



**SEAGOVILLE, TEXAS
CITY COUNCIL SPECIAL CALLED MEETING AGENDA
MONDAY, AUGUST 30, 2021**

**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 a presentation concerning Police Station and Crime Statistics**
- C. Receive a presentation from Open Gov**

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 August 16, 2021 (City Secretary)**

REGULAR AGENDA-

- 2. Conduct a public hearing to receive citizen input on the proposed FY 2021-2022 budget for all City funds. This budget will raise more property taxes than last year's budget by \$887,866 or 13.76%, and of that amount, \$449,722 is tax revenue to be raised from new property added to the tax roll this year (Finance Director)**
- 3. Conduct public hearing to receive input on the proposed FY 2021-2022 hotel/motel tax budget (Finance Director)**
- 4. Discuss and consider approving three (3) Hotel Occupancy Tax Grant Agreements with Seagoville Chamber of Commerce for Mayfest (\$10,500.00); Seagofest (\$10,500.00); and 4th of July Celebration (\$6,000.00) totaling Twenty Five Thousand (\$27,000.00) Dollars for the fiscal year October 1, 2021 through September 30, 2022. Seeking authorization for the City Manager to execute the grant agreements (Finance Director)**
- 5. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the adopted budget for the Seagoville Economic Development Corporation for the Fiscal Year October 1, 2021 through September 30, 2022; providing that expenditures for said Fiscal Year shall be made in accordance with that budget; and declaring an effective date (Finance Director)**
- 6. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, amending the Master Fee Schedule to read in its entirety as provided in Exhibit "A" attached hereto; providing a savings clause, providing a severability clause; and providing an effective date (Finance Director)**
- 7. Approval of City of Seagoville's Financial Policies for Fiscal Year 2021-2022 (Finance Director)**
- 8. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, adopting the City of Seagoville Investment Policy and providing an effective date (Finance Director)**
- 9. Discuss and consider approving a Resolution of the City of Seagoville, Texas approving and ratifying the City Manager's action approving Work Order No. 111 under the City's Contract with Anderson Asphalt & Concrete Paving, LLC and an associated expenditure of General Fund monies in an amount not to exceed Ninety-Three Thousand Three Hundred Forty-Four Dollars and Zero Cents (\$93,344.00) for emergency repairs to West Simonds Road; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Public Works Director)**

10. Discuss and consider approving a Resolution of the City of Seagoville, Texas, approving a Cleaning Services Agreement with Kcom Cleaning Services, LLC for cleaning and sanitizing services for the Seagoville City Hall and the Seagoville Senior Citizen Center, as set forth in the attached Exhibit "A", in an amount not to exceed \$38,400.00; authorizing the City Manager to execute said Agreement; providing repealing clause; providing a severability clause; and providing an effective date (Community Development Director)

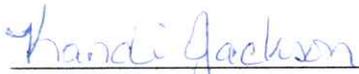
11. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, accepting a petition for and calling for a public hearing on the creation of Stonehaven Public Improvement District within the City of Seagoville and authorizing mailing and publication of notice of the public hearing (City Attorney)

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

13. 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, August 27, 2021 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, September 13, 2021 Regular City Council Meeting**
- **Monday, September 20, 2021 Regular City Council Meeting**
- **Monday, October 4, 2021 Regular City Council Meeting**
- **Monday, October 18, 2021 Regular City Council Meeting**

