



**SEAGOVILLE, TEXAS
CITY COUNCIL MEETING AGENDA
MONDAY, DECEMBER 7, 2020**

**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. Receive an update concerning CoVID Relief Funds**
- C. Receive an update concerning the Crestview Project**

Adjourn

REGULAR SESSION - 7:00 P.M.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Call to Order

Invocation

Pledge of Allegiance

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 November 16, 2020 and Joint Workshop with Planning & Zoning minutes for November 17, 2020 (City Secretary)**

REGULAR AGENDA-

- 2. Conduct interviews with Boards & Commissions Applicant for appointment (City Secretary)**
- 3. Discuss and consider approving a Resolution authorizing the creation of an Interlocal Agreement with the Cities of Balch Springs, Mesquite and The Town of Sunnyvale, Texas in a form to be approved by the City Attorney, for the purpose of creating the Eastern Dallas County Response Team; Authorizing the City Manager to execute all necessary documents for the submission by said Eastern Dallas County Response Team of a Grant Application for a New Directions For Public Safety Grant (City Manager)**
- 4. Staff seeks City Council approval to locate the new Police Facility on the same five (5) acres of land where Fire Station Number 2 is located (City Manager)**
- 5. Receive Councilmember Reports/Items of Community Interest - as authorized by Section 551.0415 of the Texas Government Code.**
- 6. 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**

Adjourn

Posted Friday, December 4, 2020 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, December 21, 2020 Regular Council Meeting**
- **Monday, January 4, 2020 Regular Council Meeting**

Consent Session Agenda Item: 1

Meeting Date: December 7, 2020

ITEM DESCRIPTION:

Consider approving City Council Meeting minutes for November 16, 2020 and Joint Workshop with Planning & Zoning minutes for November 17, 2020.

BACKGROUND OF ISSUE:

Approve City Council Meeting minutes for November 16, 2020 and Joint Workshop with Planning & Zoning minutes for November 17, 2020.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

November 16, 2020 Work Session Meeting Minutes
November 16, 2020 Regular Meeting Minutes
November 17, 2020 Joint Workshop with Planning & Zoning Minutes



**MINUTES OF CITY COUNCIL
WORK SESSION
NOVEMBER 16, 2020**

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 16, 2020, 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 Arrived 6:32 p.m.
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, Interim Finance Director Gail French, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

B. Receive an update concerning CoVID-19 Cares Act Funding

City Manager Stallings stated Dallas County is responding positively that Seagoville will receive funds that will be added to the General Fund.

C. Receive an update concerning the manhole project

City Manager Stallings stated the update concerning the manhole project will come at a later time due Public Works Director and Assistant Director are out during this trying time.

A. Discuss regular session agenda items

1. Consider approving City Council Meeting minutes for November 2, 2020 (City Secretary)

No questions.

2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving a Banking Services Contract with American National Bank of Texas for the period December 1, 2020 through November 30, 2023, with two possible one-year extensions; authorizing the City Manager to execute the contract; providing a severability clause; and providing an effective date (Interim Finance Director)

Interim Finance Director French stated this Resolution approves a contract with American National Bank of Texas for banking services from December 1, 2020 through November 30, 2023 with two possible one-year extensions.

No questions.

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

City Manager Stallings stated the applicant desires to serve on any board but there is a need on the Board of Adjustments.

No questions.

4. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Construction Services Agreement with Insituform Technologies, LLC, for the rehabilitation of six manholes; in an amount not to exceed One Hundred Sixty Eight Thousand Six Hundred Sixty Dollars and Zero Cents (\$168,660.00) in accordance with the terms set forth in the proposal attached hereto as Exhibit "A"; authorizing the City Manager to execute said Agreement and related documents; providing for a repealing clause; providing for a severability clause; and providing an effective date (Public Works Director)

City Manager Stallings stated this Resolution approves a Construction Services Agreement for the rehabilitation of six manholes.

No questions.

5. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving an Agreement for Professional Engineering Services ("agreement") with Halff Associates, Inc. for the purpose of providing surveying and plat services for 101 North Watson Street; in an amount not to exceed Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00); authorizing the City Manager to sign; and providing an effective date (City Manager)

City Manager Stallings stated this Resolution approves an Agreement with Halff Associates, Inc. for the purpose of providing surveying and plat services for 101 North Watson. He also stated this situation needs to be rectified.

