



**MINUTES OF CITY COUNCIL
REGULAR SESSION
OCTOBER 7, 2019**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:30 p.m. on Monday, October 7, 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, Economic Development Director Don Cole, Police Sergeant Karl Bailey, Animal Control Officer Justin Harley, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Councilmember Magill.*

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

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.

- 1. Consider approving City Council Meeting minutes for September 12, 2019 and September 16, 2019 (City Secretary)**

- 2. Consider approving a Resolution of the City of Seagoville, Texas designating the Daily Commercial Record as the official newspaper for the City of Seagoville, Texas; providing for repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date (City Secretary)**

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

REGULAR AGENDA-

- 18. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the Seagoville Economic Development Corporation's expenditure of \$99,950 to GSC Gale Sign Consultants for the purchase of a LED Sign; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (City Manager)**

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving the Seagoville Economic Development Corporation's expenditure of \$99,950 to GSC Gale Sign Consultants for the purchase of a LED Sign; authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Magill, seconded by Hernandez; motion passed with all ayes. 5/0

- 3. Conduct interviews with Boards & Commission Applicant for appointment (City Secretary)**

City Secretary Jackson stated the Keep Seagoville Beautiful Commission has vacancies for Place Two (2), Place Three (3), and Place Four. She also stated Carolyn Jackson submitted an application to fill one of the vacancies.

Motion to appoint Carolyn Jackson to Place Two (2) on the Keep Seagoville Beautiful Commission – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

- 4. First Reading – Consider approval of Resolution No. 46-R-2019 approving an Economic Development Grant from the Seagoville Economic Development Corporation to JWWIV, LLC in the amount of \$430,000 to offset the purchase price for the sale of the property owned by the Seagoville Economic Development Corporation and located at 2108 N. Highway 175 and 2110 N. Highway 175, Seagoville, Dallas County, Texas (City Manager)**

First Reading - Consider approval of Resolution No. 46-R-2019 approving an Economic Development Grant from the Seagoville Economic Development Corporation to JWWIV, LLC in the amount of \$430,000 to offset the purchase price for the sale of the property owned by the Seagoville Economic Development Corporation and located at 2108 N. Highway 175 and 2110 N. Highway 175, Seagoville, Dallas County, Texas.

5. Conduct a public hearing on a request to change the zoning on approximately 20± acres of Tract 1 of Jeremiah H. Halford Abstract 570 located approximately 150± feet northwest of the intersection of Lasater Road and Wynnegate Drive in Seagoville, Dallas County, Texas, from AG, Agriculture, to PD-19-02 for residential development (Community Development Director)

Mayor Childress opened the public hearing at 7:35 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:35 p.m.

Pat Atkins stated he would like to speak concerning the zone change.

Mayor Childress opened the public hearing at 7:35 p.m.

Developer Pat Atkins at 3076 Hays Lane, Rockwall, Texas explained the development and stated this parcel of land is in Dallas, Mesquite and Seagoville.

Mayor Childress closed the public hearing at 7:41 p.m.

6. Discuss and consider approving 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 Agriculture (AG), to Planned Development - Residential (PD-19-02) for approximately 20.351± acres of land described as Tract 1 of Jeremiah H. Halford Abstract 570, being located approximately 150± feet northwest of the intersection of Lasater Road and Wynnegate Drive, Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit "A", attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as Exhibit "A"; providing for a repealing clause; providing for a severability clause; providing for a savings clause; providing a penalty fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

Motion to approve an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG), to Planned Development - Residential (PD-19-02) for approximately 20.351± acres of land described as Tract 1 of Jeremiah H. Halford Abstract 570, being located approximately 150± feet northwest of the intersection of Lasater Road and Wynnegate Drive, Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit "A", attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as Exhibit "A"; providing for a repealing clause; providing for a severability clause; providing for a savings clause; providing a penalty 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; motion passed. 4/1 (For: Hernandez, Howard, Fruin, Epps; Against: Magill)

7. Receive a presentation concerning Animal Shelter Operations, the volunteer group known as STAAR, and an insight on entities that help provide forever homes to animals (Police Chief & Sergeant Bailey)

City Manager Stallings stated he asked Seagoville Texas Animal Advocates and Rescue (STAAR) to provide an update due to questions concerning their operations.