Seagoville Police Department and Animal Services Activity

**Presentation to City Council
August 30, 2021**

2021 Crime Statistics

Seagoville Police Department
Consolidation of Monthly Criminal Activity

UNIFORM CLASSIFICATION OF OFFENSES	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	This year to date	Last year to date		%+- For Same Period Last Year
1A. CRIMINAL HOMICIDE: MURDER	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0.00%
1B. MANSLAUGHTER BY NEGLIGENCE	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0.00%
2. FORCIBLE RAPE	0	0	0	1	0	2	0	0	0	0	0		3	2	1	50.00%
3. ROBBERY	1	1	0	0	0	0	1	0	0	0	0		3	3	0	0.00%
4. AGGRAVATED ASSAULT	0	2	2	2	3	1	0	0	0	0	0		10	10	0	0.00%
5. BURGLARY-BREAKING OR ENTERING	5	1	5	6	3	4	3	0	0	0	0		27	25	2	8.00%
6. THEFT - LARCENY	17	10	25	11	11	13	12	0	0	0	0		99	131	-32	-24.43%
7. MOTOR VEHICLE THEFT	8	8	4	4	10	7	3	0	0	0	0		44	51	-7	-13.73%
8. ARSON	0	0	0	0	0	0	0	0	0	0	0		0	2	-2	-100.00%
TOTAL - PART I OFFENSES													186	224	-38	-16.96%

Arrests

	2021	2020	% Change
Arrests	188	212	-11%

Citations

	2021	2020	% Change
Citations Issued	1086	705	54%
Total Violations	1657	1039	59%
Moving Violations	725	309	135%
Non-Moving Violations	932	730	28%

Warrants Served

Courts	2021	2020	% Change
Seagoville	267	302	-12%
Other	144	229	-37%

Calls for Service

	2021	2020	% of Change
Police Calls	11271	11463	- 2%
All Dispatched Calls for Service	13218	14264	-7.3%
9-1-1 Calls	10860	7777	40%

Other P.D. Activity

City Ordinance Compliance

- January 2021 to Date

2100000198	Wed, 1/6/21 11:51	215 - HAWTHORNE,J #173	Suspicious Circumstance	200 SCOTT PL	N10 Red Tagged Vehicle
2100000302	Fri, 1/8/21 18:18	240 - GRAHAM,C #130	Parking Complaint	700 FAIRVIEW AVE	N10 Red Tagged Vehicle
2100000496	Fri, 1/15/21 13:14	226 - HOPKINS,K #175	Abandoned Vehicle	2600 US HIGHWAY 175 N WB	N10 Red Tagged Vehicle
2100000531	Sat, 1/16/21 03:29	234 - HOVELN,J #185	Abandoned Vehicle	900 US HIGHWAY 175 S WB	N10 Red Tagged Vehicle
2100000648	Mon, 1/18/21 11:38	220 - BAILEY,K #117	Abandoned Vehicle	2000 MALLOY BRIDGE RD E	N10 Red Tagged Vehicle
2100001137	Sat, 1/30/21 02:29	234 - HOVELN,J #185	Abandoned Vehicle	900 SERVICE RD S WB	N10 Red Tagged Vehicle

February and March

2100001359	Thu, 2/4/21 00:06	231 - FORREST,S #151	Parking Complaint	2400 SERVICE RD N WB	N10 Red Tagged Vehicle
2100001714	Fri, 2/12/21 13:38	201 - DAVIS,S #122	Traffic Complaint	1800 US HIGHWAY 175 N WB	N10 Red Tagged Vehicle
2100002031	Mon, 2/22/21 03:29	240 - GRAHAM,C #130	Parking Complaint	700 THEDFORD RD	N10 Red Tagged Vehicle
2100002639	Tue, 3/9/21 11:18	226 - HOPKINS,K #175	Abandoned Vehicle	2400 SERVICE RD N EB	N10 Red Tagged Vehicle
2100002896	Tue, 3/9/21 11:18	251 - SINCLAIR,E #182	Suspicious Vehicle	700 US HIGHWAY 175 N	N10 Red Tagged Vehicle
2100003233	Tue, 3/9/21 11:18	214 - TOLER,B #177	Abandoned Vehicle	1700 US HIGHWAY 175 S	N10 Red Tagged Vehicle
2100003617	Tue, 3/9/21 11:18	226 - HOPKINS,K #175	Welfare Concern		N10 Red Tagged Vehicle
2100004071	Tue, 3/9/21 11:18	240 - GRAHAM,C #130	City Ordinance Violation	1900 CHURCHILL DOWNS DR	N10 Red Tagged Vehicle
2100005172	Tue, 3/9/21 11:18	214 - SUNDEEN,J #187	Abandoned Vehicle	4100 SERVICE RD S EB	N10 Red Tagged Vehicle
2100005312	Tue, 3/9/21 11:18	252 - ORRICK,M #134	Suspicious Vehicle		N10 Red Tagged Vehicle
2100005411	Tue, 3/9/21 11:18	210 - PENA,R #140	Traffic	1300 SERVICE RD N WB	N10 Red Tagged Vehicle