No questions.

6. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving an agreement for Professional Engineering Services (“agreement”) with Garver, LLC. for the purpose of providing engineering services for the Lakey Road water line; in an amount not to exceed Fourteen Thousand Eighty Dollars and Zero Cents (14,080.00) authorizing the City Manager to sign; and providing an effective date (Public Works Director)

City Manager Stallings stated this Resolution approves an agreement with Garver, LLC for engineering services to Lakey Road water line.

No questions.

7. Discuss and consider approving a Resolution of the City of Seagoville, Texas, declaring certain city property surplus and authorizing the City Manager to sell, trade, and/or dispose of it in accordance with the process established in the Code of Ordinances; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Police Chief)

Police Chief Calverley stated this Resolution declares certain city property surplus and authorizes the City Manager to sell, trade, and/or dispose of it in accordance with the process established in the Code of Ordinances.

8. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving the terms and conditions of an Interlocal Cooperative Agreement with the City of East Tawakoni, Texas relating to the donation of surplus law enforcement property (The “Property”); authorizing its execution by the City Manager or designee; and providing an effective date (Police Chief)

Police Chief Calverley stated East Tawakoni indicated they would like to have the 2013 Dodge Charger that is being declared surplus property in Agenda Item #8. He also stated this Resolution approves an Interlocal Cooperative Agreement with the City of East Tawakoni to allow us to donate the 2013 Dodge Charger, as is.

9. Conduct a public hearing on a request to grant a change in zoning from Light Manufacturing (LM) to Planned Development with mix uses for Multi-Family Residential, Office, Local Retail and Commercial (PD-20-03) for approximately 22.17± acres located in the John D Merchant Abstract 850, commonly known as 108 South Highway 175, in the City of Seagoville, Dallas County, Texas (Community Development Director)

City Manager Stalling stated this item is a public hearing for the following item.

10. 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 Light Manufacturing (LM) to Planned Development with mix uses for Multi-Family Residential, Office, Local Retail and Commercial (PD-20-03) with stated permitted and prohibited uses therein for approximately 22.17± acres located in the John D Merchant Abstract 850, commonly known as 108 South Highway 175, in the City of 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 fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

Community Development Direct Barr stated this Ordinance approves a change in zoning from Light Manufacturing (LM) to Planned Development with mix uses for Multi-Family Residential, Office, Local Retail and Commercial (PD-20-03) at 108 South Highway 175.

No questions.

11. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to perform repair work on Cain Street, in its entirety, in an amount not to exceed One Hundred Seventy-Two Thousand Seven Hundred Ninety-One Dollars and Fifty Cents (\$172,791.50) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Community Development Director)

Community Development Director Barr stated this Resolution authorizes Anderson Asphalt & Concrete Paving to perform repair work on Cain Street, in its entirety. He also stated Cain Street is in dire need of repair and is in very poor condition.

12. Discuss and consider approving the Christmas Tree Lighting to be held on Thursday, December 3, 2020 at C.O. Bruce Central Park (Community Development Director)

13. Discuss and consider approving the gathering of 10 or more people for the upcoming Movie in The Park Event to be held on Saturday, December 12, 2020 (Community Development Director)

City Manager Stallings stated he would like Council to consider cancelling Item #12 and Item #13 due to the recent increase in CoVID-19 cases. He stated the Staff will try to do the Christmas Tree Lighting virtually for everyone to see.

Adjourned at 6:46 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
REGULAR SESSION
NOVEMBER 16, 2020**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, November 16, 2020, 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, Interim Finance Director Gail French, 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.*

Charles Miller at 509 N. Kaufman Street, thanked Council for Seagofest and stated his concerns about access to the police scanner and ordinances.