Police Sergeant Karl Bailey provided statistics concerning the needs of the animals that are met by the Seagoville Animal Services. He explained such things as adoption events, the importance of spaying and neutering, vaccinations, and working with rescues.

8. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of two (2) 2020 Chevrolet Tahoe Police vehicles including the installation of all emergency equipment in each vehicle for an amount not to exceed One Hundred Twenty Five Thousand Seven Hundred Seventy Two Dollars and No Cents (\$125,772.00) from Holiday Chevrolet; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Police Chief)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of two (2) 2020 Chevrolet Tahoe Police vehicles including the installation of all emergency equipment in each vehicle for an amount not to exceed One Hundred Twenty Five Thousand Seven Hundred Seventy Two Dollars and No Cents (\$125,772.00) from Holiday Chevrolet; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date – Fruin, seconded by Magill; motion passed with all ayes. 5/0

9. Discuss and consider approving a Resolution of the City of Seagoville, Texas authorizing the purchase of one (1) 2020 Chevrolet 1500 Silverado 4x2 crew cab pickup in an amount not to exceed \$25,710.00 from Caldwell Country and installation of equipment and graphics in an amount not to exceed \$3,563.01 from Pursuit Safety, Inc. for a total cost of \$29,273.01, and authorizing the City Manager to disburse funds; and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City of Seagoville, Texas authorizing the purchase of one (1) 2020 Chevrolet 1500 Silverado 4x2 crew cab pickup in an amount not to exceed \$25,710.00 from Caldwell Country and installation of equipment and graphics in an amount not to exceed \$3,563.01 from Pursuit Safety, Inc. for a total cost of \$29,273.01, and authorizing the City Manager to disburse funds; and providing an effective date – Fruin, seconded by Hernandez; motion passed with all ayes. 5/0

10. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) 2019 MAXXD D7X 72” Trailer in an amount not to exceed \$7,320.71 from North Texas Trailers through the Buy Board Cooperative Purchasing Program, and authorizing the City Manager to disburse funds; and providing an effective date (Community Development Director)

In response to a question by Councilmember Magill, City Manager Stallings stated the trailer will be used for trash that is dumped and Code Enforcement is tasked with picking up.

11. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) John Deere 1200A Bunker and Field Rake in an amount not to exceed \$14,197.41 from Austin Turf and Tractor through the Buy Board Cooperative Purchasing Program, and authorizing the City Manager to disburse funds; and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) John Deere 1200A Bunker and Field Rake in an amount not to exceed \$14,197.41 from Austin Turf and Tractor through the Buy Board Cooperative Purchasing Program, and authorizing the City Manager to disburse funds; and providing an effective date – Howard.

Councilmember Magill asked a question concerning the use of the rake. City Manager Stallings explained it will help with the upkeep of the baseball fields.

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

12. Discuss and consider approving a Resolution of the City of Seagoville, Texas authorizing the purchase of one (1) 2020 Chevrolet 1500 Silverado 4x2 double cab pickup in an amount not to exceed \$23,729.00 from Caldwell Country and installation of equipment and graphics in an amount not to exceed \$3,563.01 from Pursuit Safety, Inc. for a total cost of \$27,292.01, and authorizing the City Manager to disburse the funds; and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City of Seagoville, Texas authorizing the purchase of one (1) 2020 Chevrolet 1500 Silverado 4x2 double cab pickup in an amount not to exceed \$23,729.00 from Caldwell Country and installation of equipment and graphics in an amount not to exceed \$3,563.01 from Pursuit Safety, Inc. for a total cost of \$27,292.01, and authorizing the City Manager to disburse the funds; and providing an effective date – Fruin, seconded by Howard; motion passed with all ayes. 5/0