April and May 2021

2100005172	Sat, 4/24/21 09:28	214 - TOLER,B #177	Abandoned Vehicle	4100 SERVICE RD S EB	N10 Red Tagged Vehicle
2100006057	Fri, 5/14/21 01:41	234 - HOVELN,J #185	Abandoned Vehicle	2400 US HIGHWAY 175 S EB	N10 Red Tagged Vehicle
2100006086	Fri, 5/14/21 10:54	220 - BAILEY,K #117	Abandoned Vehicle	2800 SERVICE RD 80 N WB HWY	N10 Red Tagged Vehicle
2100006357	Thu, 5/20/21 04:39	240 - GRAHAM,C #130	City Ordinance Violation	1600 MAKAYLA LN	N10 Red Tagged Vehicle
2100006752	Thu, 5/27/21 17:07	251 - SINCLAIR,E #182	Suspicious Vehicle	600 MYERS ST	N10 Red Tagged Vehicle

June 2021

2100007073	Thu, 6/3/21 15:41	223 - BURT,B #158	Parking Complaint	2900 OLD FARM DR	N10 Red Tagged Vehicle
2100007140	Fri, 6/4/21 22:55	234 - HOVELN,J #185	Accident - Minor	2800 SERVICE RD N WB	N10 Red Tagged Vehicle
2100007310	Tue, 6/8/21 01:05	240 - GRAHAM,C #130	City Ordinance Violation	700 HALL RD	N10 Red Tagged Vehicle
2100007312	Tue, 6/8/21 01:15	240 - GRAHAM,C #130	City Ordinance Violation	900 SHADYBROOK LN	N10 Red Tagged Vehicle
2100007313	Tue, 6/8/21 01:22	240 - GRAHAM,C #130	City Ordinance Violation	1000 SHADYBROOK LN	N10 Red Tagged Vehicle
2100007316	Tue, 6/8/21 03:06	240 - GRAHAM,C #130	City Ordinance Violation	800 HALL RD	N10 Red Tagged Vehicle
2100007317	Tue, 6/8/21 03:12	240 - GRAHAM,C #130	City Ordinance Violation	800 HALL RD	N10 Red Tagged Vehicle
2100007318	Tue, 6/8/21 03:20	240 - GRAHAM,C #130	City Ordinance Violation	1300 HALL LN	N10 Red Tagged Vehicle
2100007320	Tue, 6/8/21 03:25	240 - GRAHAM,C #130	City Ordinance Violation	1200 HALL LN	N10 Red Tagged Vehicle
2100007321	Tue, 6/8/21 03:32	240 - GRAHAM,C #130	City Ordinance Violation	700 OAKBROOK LN	N10 Red Tagged Vehicle
2100007322	Tue, 6/8/21 03:40	240 - GRAHAM,C #130	City Ordinance Violation	1300 ROSS LN	N10 Red Tagged Vehicle
2100007323	Tue, 6/8/21 03:45	240 - GRAHAM,C #130	City Ordinance Violation	1300 ROSS LN	N10 Red Tagged Vehicle
2100007324	Tue, 6/8/21 03:52	240 - GRAHAM,C #130	City Ordinance Violation	1400 ROSS LN	N10 Red Tagged Vehicle
2100007325	Tue, 6/8/21 03:57	240 - GRAHAM,C #130	City Ordinance Violation	1400 ROSS LN	N10 Red Tagged Vehicle
2100007326	Tue, 6/8/21 04:01	240 - GRAHAM,C #130	City Ordinance Violation	1400 ROSS LN	N10 Red Tagged Vehicle