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 November 2, 2020 (City Secretary)

Motion to approve City Council Meeting minutes for November 2, 2020 – Howard, seconded by Hernandez; motion passed with all ayes. 5/0

REGULAR AGENDA-

2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving a Banking Services Contract with American National Bank of Texas for the period December 1, 2020 through November 30, 2023, with two possible one-year extensions; authorizing the City Manager to execute the contract; providing a severability clause; and providing an effective date (Interim Finance Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas approving a Banking Services Contract with American National Bank of Texas for the period December 1, 2020 through November 30, 2023, with two possible one-year extensions; authorizing the City Manager to execute the contract; providing a severability clause; and providing an effective date – Magill, seconded by Epps; motion passed with all ayes. 5/0

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

Motion to appoint Mr. Boyett to Place three (3) on the Board of Adjustments – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

4. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Construction Services Agreement with Insituform Technologies, LLC, for the rehabilitation of six manholes; in an amount not to exceed One Hundred Sixty Eight Thousand Six Hundred Sixty Dollars and Zero Cents (\$168,660.00) in accordance with the terms set forth in the proposal attached hereto as Exhibit “A”; authorizing the City Manager to execute said Agreement and related documents; providing for a repealing clause; providing for a severability clause; and providing an effective date (Public Works Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving a Construction Services Agreement with Insituform Technologies, LLC, for the rehabilitation of six manholes; in an amount not to exceed One Hundred Sixty Eight Thousand Six Hundred Sixty Dollars and Zero Cents (\$168,660.00) in accordance with the terms set forth in the proposal attached hereto as Exhibit “A”; authorizing the City Manager to execute said Agreement and related documents; 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

5. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving an Agreement for Professional Engineering Services (“agreement”) with Halff Associates, Inc. for the purpose of providing surveying and plat services for 101 North Watson Street; in an amount not to exceed Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00); authorizing the City Manager to sign; and providing an effective date (City Manager)

In response to a question by Councilmember Hernandez, City Manager Stallings stated the amount is Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00).

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas approving an Agreement for Professional Engineering Services (“agreement”) with Halff Associates, Inc. for the purpose of providing surveying and plat services for 101 North Watson Street; in an amount not to exceed Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00); authorizing the City Manager to sign; and providing an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

6. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving an agreement for Professional Engineering Services (“agreement”) with Garver, LLC. for the purpose of providing engineering services for the Lakey Road water line; in an amount not to exceed Fourteen Thousand Eighty Dollars and Zero Cents (14,080.00) authorizing the City Manager to sign; and providing an effective date (Public Works Director)

Councilmember Hernandez asked if the City of Seagoville has ever used Garver, LLC. City Manager Stallings stated the City of Seagoville has not used Garver, LLC but they are highly recommended for Environmental Protection Agency (EPA) compliance.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas approving an agreement for Professional Engineering Services (“agreement”) with Garver, LLC. for the purpose of providing engineering services for the Lakey Road water line; in an amount not to exceed Fourteen Thousand Eighty Dollars and Zero Cents (14,080.00) authorizing the City Manager to sign; and providing an effective date – Fruin, seconded by Magill; motion passed with all ayes. 5/0

7. Discuss and consider approving a Resolution of the City of Seagoville, Texas, declaring certain city property surplus and authorizing the City Manager to sell, trade, and/or dispose of it in accordance with the process established in the Code of Ordinances; 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, declaring certain city property surplus and authorizing the City Manager to sell, trade, and/or dispose of it in accordance with the process established in the Code of Ordinances; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date – Fruin, seconded by Epps; motion passed with all ayes. 5/0

8. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving the terms and conditions of an Interlocal Cooperative Agreement with the City of East Tawakoni, Texas relating to the donation of surplus law enforcement property (The “Property”); authorizing its execution by the City Manager or designee; and providing an effective date (Police Chief)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas approving the terms and conditions of an Interlocal Cooperative Agreement with the City of East Tawakoni, Texas relating to the donation of surplus law enforcement property (The "Property"); authorizing its execution by the City Manager or designee; and providing an effective date – Magill, seconded by Hernandez; motion passed with all ayes. 5/0

9. Conduct a public hearing on a request to grant a change in zoning from Light Manufacturing (LM) to Planned Development with mix uses for Multi-Family Residential, Office, Local Retail and Commercial (PD-20-03) for approximately 22.17± acres located in the John D Merchant Abstract 850, commonly known as 108 South Highway 175, in the City of Seagoville, Dallas County, Texas (Community Development Director)

Mayor Childress opened the public hearing at 7:13 p.m.

