for an Interlocal Agreement with North Central Texas Council of Governments to extend the means to take care of things of things for the East Fork Trinity.

Motion to approve a Resolution authorizing the execution of an Interlocal Agreement with the North Central Texas Council of Governments and other Member Government Participants in a Trinity River Corridor Interlocal Agreement in pursuit of a common vision for the addition of East Fork Trinity Communities – Hernandez, 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 an Agreement for Professional Engineering Services on a Defined Scope of Services by and between the City of Seagoville and Halff Associates, Inc., a Texas Corporation, which is attached hereto and incorporated herein as Attachment 1, for engineering and construction inspection services with regard to the reconstruction of Johnnie Row, from Shady Lane to Catherine Lane, and the reconstruction of Ross Lane, from Shady Lane to Shadybrook Lane, in an amount not to exceed Two Hundred Eleven Thousand Five Hundred Dollars and No Cents (\$211,500.00); authorizing the City Manager to execute said agreement; providing a repealing clause; providing a severability clause; and providing an effective date (Community Development)

Community Development Director Barr stated this Resolution will approve the reconstruction of Johnnie Row from Shady Lane to Catherine Lane, and the reconstruction of Ross Lane from Shady Lane to Shadybrook Lane. He also explained this is for the engineering not the construction of the two roads and the cost was included in the bond package.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving an Agreement for Professional Engineering Services on a Defined Scope of Services by and between the City of Seagoville and Halff Associates, Inc., a Texas Corporation, which is attached hereto and incorporated herein as Attachment 1, for engineering and construction inspection services with regard to the reconstruction of Johnnie Row, from Shady Lane to Catherine Lane, and the reconstruction of Ross Lane, from Shady Lane to Shadybrook Lane, in an amount not to exceed Two Hundred Eleven Thousand Five Hundred Dollars and No Cents (\$211,500.00); authorizing the City Manager to execute said agreement; providing a repealing clause; providing a severability clause; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

8. Discuss and consider approving a Resolution of the City of Seagoville, Texas, approving C&M Concrete to replace two (2) approaches off the Highway 175 Service Road into C.O. Bruce ("Central") Park, as set forth in Exhibit "A" which is attached hereto, in an amount not to exceed Eighty Five Thousand Two Hundred Sixty-Two Dollars and No Cents (\$85,262.00); authorizing the City Manager to execute any and all necessary documents for the work to be performed; and providing an effective date (Community Development)

Motion to approve a Resolution of the City of Seagoville, Texas, approving C&M Concrete to replace two (2) approaches off the Highway 175 Service Road into C.O. Bruce ("Central") Park, as set forth in Exhibit "A" which is attached hereto, in an amount not to exceed Eighty Five Thousand Two Hundred Sixty-Two Dollars and No Cents (\$85,262.00); authorizing the City Manager to execute any and all necessary documents for the work to be performed; and providing an effective date – Howard.

At the request of Councilmember Hernandez, Community Development Director Barr explained the approaches at the entrance of C.O. Bruce Park from Highway 175 have been an issue for many years. He stated they are in the Texas Department of Transportation (Tx DOT) right of way and the City has been granted permission to replace the approaches according to TxDot regulations. He also stated TxDot will perform the inspections

City Manager Stallings stated the City of Seagoville has an Ordinance that requires each new home built in the City of Seagoville to pay a park fee and the funds for this project will come from that account. He also stated this is the flagship park for the City of Seagoville and replacing the approaches will improve the aesthetics.

Motion seconded by Hernandez; motion passed with all ayes. 5/0

9. Receive a presentation on improvements to Bearden Park (Community Development)

Community Development Director Barr presented the improvements made to Bearden Park. He stated rock columns, a wrought iron fencing, and gates were installed as improvements.

(Councilmember Howard recused himself at 8:03 p.m.)

Community Development Director Barr stated illegal dumping and the destruction of the parking lot have been issues at Bearden Park. He stated it costs the City of Seagoville money to repair the parking lot and pick up the trash.

Councilmember Hernandez asked if the gates will be open during the day. City Manager Stallings stated that is the plan unless the park is damaged again. He stated a walk through gate has been installed so people in the neighborhood can still access the park. He also explained Staff may come back to Council concerning designating Bearden Park as a Sports Complex.

(Councilmember Howard returned at 8:05 p.m.)

10. Discuss designating Friday, July 5, 2019 as a City Holiday (Councilmember Hernandez)

Councilmember Hernandez stated he would like approve Friday, July 5, 2019 as a City Holiday to provide a break for Staff.

Councilmember Fruin clarified Police and Fire Personnel will receive the holiday as a normal holiday.

Mayor Pro-Tem Epps verified this holiday would be granted for this year only.

Motion to approve designating Friday, July 5, 2019 as a City Holiday – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

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

Mayor Childress thanked volunteers on the Boards & Commission.

Councilmember Howard agreed with Mayor Chilress.

Councilmember Fruin thanked City Council and Staff for all their hard work.

12. 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.

Councilmember Hernandez requested a discussion concerning Bearden Park.

13. Recessed into Executive Session at 8:12 p.m.

Council will 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**
- B. § 551.071. Consultation with City Attorney: receive legal advice related to small cell permits**

14. Reconvene Into Regular Session at 8:38 p.m.

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.

No action taken.

B. § 551.071. Consultation with City Attorney: receive legal advice related to small cell permits.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas authorizing its attorneys in the case of City of McAllen, Et al V. State of Texas, Cause No. D-1-GN-004766 in the 353rd Judicial District Court of Travis County, Texas to expand the scope of the City's Lawsuit and to amend the City's Pleadings therein to include a challenge to Texas Senate Bill No. 1152 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

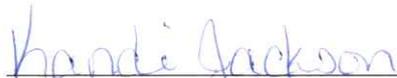
City Council Adjourned at 8:39 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