June 2021 Continued

2100007326	Tue, 6/8/21	04:01	240 - GRAHAM,C #130	City Ordinance Violation	1400 ROSS LN	N10 Red Tagged Vehicle
2100007327	Tue, 6/8/21	04:06	240 - GRAHAM,C #130	City Ordinance Violation	1200 ROSS LN	N10 Red Tagged Vehicle
2100007328	Tue, 6/8/21	04:12	240 - GRAHAM,C #130	City Ordinance Violation	1200 ROSS LN	N10 Red Tagged Vehicle
2100007329	Tue, 6/8/21	04:17	240 - GRAHAM,C #130	City Ordinance Violation	700 SHADYBROOK LN	N10 Red Tagged Vehicle
2100007330	Tue, 6/8/21	04:22	240 - GRAHAM,C #130	City Ordinance Violation	700 SHADYBROOK LN	N10 Red Tagged Vehicle
2100007332	Tue, 6/8/21	04:29	240 - GRAHAM,C #130	City Ordinance Violation	1300 ROSS LN	N10 Red Tagged Vehicle
2100007342	Tue, 6/8/21	10:22	220 - BAILEY,K #117	City Ordinance Violation	1200 BRITTANY WAY	N10 Red Tagged Vehicle
2100007343	Tue, 6/8/21	10:29	220 - BAILEY,K #117	City Ordinance Violation	1000 SHADY LN	N10 Red Tagged Vehicle
2100007344	Tue, 6/8/21	10:34	220 - BAILEY,K #117	City Ordinance Violation	1000 SHADY LN	N10 Red Tagged Vehicle
2100007345	Tue, 6/8/21	10:42	220 - BAILEY,K #117	City Ordinance Violation	1000 SHADY LN	N10 Red Tagged Vehicle
2100007380	Wed, 6/9/21	04:46	240 - GRAHAM,C #130	City Ordinance Violation	1200 RIVERVIEW LN	N10 Red Tagged Vehicle
2100007381	Wed, 6/9/21	04:54	240 - GRAHAM,C #130	City Ordinance Violation	1300 RIVERVIEW LN	N10 Red Tagged Vehicle
2100007382	Wed, 6/9/21	05:01	240 - GRAHAM,C #130	City Ordinance Violation	900 SHADYBROOK LN	N10 Red Tagged Vehicle
2100007383	Wed, 6/9/21	05:06	240 - GRAHAM,C #130	City Ordinance Violation	1200 BRITTANY WAY	N10 Red Tagged Vehicle
2100007388	Wed, 6/9/21	09:04	213 - CLARK,R #161	Traffic Complaint	500 GLEN COVE ST	N10 Red Tagged Vehicle

June 2021 Conclusion

2100007482	Thu, 6/10/21 16:12	215 - FORREST,S #151	City Ordinance Violation	800 ROSS LN	N10 Red Tagged Vehicle
2100007693	Tue, 6/15/21 09:22	214 - TOLER,B #177	Abandoned Vehicle	1900 FM 1389 N	N10 Red Tagged Vehicle
2100007845	Fri, 6/18/21 01:29	240 - GRAHAM,C #130	City Ordinance Violation	500 JUDY LN	N10 Red Tagged Vehicle
2100007846	Fri, 6/18/21 01:33	240 - GRAHAM,C #130	City Ordinance Violation	500 JUDY LN	N10 Red Tagged Vehicle
2100007847	Fri, 6/18/21 01:40	240 - GRAHAM,C #130	City Ordinance Violation	700 GRANDVIEW AVE	N10 Red Tagged Vehicle
2100007848	Fri, 6/18/21 01:50	240 - GRAHAM,C #130	City Ordinance Violation	500 HAMPTON CT	N10 Red Tagged Vehicle
2100007849	Fri, 6/18/21 01:54	240 - GRAHAM,C #130	City Ordinance Violation	700 FAIRVIEW AVE	N10 Red Tagged Vehicle
2100007850	Fri, 6/18/21 01:58	240 - GRAHAM,C #130	City Ordinance Violation	700 FAIRVIEW AVE	N10 Red Tagged Vehicle
2100007852	Fri, 6/18/21 02:06	240 - GRAHAM,C #130	City Ordinance Violation	500 KATIE CT	N10 Red Tagged Vehicle
2100007854	Fri, 6/18/21 02:14	240 - GRAHAM,C #130	City Ordinance Violation	700 STACIE LN	N10 Red Tagged Vehicle
2100007855	Fri, 6/18/21 02:17	240 - GRAHAM,C #130	City Ordinance Violation	700 STACIE LN	N10 Red Tagged Vehicle
2100008053	Mon, 6/21/21 01:56	234 - HOVELN,J #185	Abandoned Vehicle	1500 US HIGHWAY 175 S WBN	N10 Red Tagged Vehicle