KRR Construction, LTD President Joseph Kemp, Vice President Joseph Bowles, President James Falvo, and Principal Jose Rojas presented the Mixed Use Development.

Mayor Childress closed the public hearing at 7:39 p.m.

10. 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 Light Manufacturing (LM) to Planned Development with mix uses for Multi-Family Residential, Office, Local Retail and Commercial (PD-20-03) with stated permitted and prohibited uses therein for approximately 22.17± acres located in the John D Merchant Abstract 850, commonly known as 108 South Highway 175, in the City of 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 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 Light Manufacturing (LM) to Planned Development with mix uses for Multi-Family Residential, Office, Local Retail and Commercial (PD-20-03) with stated permitted and prohibited uses therein for approximately 22.17± acres located in the John D Merchant Abstract 850, commonly known as 108 South Highway 175, in the City of 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 fine not to exceed the sum of Two

Thousand Dollars (\$2,000.00) for each offense; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

11. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to perform repair work on Cain Street, in its entirety, in an amount not to exceed One Hundred Seventy-Two Thousand Seven Hundred Ninety-One Dollars and Fifty Cents (\$172,791.50) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to perform repair work on Cain Street, in its entirety, in an amount not to exceed One Hundred Seventy-Two Thousand Seven Hundred Ninety-One Dollars and Fifty Cents (\$172,791.50) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

12. Discuss and consider approving the Christmas Tree Lighting to be held on Thursday, December 3, 2020 at C.O. Bruce Central Park (Community Development Director)

Mayor Childress stated he is asking Council to consider foregoing the Christmas Tree lighting due to CoVID-19.

Motion to cancel the Christmas Tree Lighting on Thursday, December 3, 2020 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

13. Discuss and consider approving the gathering of 10 or more people for the upcoming Movie in The Park Event to be held on Saturday, December 12, 2020 (Community Development Director)

Mayor Childress stated he is asking the same of Council concerning this item.

Motion to remove Agenda Item #13 due to CoVID-19 – Magill, seconded by Howard.

City Secretary Jackson asked if Council could cancel the event.

Motion to cancel the gathering of 10 or more people for the upcoming Movie in The Park Event on Saturday, December 12, 2020 – Magill, seconded by Howard; motion passed with all ayes. 5/0

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

Mayor Pro Tem Epps stated he would like to see the Christmas Tree Lighting. City Manager Stallings stating we can try to hold a virtual Christmas Tree Lighting.

15. 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.

16. Recessed into Executive Session at 7:44 p.m.

Council will recess into executive session pursuant to Texas Government Code:

A. §551.087 to discuss or deliberate regarding commercial or financial information received from a business project(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental entity and with which the governmental body is conducting economic development negotiations, to wit: Retail and/or restaurant prospects in discussions with City through The Retail Coach

B. § 551.071. Consultation with City Attorney: receive legal advice to wit: Halff Associates Inc findings, conclusions and legal implications regarding Crestview Lane

17. Reconvened Into Regular Session at 8:30 p.m.

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

A. §551.087 to discuss or deliberate regarding commercial or financial information received from a business project(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental entity and with which the governmental body is conducting economic development negotiations, to wit: Retail and/or restaurant prospects in discussions with City through The Retail Coach

B. § 551.071. Consultation with City Attorney: receive legal advice to wit: Halff Associates Inc findings, conclusions and legal implications regarding Crestview Lane

No action taken.

Adjourned at 8:30 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
JOINT WITH PLANNING & ZONING COMMISSION
NOVEMBER 17, 2020**

The Workshop of the Joint Meeting with Planning & Zoning Commission of the City of Seagoville, Texas was called to order at 6:31 p.m. on Tuesday, November 17, 2020, 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	
Mike Dupuis	Board Chair	
Olu Olajimi	Board Member	Absent
Charles Galbreth	Board Member	
Tommy Lemond	Board Member	
David Grimes	Vice Chair	
Tyree Roberson	Board Member	

The following staff members were also present: City Manager Patrick Stallings, Interim Finance Director Gail French, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

A. Discuss Megatel Development

Mr. Grooms and Mr. Ipour with Megatel Development presented the proposed development.

