



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

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:09 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, Library Director Liz Gant, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Fire Chief Todd Gilcrease, 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.*

Proclamation – Dyslexia – *Mayor Childress presented a proclamation concerning dyslexia. He also recognized Jai'quarrius Carter, an intern from Seagoville High School, for his work on the proclamation*

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.*

Karl Boss at 2701 Old Farm, stated his concern for the illegal dumping of animals.

Megan Probus at 1322 Dowdy Ferry Rd, stated her concern for the illegal dumping of animals.

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 October 7, 2019 (City Secretary)

Motion to approve City Council Meeting minutes for October 7, 2019 – Hernandez, seconded by Epps; motion passed with all ayes. 5/0

REGULAR AGENDA-

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

Mayor Childress stated this item will be tabled until further notice.

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

City Secretary Jackson stated the Planning & Zoning Commission has vacancies for Place Six (6) and Place Seven (7). She stated Mr. Tyree Roberson has submitted his application and completed a background check to fill one of the vacancies. She also stated Mr. Roberson is present for questions from Council.

Applicant Roberson presented his history in the City of Seagoville as well as his personal growth.

Councilmember Hernandez asked Mr. Roberson if he is experienced with city planning or planning large events. Mr. Roberson stated he has experience in both, city planning and event planning.

Motion to appoint Mr. Roberson to Place Six (6) on the Planning & Zoning Commission – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

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

Halff Associates, Inc., Project Manager Alan LaFon introduced himself and Brian Grossman with Grossman Design Build. He stated Grossman Design Build has a lot of experience in the design build of Police and Fire Stations.

Project Manager LaFon stated the Letter of Intent is the first step in moving forward with Fire Station #2. He stated the Letter of Intent will allow Grossman to proceed with pre-construction services. He stated Grossman Design Build guarantees to stay within the 1.1 million city budget. He also stated they will be back in January or February for approval of a contract.

Motion to approve the Grossman Design Build, LLC Letter of Intent concerning Fire Station #2 – Magill, seconded by Hernandez; motion passed with all ayes. 5/0

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)

Mayor Childress opened the public hearing at 7:31 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:31 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 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)

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 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 – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

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

Halff Associates, Inc., Project Manager and Civil Engineer Jeff Roberts provided an update concerning Crestview Lane, East Malloy Bridge Road from Highway 175 to 200 feet past Crestview Lane, Johnnie Row, and Ross Lane.

Mayor Pro Tem Epps asked if Johnnie Row and Ross Lane will have six (6) inches of concrete. Project Manager and Civil Engineer Roberts stated yes, both Johnnie Row and Ross Lane will have six (6) inches of concrete.

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)

Motion to approve 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 – Howard, seconded by Fruin; motion passed with all ayes. 5/0

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)

Motion to approve 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 – Fruin, seconded by Magill; motion passed with all ayes. 5/0

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)

Councilmember Fruin asked if Council is voting for one (1) out of the five (5) candidates presented. City Secretary Jackson confirmed Council is voting for one (1) member.

Councilmember Magill asked what city each member is representing. City Secretary Jackson stated Mr. Michael Hurtt is representing Desoto, Duncanville, Richardson, Ms. Dianne Cartwright is representing Irving, Ms. Mona Dixon is representing Lancaster, Mr. Brett Franks is representing Sachse, and Mr. Steve Nichols is representing Hutchins.

Motion to cast a vote for Mr. Michael Hurtt – Magill, seconded by Howard; motion passed with all ayes. 5/0

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)

Motion to approve 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 – Fruin, seconded by Hernandez; motion passed with all ayes. 5/0

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)

Motion to approve 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 – Epps, seconded by Howard; motion passed with all ayes. 5/0

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)

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

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)

Motion to approve 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 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

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)

Motion to approve 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 – Magill, seconded by Epps; motion passed with all ayes. 5/0

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)

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

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)

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

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

Councilmember Magill stated he would like to commend the Seagoville Police Department for their response to an incident at a school bus stop. He stated the Seagoville Police Department responded first to the incident and the job was well done.

19. 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 Staff to present to Council the numbers for the cost of sidewalks on Malloy Bridge Road from Highway 175 to the Senior Center.

20. Recess Into Executive Session at 7:53 p.m.

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

- A. § 551.071. (2) Consultation with attorney to seek legal advice on a matter under that subsection, to wit: ordinances regarding panhandling, vagrancy and/or loitering**

21. Reconvene Into Regular Session at 8:13 p.m.

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

- A. § 551.071. (2) Consultation with attorney to seek legal advice on a matter under that subsection, to wit: ordinances regarding panhandling, vagrancy and/or loitering**

No action taken.

Adjourned at 8:14 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

