



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

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:30 p.m. on Monday, November 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, Library Director Liz Gant, Fire Chief Todd Gilcrease, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

A. Discuss Regular Session Agenda Items

1. Consider approving City Council Meeting minutes for October 7, 2019 (City Secretary)

No questions.

2. Discuss parking in fire lane behind Valero (Councilmember Fruin)

Councilmember Fruin stated he wanted to remove Item #2 on the Regular Agenda.

3. Conduct interviews with Boards & Commissions Applicant for appointment (City Secretary)

City Manager Stallings stated City Secretary Jackson will present the Boards & Commissions Applicant during Regular Session.

4. Discuss and consider approving the Grossman Design Build, LLC Letter of Intent concerning Fire Station #2 (City Manager)

City Manager Stallings stated Fire Chief Gilcrease, Halff Associates, Inc., Project Manager Alan LaFon, and Mr. Brian Grossman will update Council concerning the Letter of Intent for Fire Station #2.

5. Conduct a public hearing on a request to change the zoning from Planned Development - Apartments (PD-A) and Planned Development – Local Retail (PD-LR) to Planned Development – Commercial (PD-19-03) for approximately 5.6± acres of the land described as Lot 2 Block 1 Seagoville Place Addition, commonly referred to as 2110 North Highway 175, and Lot 1 Block 1 Seagoville Place Re-Plat, commonly referred to as 2108 North Highway 175, Seagoville, Dallas County, Texas (Community Development Director)

City Manager Stallings stated Item #5 is a public hearing concerning a rezone for 2110 and 2108 North Highway 175.

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 Planned Development - Apartments (PD-A) and Planned Development – Local Retail (PD-LR) to Planned Development – Commercial (PD-19-03) for approximately 5.6± acres of land described as Lot 2 Block 1 Seagoville Place Addition, commonly known as 2110 North Highway 175, and Lot 1 Block 1 Seagoville Place Re-Plat, commonly known as 2108 North Highway 175, 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 site plan, which is attached hereto and incorporated herein as Exhibit “B”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

City Manager Stallings stated this Ordinance concerns the rezone at 2110 and 2108 North Highway 175.

7. Receive an update from Halff Associates, Inc. concerning roads included in bond package (Halff Associates, Inc.)

City Manager Stallings stated Engineer Jeff Roberts with Halff Associates, Inc. will bring an update concerning roads included in the bond package. He stated he is working on Malloy Bridge Road from Highway 175 to just past Crestview. The asphalt will turn into a concrete four (4) lane road. Crestview will then turn into a two (2) lane concrete road. He also stated Ross and Johnnie Row will turn into concrete roadways with curb and gutter.

8. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the Mayor to sign a Fiscal Year 2020 Agreement Amendment and Extension of the Fiscal Year 2019 Agreement for Title III Federal Services with Dallas Area Agency on Aging; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Library Director)

Library Director Gant stated every other year the City of Seagoville amends and extends their agreement with Dallas concerning the Dallas Area Agency on Aging. She stated the only adjustment made was to the number of meals provided to the seniors. She also stated there are no changes to the funding levels or the City of Seagoville's obligation.

No questions.

9. Discuss and consider a Resolution of the City of Seagoville, Texas, (1) authorizing the City Manager to execute an Agreement with Vector Concepts for the purchase and installation of 290 square yards of Hidden Plains 1A Carpet Tile at the Seagoville Public Library in an amount not to exceed \$11,097.00 said amount to include all necessary materials, labor, equipment and installation, and (2) further authorizing the City Manager to execute an agreement with Randy Thomas Library Works for professional library stack/furniture moving services to support the carpet installation process in an amount not to exceed \$10,777.00, and providing an effective date (Library Director)

Library Director Gant stated this Resolution allows for the purchase and installation of new carpet for the Library to match the rest of City Hall. She also stated the Resolution allows for the moving of Library furniture.

No questions.

10. Discuss and consider approving a Resolution of the City of Seagoville, Dallas County, Texas casting its vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (City Secretary)

City Secretary Jackson stated this Resolution allows Seagoville City Council to cast a vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District.

11. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) Pro-Patch Asphalt Pothole Patcher Trailer Model TM 300-40 DHE Trailer Unit in an amount not to exceed \$53,825.00 from H.D. Industries, Inc.; and authorizing the City Manager to execute any and all necessary documents and disburse said funds; and providing for an effective date (Community Development Director)

City Manager Stallings stated this Resolution allows for the purchase of one (1) Pro-Patch Asphalt Pothole Patcher Trailer Model TM 300-40 DHE Trailer Unit which helps to perform crack sealing.

12. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute an Agreement for the purchase and installation of five (5) HVAC units for City Hall in an amount not to exceed \$50,119.00 from Infinity Contractors; and providing an effective date (Community Development Director)

City Manager Stallings stated this Resolution allows for replacing the old HVAC Units at City Hall.

13. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a project and expenditure by the Seagoville Economic Development Corporation in an amount not to exceed \$83,770.00 to Concrete Walls, Inc. for the remodel/finish out work on 106 and 108 Railroad as set forth in Exhibit A attached hereto and incorporated herein and authorizing the City Manager to execute any documents necessary for the performance of said work; 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 the agreement with Seagoville Economic Development Corporation (SEDC) and Concrete Walls Inc., to combine 106 & 108 Railroad into one building.

14. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of two (2) FlashCAM 880SX Mobility Starter Packages in an amount not to exceed \$15,660.00 from Q-Star Technology; and providing an effective date (Community Development Director)

City Manager Stallings stated this purchase was approved in the budget to purchase two (2) FlashCAM 880SX Mobility Starter Packages, these are high-tech cameras to help with illegal dumping. He stated this will be placed in various place around the city to help catch some of the violators that dump illegally.

Councilmember Hernandez asked if the cameras can be easily moved. City Manager Stallings stated the cameras are easily moved and are not easily detected.

Councilmember Hernandez asked if the cameras come with a memory card. Community Development Director Barr stated the memory card comes with the unit.

Councilmember Hernandez asked if the cameras can be locked. Community Development Director Barr stated they can be locked and secured.

Councilmember Fruin stated the cameras also capture the license plates and vehicle descriptions. Community Development Director Barr stated the camera can read a license plate up to two hundred fifty (250) feet away in the dark.

15. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute an Agreement for the purchase of one (1) High-Production Crack-Sealing Machine BK-400D in an amount not to exceed \$56,460.00, said amount to include freight and delivery charges, from Romco Equipment Co.; and providing an effective date (Community Development Director)

City Manager Stallings stated he reversed Item #11 with Item #15. He stated Item #15 is the purchase of a machine for crack sealing and Item #11 was the pro-patch for the asphalt replacement. He stated the two will complement each other.

Councilmember Hernandez asked about the life expectancy of this machine. Community Development Director Barr stated the life span is about ten (10) years.

16. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) Stalker SAM (Speed Awareness Monitor) Trailer in an amount not to exceed \$7,885.00 from Stalker Applied Concepts, Inc.; and providing an effective date (Community Development Director)

Community Development Director Barr stated this Resolution allows for the purchase of one (1) Stalker SAM (Speed Awareness Monitor) Trailer and is equipped with red and blue lights. He stated there are some similar units in the city that are fixed in place. He stated this unit is able to be relocated to different parts of the City. He also stated the characters on the sign are visible at one thousand (1,000) feet.

17. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by adding a new section 13.01.004 titled "Residential Exterior Lighting Trespass and Nuisance" to article 13.01 titled "General Provisions" of Chapter 13 titled "Offenses and Nuisances"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense; and providing an effective date (Community Development Director)

Community Development Director Barr stated this Ordinance will allow for enforcement of "Residential Exterior Lighting Trespass and Nuisance". He stated Staff recently received some complaints concerning lights that trespass onto neighboring properties in the residential areas.

B. Police Department & Animal Control Update (Police Chief)

Police Chief Calverley provided an update concerning Animal Control and the Police Department.

Adjourned at 6:58 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