July 2021

2100008664	Sat, 7/3/21	14:15	214 - TOLER,B #177	Traffic	1000 US HIGHWAY 175 S EB	N10 Red Tagged Vehicle
2100009303	Fri, 7/16/21	12:01	215 - FORREST,S #151	Traffic	2000 US HIGHWAY 175 N WB	N10 Red Tagged Vehicle
2100009530	Tue, 7/20/21	15:32	224 - HOWELLS,H #172	Abandoned Vehicle	1000 SERVICE RD S EB	N10 Red Tagged Vehicle
2100009853	Sun, 7/25/21	21:10	242 - SUNDEEN,J #187	Parking Complaint	300 VICTOR DR	N10 Red Tagged Vehicle

August 2021

2100010321	Mon, 8/2/21	11:22	220 - BAILEY,K #117	Parking Complaint	1200 CATHERINE ST	N10 Red Tagged Vehicle
2100010427	Wed, 8/4/21	14:18	215 - FORREST,S #151	City Ordinance Violation	700 THEDFORD RD	N10 Red Tagged Vehicle
2100010464	Thu, 8/5/21	03:16	234 - HOVELN,J #185	Abandoned Vehicle	300 US HIGHWAY 175 S WB	N10 Red Tagged Vehicle
2100010913	Fri, 8/13/21	15:15	201 - DAVIS,S #122	City Ordinance Violation	700 FAIRVIEW AVE	N10 Red Tagged Vehicle
2100010916	Fri, 8/13/21	15:23	201 - DAVIS,S #122	City Ordinance Violation	700 FAIRVIEW AVE	N10 Red Tagged Vehicle
2100010958	Sat, 8/14/21	03:04	234 - HOVELN,J #185	Abandoned Vehicle	1400 SERVICE RD S WB	N10 Red Tagged Vehicle
2100010985	Sat, 8/14/21	08:57	226 - HOPKINS,K #175	Abandoned Vehicle		N10 Red Tagged Vehicle
2100011382	Fri, 8/20/21	10:46	220 - BAILEY,K #117	Parking Complaint	1300 CROSSCREEK LN	N10 Red Tagged Vehicle
2100011383	Fri, 8/20/21	10:50	220 - BAILEY,K #117	Parking Complaint	1300 CROSSCREEK LN	N10 Red Tagged Vehicle
2100011385	Fri, 8/20/21	11:07	220 - BAILEY,K #117	Parking Complaint	1300 CROSSCREEK LN	N10 Red Tagged Vehicle
2100011386	Fri, 8/20/21	11:16	220 - BAILEY,K #117	Parking Complaint	1200 BRITTANY WAY	N10 Red Tagged Vehicle
2100011387	Fri, 8/20/21	11:20	220 - BAILEY,K #117	Parking Complaint	1200 BRITTANY WAY	N10 Red Tagged Vehicle
2100011389	Fri, 8/20/21	12:23	221 - GRUBBS,C #169	Parking Complaint	2900 POST OAK DR	N10 Red Tagged Vehicle