After some discussion, City Council and the Planning & Zoning Commission consented to continue with the process of developing.

Jason Hughes with Hilltop Securities explained Public Improvement Districts (PID), Tax Increment reinvestment zone (TIRZ), and Tax Increment Financing (TIF).

Planning & Zoning Adjourned at 7:38 p.m.

City Council Adjourned at 7:38 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 2

Meeting Date: December 7, 2020

ITEM DESCRIPTION:

Conduct interviews with Boards & Commissions Applicant for appointment.

BACKGROUND OF ISSUE:

At this time, Place Seven (7) on the Planning & Zoning Commission is vacant. Ms. Debra Haney applied to serve on the Planning & Zoning Commission. In compliance with Ordinance No. 24-2019, a criminal background check has been completed for Ms. Haney.

In the past City Council has interviewed all boards and commission applicants. At this time, brief interviews may be conducted with the applicant. For your convenience, a list of appointments has been provided.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

List of appointments

Regular Session Agenda Item: 3

Meeting Date: December 7, 2020

ITEM DESCRIPTION:

Discuss and consider approving a Resolution authorizing the creation of an Interlocal Agreement with the Cities of Balch Springs, Mesquite and The Town of Sunnyvale, Texas in a form to be approved by the City Attorney, for the purpose of creating the Eastern Dallas County Response Team; Authorizing the City Manager to execute all necessary documents for the submission by said Eastern Dallas County Response Team of a Grant Application for a New Directions For Public Safety Grant.

BACKGROUND OF ISSUE:

Dallas County has approved an allocation of \$3,000,000 for two-year grant requests to fund the New Directions for Public Safety Grant. Dallas County has invited cities to submit proposals for grant funding for the purpose of implementing alternative response models aimed at reducing police intervention during calls in the areas of mental health, substance abuse and homelessness.

The City Managers from the four (4) aforementioned cities are requesting their City Council's authorization to apply for the Dallas County funded Grant and to authorize an Interlocal Agreement to carry out the Grant Application and if awarded the Response Plan.

Mental health, substance abuse and homelessness have been at the forefront of public policy decision makers for many years. Recent events have caused many police agencies to seek better approaches to responding to these critical needs. Funding for such programs has not been available in the past, however, Dallas County's Grant may make it possible to begin an alternative response program.

Staff believes a multi-agency approach will increase the chances of receiving Grant funds and will ultimately reduce the overall cost of operating the program once it is established.

If funded, the grant will pay for the following:

Year 1.

- Personnel (includes a mental healthcare worker and a Paramedic) \$300,000.
- Vehicle (suitable and equipped to transport patients) \$100,000
- Supplies \$ 25,000
- Maintenance and Fuel \$ 10,000
- Mental Health Training (Police, Fire, Communications) \$ 50,000
- Mental Health Counseling Services \$ 30,000

Year 2.

- Personnel \$300,000
- Supplies \$ 20,000
- Maintenance and Fuel \$ 10,000
- Mental Health Training \$ 10,000
- Mental Health Counseling Services \$ 30,000

Total Grant Funds requested will be \$885,000.

FINANCIAL IMPACT:

Total Grant Funds requested will be \$885,000. After the Grant runs out, the anticipated ongoing cost will be approximately \$400,000 annually. A funding methodology will be necessary to determine a fair percentage of costs to each City.

EXHIBITS

Exhibit 1. Dallas County Grant Invitation Letter

Exhibit 2. Request for Grant Application

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. __-R-2020

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE CITIES OF BALCH SPRINGS AND MESQUITE AND THE TOWN OF SUNNYVALE, TEXAS, IN A FORM TO BE APPROVED BY THE CITY ATTORNEY, FOR THE PURPOSE OF CREATING THE EASTERN DALLAS COUNTY RESPONSE TEAM; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE SUBMISSION BY SAID EASTERN DALLAS COUNTY RESPONSE TEAM OF A GRANT APPLICATION FOR A NEW DIRECTIONS FOR PUBLIC SAFETY GRANT; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cities of Seagoville, Balch Springs, Mesquite and the Town of Sunnyvale ("Cities") desire to collaborate and enter into an Interlocal Agreement pursuant to the provisions of Chapter 791 of the Texas Government Code for the purpose of creating the Eastern Dallas County Response Team ("Team"); and