13. Discuss and consider approving a Resolution of the City of Seagoville, Texas, approving an Agreement for Professional Services on a Task Order Basis for assistance with the City's Storm Water Management Plan as set forth in Exhibit "1" and Task Order Authorization No 1 which is attached thereto as Exhibit "A", in an amount not to exceed \$28,000.00; Authorizing the City Manager to execute said Agreement; providing a repealing clause; providing a severability clause; and providing an effective date (Water Utilities Director)

Motion to approve a Resolution of the City of Seagoville, Texas, approving an Agreement for Professional Services on a Task Order Basis for assistance with the City's Storm Water Management Plan as set forth in Exhibit "1" and Task Order Authorization No 1 which is attached thereto as Exhibit "A", in an amount not to exceed \$28,000.00; Authorizing the City Manager to execute said Agreement; providing a repealing clause; providing a severability clause; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

14. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, approving an Agreement for Professional Engineering Services on a Task Order Basis for On-Call Consultation Services related to Water and Wastewater Engineering Services as set forth in Exhibit "1", and Exhibit "A" attached thereto, in an amount not to exceed Thirty Thousand Dollars (\$30,000); authorizing the City Manager to execute said Agreement; providing a repealing clause; providing a severability clause; and providing an effective date (Water Utilities Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving an Agreement for Professional Engineering Services on a Task Order Basis for On-Call Consultation Services related to Water and Wastewater Engineering Services as set forth in Exhibit "1", and Exhibit "A" attached thereto, in an amount not to exceed Thirty Thousand Dollars (\$30,000); authorizing the City Manager to execute said Agreement; providing a repealing clause; providing a severability clause; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes 5/0

15. 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 Basis (“Agreement”) with Halff Associates, Inc. for the purpose of providing Professional Engineering Services to facilitate the Pre-Design Study for the Northern Basin Interceptor System and to begin property acquisition in an amount not to exceed \$275,000.00; authorizing the City Manager to sign; providing a repealing clause; providing a severability clause; providing a savings clause; and providing an effective date (Water Utilities Director)

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 Basis (“Agreement”) with Halff Associates, Inc. for the purpose of providing Professional Engineering Services to facilitate the Pre-Design Study for the Northern Basin Interceptor System and to begin property acquisition in an amount not to exceed \$275,000.00; authorizing the City Manager to sign; providing a repealing clause; providing a severability clause; providing a savings clause; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

16. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas authorizing the purchase of an Advanced Metering Infrastructure (“AMI”) system from and installed by Thirkettle Corporation, D/B/A Aqua Metric Sales Company in an amount not to exceed One Million, Eight Hundred Thousand Dollars (1,800,000.00); authorizing the City Manager to execute an agreement or any documents necessary for the work to be performed; providing a severability clause; providing a repealing clause; and providing an effective date (Water Utilities Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas authorizing the purchase of an Advanced Metering Infrastructure (“AMI”) system from and installed by Thirkettle Corporation, D/B/A Aqua Metric Sales Company in an amount not to exceed One Million, Eight Hundred Thousand Dollars (1,800,000.00); authorizing the City Manager to execute an agreement or any documents necessary for the work to be performed; providing a severability clause; providing a repealing clause; and providing an effective date – Fruin, seconded by Hernandez; motion passed with all ayes. 5/0

17. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas authorizing a Tax Exempt Public Property Finance Act Contract with Government Capital Corporation, in an issuance amount not to exceed 1,822,500.00, to finance the purchase and installation of an Advanced Metering Infrastructure (“AMI”) system and cover the costs of issuance; authorizing the City Manager to execute the contract and any documents necessary to accomplish; providing a severability clause; and providing an effective date (Water Utilities Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas authorizing a Tax Exempt Public Property Finance Act Contract with Government Capital Corporation, in an issuance amount not to exceed 1,822,500.00, to finance the purchase and installation of an Advanced Metering Infrastructure (“AMI”) system and cover the costs of issuance; authorizing the City Manager to execute the contract and any documents necessary to accomplish; providing a severability clause; and providing an effective date – Fruin, seconded by Magill; motion passed with all ayes. 5/0