August Continued

2100011390	Fri, 8/20/21	12:38	221 - GRUBBS,C #169	Parking Complaint	300 OAKHURST DR	N10 Red Tagged Vehicle
2100011391	Fri, 8/20/21	12:44	221 - GRUBBS,C #169	Abandoned Vehicle	200 PINECREST DR	N10 Red Tagged Vehicle
2100011392	Fri, 8/20/21	12:48	221 - GRUBBS,C #169	Parking Complaint	100 OAKHURST DR	N10 Red Tagged Vehicle
2100011394	Fri, 8/20/21	14:18	220 - BAILEY,K #117	Parking Complaint	1200 ROSS LN	N10 Red Tagged Vehicle
2100011395	Fri, 8/20/21	14:23	220 - BAILEY,K #117	Parking Complaint	1300 ROSS LN	N10 Red Tagged Vehicle
2100011396	Fri, 8/20/21	14:32	220 - BAILEY,K #117	Parking Complaint	700 SHADYBROOK LN	N10 Red Tagged Vehicle

Other P.D. Activities Business Checks January 1, 2021 to Date

Month	Totals
January	40
February	27
March	57
April	42
May	125
June	84
July	53
August	85

Animal Services Intakes

Intakes	Year Total
Canine Stray	142
Canine Surrender	9
Canine Quarantined	1
Canine Seized	0
Total Canine Intakes	152
Feline Stray	91
Feline Surrender	5
Feline Quarantine	0
Feline Seized	0
Feline Feral	0
Total Feline Intakes	96
Wildlife	0
Total Intakes	248

Animal Services Outcomes

Outcomes	Year Totals
Canine Adoptions	94
Canine Rescues	29
Canine RTO	25
Canine Euthanized	1
Canine Died	0
Feline Adoptions	93
Feline Rescues	1
Feline RTO	0
Feline TNR	0
Feline Euthanized	2
Feline Died	0
Wildlife Released	1
Wildlife Rehab	0
Wildlife Euthanized	5

Animal Services Activity and Compliance

Activity	Year Totals
Calls for Service	1165
After Hours Calls	0
Phone Calls	1412
Volunteer Hours	1609
Bite Cases	2
Compliance	
Verbal Warnings	1
Written Warnings	2
Citations	10
Compliance Totals	13

Consent Session Agenda Item: 1

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Consider approving City Council Meeting minutes for August 16, 2021.

BACKGROUND OF ISSUE:

Approve City Council Meeting minutes for August 16, 2021.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

August 16, 2021 Work Session Meeting Minutes
August 16, 2021 Regular Meeting Minutes



**MINUTES OF CITY COUNCIL
WORK SESSION
AUGUST 16, 2021**

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:32 p.m. on Monday, August 16, 2021, 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, Police Captain Steve Davis, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Finance Director Gail French, Library Director Liz Gant, Director of Administrative Service Cindy Brown, and City Secretary Kandi Jackson.

B. Receive an update from STAR Transit concerning proposed service changes and STAR Now

Library Director Gant introduced Kim Britton, Deputy Executive for STAR Transit.

Deputy Executive for STAR Transit, Britton provided an update concerning proposed service changes and STAR Now.

A. Discuss regular session agenda items

1. Consider approving City Council Meeting minutes for August 2, 2021 (City Secretary)

No questions.

2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the Company’s 2021 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments

consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached Exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached Exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC's Legal Counsel (Director of Administrative Services)

Director of Administrative Services Brown explained this Resolution approves a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2021 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached Exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached Exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC's Legal Counsel.

3. Receive presentation concerning Seagofest and Some Run 5k for A-T – (Chamber of Commerce)

Chamber of Commerce Managing Director Edwards presented the Seagofest Event and stated this year it will include the Some Run 5k for A-T. She explained all details of the Some Run 5k for A-T.