WHEREAS, the Team's primary purpose is to provide reactive and proactive mental health services with professional mental health responders to supplement public safety responses and ultimately reduce mental health calls responded to by police; and

WHEREAS, in addition, the Team will follow up with residents who have frequent calls for service for mental health issues, as well as be responsible for outreach and communication with homeless individuals within the Cities' area; and

WHEREAS, the Cities are all located within Dallas County, Texas; and

WHEREAS, Dallas County ("County") has made grant funding available for qualified governmental units desiring to make application for funding for programs that meet the objectives set forth in the County's New Directions for Public Safety Grant Program ("Grant"); and

WHEREAS, the City Council finds it to be in the best interest of the citizens of the City to enter into an Interlocal Agreement with the Cities to create the Team and to authorize the City Manager to execute any and all necessary documents for the submission of a grant application by the Team requesting a grant under the County's New Directions for Public Safety Grant Program.

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

Section 1. The City Council hereby authorizes execution by the City Manager of an Interlocal Agreement with the Cities of Balch Springs and Mesquite and the Town of Sunnyvale, in a form to be approved by the City Attorney, for the purpose of creating the Eastern Dallas

County Response Team, the primary purpose of which shall be to provide reactive and proactive mental health services with professional mental health responders to supplement public safety responses and reduce mental health calls responded to by police.

Section 2. The City Manager is further authorized to execute all documents necessary for the submission by the Eastern Dallas County Response Team of an application seeking a grant from the Dallas County New Directions for Public Safety Grant Program.

Section 3. 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 4. 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 5. 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 7th day of December, 2020.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(120120vwtTM119425)



Dallas County

Commissioners Court Administration

**Clay Lewis
Jenkins**
County Judge

**Dr. Theresa M.
Daniel**
Commissioner
Precinct 1

J.J. Koch
Commissioner
Precinct 2

John Wiley Price
Commissioner
Precinct 3

Dr. Elba Garcia
Commissioner
Precinct 4

Darryl Martin
County
Administrator

Charles Reed
Assistant
County
Administrator

Dear Dallas County Municipality,

On behalf of the Dallas County Commissioners Court, I hope this letter finds you in good health in these unprecedented times. We appreciate all you and your City do to keep Dallas County residents safe and secure. Dallas County would like to invite you to submit a proposal for grant funding that Commissioners Court has approved for the purpose implementing alternative response models aimed at reducing police intervention during calls in the areas of mental health, substance abuse, and homelessness.

Dallas County has is committed to expanding the range of first responders to public safety issues beyond law enforcement and assist with funding through grant awards; and identify and invest in basic human needs for housing, health care, increased household income, living wage employment, recreating and arts in our communities and recommend the initial investment in these efforts. Commissioners Court approved an allocation of \$3,000,000 for two-year grant requests. The total two-year award will be determined during the grant decision process. An evaluation committee will be established to review submissions and make award decisions. We have established a portal for grant proposals to be submitted online at [here](#). Proposal requirements have been attached and will be available for reference [here](#).

The submission portal will be open beginning Monday, November 9, 2020 and will close December 14, 2020.

We encourage you to apply for this program, and we look forward to reviewing your submissions.

Sincerely,

Darryl Martin

NEW DIRECTIONS
FOR PUBLIC SAFETY
Request for Grant Applications

Purpose

The purpose of this Request for Grant Applications is to solicit Dallas County municipality proposals to implement alternative response models aimed at reducing reduce police intervention during 911 calls in the areas of

- mental health,
- substance abuse, and;
- homelessness

Criteria for Evaluation of Qualifications

An evaluation committee will review all submitted information and provide recommendations for grant award. The funding decisions will be based on the following considerations:

1. Ability to significantly improve the quality, scope or delivery of 911 responses to mental health, substance abuse and homeless calls.
2. The degree of experience the submitter has in providing the intended services.
3. Ability to meet reporting requirements and timelines for completion as set forth by the Dallas County.
4. The administrative and programmatic capacity to manage the volume of work.
5. Ability to sustain program and services beyond grant term.
6. Other factors determined to be in the best interest of the County in the County's sole discretion.