19. Discuss and consider approving a Resolution approving the Seagoville Economic Development Corporation's expenditure to Griffith Roofing Company, Inc. to perform the roof repairs set forth in the scope of work attached hereto as Exhibit "A" in an amount not to exceed Fifteen Thousand Dollars and No Cents (\$15,000.00) and authorizing the City Manager to execute any and all necessary documents; and providing an effective date (City Manager)

Motion to approve a Resolution approving the Seagoville Economic Development Corporation's expenditure to Griffith Roofing Company, Inc. to perform the roof repairs set forth in the scope of work attached hereto as Exhibit "A" in an amount not to exceed Fifteen Thousand Dollars and No Cents (\$15,000.00) and 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

20. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to execute a Work Order Authorization Agreement with Halff Associates, Inc. for Professional Engineering Services on a Task Order Basis for Development Plan Review Assistance; in an amount not to exceed Twenty Nine Thousand Five Hundred Dollars and No Cents (\$29,500.00); and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to execute a Work Order Authorization Agreement with Halff Associates, Inc. for Professional Engineering Services on a Task Order Basis for Development Plan Review Assistance; in an amount not to exceed Twenty Nine Thousand Five Hundred Dollars and No Cents (\$29,500.00); and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

21. Receive an update concerning the Woodside Drainage Project completion (Community Development Director)

Community Development Director Barr provided an update concerning the Woodside Drainage Project completion.

22. Second Reading - Consider approval of Resolution No. 46-R-2019 approving an Economic Development Grant from the Seagoville Economic Development Corporation to JWWIV, LLC in the amount of \$430,000 to offset the purchase price for the sale of the property owned by the Seagoville Economic Development Corporation and located at 2108 N. Highway 175 and 2110 N. Highway 175, Seagoville, Dallas County, Texas (City Manager)

Motion to approve Resolution No. 46-R-2019 approving an Economic Development Grant from the Seagoville Economic Development Corporation to JWWIV, LLC in the amount of \$430,000 to offset the purchase price for the sale of the property owned by the Seagoville Economic Development Corporation and located at 2108 N. Highway 175 and 2110 N. Highway 175, Seagoville, Dallas County, Texas – Magill, seconded by Howard; motion passed with all ayes. 5/0

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

Councilmember Hernandez stated he would like Council to see the letter from Atmos that was provided on the dais concerning the rates. He also stated the rates are lower than Atmos originally proposed.

24. 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.

25. Recess into Executive Session at 8:32 p.m.

Council will recess into Executive Session in compliance with Texas Government Code:

- A. Section § 551.071. Consultation with attorney to seek legal advice regarding pending litigation or settlement offer: Charles Miller v. Board of Adjustment, City of Seagoville, Cause No. DC-19-10489 in the 134th Judicial District Court of Dallas County, Texas**
- B. Section § 551.074. Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: City Manager**
- C. Section § 551.074. Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: City Secretary**
- D. Section § 551.074. Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: City Attorney**

26. Reconvene into Regular Session at 9:03 p.m.

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

- A. Section § 551.071. Consultation with attorney to seek legal advice regarding pending litigation or settlement offer: Charles Miller v. Board of Adjustment, City of Seagoville, Cause No. DC-19-10489 in the 134th Judicial District Court of Dallas County, Texas**

Motion to authorize the City Attorney to negotiate based on discussion in Executive Session – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

- B. Section § 551.074. Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: City Manager**

No motion.

- C. Section § 551.074. Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: City Secretary**

Motion to provide a two (2) percent salary increase to the City Secretary – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

- D. Section § 551.074. Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: City Attorney**

No motion.

Adjourned at 9:04 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