Rubric

- 35 Points – Adequacy of proposed approach to the tasks described in the proposal requirements section.
- 30 Points – Organizational Capacity and Resources
- 20 Points – Cost: requested dollars from agency
- 10 Points – Sustainability of planned program
- 5 Points – Collaboration or municipality consortium

Submission Requirements

- a. All applications must be submitted through Dallas County's online application process that is accessible directly from our website through the New Directions submission portal.
- b. **All proposals must contain the requirements as outlined below.**

Proposal Requirements

1. Mission/Strategic Plan
2. Provide a clear description of the program and rationale/need for services. Identify if the proposal is part of an existing program or a new program.
3. Identify the Evidence-Based Practice (EBP) to be implemented and cite the specific source of credible research, evaluations, and literature that designates the practice as evidence-based. This should include best practice models that integrate physical health and mental health; best practice psychotherapy and psychosocial treatment programs for adults and if possible together with substance use screening, assessment and treatment; and best practice programs aimed at addressing needs of the homeless population. Examples of previous success implementing the proposed programs/strategies may be provided.
4. Describe your organization's capacity and resources to implement the evidence-based practice or program and the specific activities, efforts and steps taken to date to ensure readiness to implement. This includes City Council approval, administrative support, and other ways your organization has demonstrated the adoption of these measures.
5. Describe how you plan to integrate the program into the core services of your organization and continue the program following the end of the grant term.
6. Identify the age range of your target population, geographical area, current number served, the projected number of individuals to be served directly by the services and the vulnerable nature of the population. Describe how this particular program will improve both the delivery of services and mental health treatment outcomes for the population served.
7. Provide a proposed budget for the two-year grant funding period (examples: personnel and benefits, equipment, training, space, administrative).
8. Provide a description of how the organization plans to implement the program and incorporate the EBP into your core services. The description should include names and titles of the persons responsible for implementation and a timeline identifying major activities that would occur during each year of the grant term. Be sure to include a marketing and/or community engagement strategy.
9. Describe the services and activities to be provided and the specific measurable results and outcomes that you wish to achieve during the grant period. If applicable, cite evidence that the proposed services and activities are likely to lead to the desired outcomes. Such evidence may include, for example, research studies, proven models and regular evaluations.
10. Identify collaborative partners and stakeholders and their roles. Indicate relevant coordination with other resources to implement the program and/or support broader systems/community changes.

11. Explain how the outcomes of the program will be measured and reported. Identify who will be responsible for performing the evaluation and describe how the results will be used and disseminated. Quarterly reporting to Dallas County will be required if awarded grant funds.

12. Identify other funding sources, i.e. grants, city funds, etc., that may be utilized as part of proposal

Note: All costs directly or indirectly related to the preparation of a response to this program shall be the sole responsibility of the respondent of this RFG and shall be borne by the same.

Regular Session Agenda Item: 4

Meeting Date: December 7, 2020

ITEM DESCRIPTION:

Staff seeks City Council approval to locate the new Police Facility on the same five (5) acres of land where Fire Station Number 2 is located.

BACKGROUND OF ISSUE:

Staff have been working with architects to determine the best site location for the new Police Facility. Originally the thought was to locate the new Police Facility on land currently owned by the City at the corner of Malloy Bridge Road and Water Street. After extensive research, Staff with the aid of an architect have determined the land area is too small to locate all of the City's facilities on that tract of land. Additionally, the land has many obstacles to overcome such a water/sewer lines, electrical power lines and lack of surveying and platting, which would delay the construction by an unknown amount of time.

After great consideration, Staff recommends locating the new Police Facility on Simonds Road next to Fire Station Number 2. According to our Architect, moving the site location to Simonds Road will save a minimum of \$500,000 in grading and site work costs.

FINANCIAL IMPACT:

Total project cost will be \$5,000,000

EXHIBITS:

N/A

Regular Session Agenda Item: 5

Meeting Date: December 7, 2020

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: 6

Meeting Date: December 7, 2020

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