Adjourned at 7:06 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
REGULAR SESSION
AUGUST 16, 2021**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:16 p.m. on Monday, August 16, 2021, 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, Police Captain Steve Davis Community Development Director Ladis Barr, City Attorney Victoria Thomas, 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.*

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 August 2, 2021 (City Secretary)**
- 2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the Company’s 2021 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the**

negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached Exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached Exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC's Legal Counsel (Director of Administrative Services)

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

REGULAR AGENDA-

3. Receive presentation concerning Seagofest and Some Run 5k for A-T – (Chamber of Commerce)

Mayor and Council agreed to continue with Seagofest and Some Run 5k for A-T.

4. Presentation of City of Seagoville's Fiscal Year 2022 Proposed Budget (Finance Director)

Finance Director French presented the City of Seagoville's Fiscal Year 2022 Proposed Budget.

5. Discuss and consider approval of a Resolution of the City of Seagoville, Texas, accepting the 2021 Certified Tax roll of Dallas Central Appraisal District and Kaufman County Appraisal District and providing for an effective date (Finance Director)

Motion to approve a Resolution of the City of Seagoville, Texas, accepting the 2021 Certified Tax roll of Dallas Central Appraisal District and Kaufman County Appraisal District and providing for an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

6. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, accepting the proposed property tax rate for fiscal year 2021-2022; and providing for the publication as provided by the Texas property tax code (Finance Director)

Finance Director French explained this Resolution accepts the proposed property tax rate for the fiscal year 2021-2022 and stated the rates are not increasing.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, accepting the proposed property tax rate for fiscal year 2021-2022; and providing for the publication as

provided by the Texas property tax code – Magill, seconded by Hernandez; motion passed with all ayes. 5/0

7. Receive presentation on applications from Chamber of Commerce in support of their request for FY 2022 funding for community events from the City’s hotel/motel tax (Finance Director)

Chamber of Commerce Managing Director Edwards stated Council has been provided a copy of all applications and she is available for any questions.

After some discussion, Councilmember Hernandez stated we were able to use some COVID-19 Funds last year to help offset some costs.

8. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, vacating, abandoning and releasing all right, title, and interest in two (2) fifty foot (50') wide by approximately one hundred thirty foot (130') long rights-of-way situated along Trinity Street, located in Block B, and South Watkins Street, located in Block C, both in the Howard Addition Revised, as depicted in Exhibit "A", attached hereto and incorporated herein, to the abutting property owners of the underlying fee simple title in proportion to their abutting ownership; providing for the furnishing of a certified copy of this Ordinance for recording in the real property records of Dallas County, Texas, as a quit claim deed; and providing for an effective date (Community Development Director)

Community Development Director Barr stated this Ordinance approves the City of Seagoville, Texas, vacating, abandoning and releasing all right, title, and interest in two (2) fifty foot (50') wide by approximately one hundred thirty foot (130') long rights-of-way situated along Trinity Street, located in Block B, and South Watkins Street, located in Block C, both in the Howard Addition Revised, as depicted in Exhibit "A", attached hereto and incorporated herein, to the abutting property owners of the underlying fee simple title in proportion to their abutting ownership; providing for the furnishing of a certified copy of this Ordinance for recording in the real property records of Dallas County, Texas, as a quit claim deed; and providing for 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, awarding bids for employee medical and dental benefits for fiscal year 2021-2022 to Blue Cross Blue Shield of Texas for medical benefits in the amount of \$842.50 per month per full time employee and to Mutual of Omaha for dental benefits in the amount of \$22.60 per month per full time employee; authorizing the City Manager to execute any and all documents necessary; and providing an effective date (Director of Administrative Services)

Motion to approve a Resolution of the City of Seagoville, Texas, awarding bids for employee medical and dental benefits for fiscal year 2021-2022 to Blue Cross Blue Shield of Texas for medical benefits in the amount of \$842.50 per month per full time employee and to Mutual of Omaha for dental benefits in the amount of \$22.60 per month per full time employee; authorizing the City Manager to execute any and all documents necessary; and providing an

effective date. Councilmember Hernandez stated he would like to have discussion before approval of this item.

Director of Administrative Services Brown explained the bids received for medical and dental benefits for employees. She also explained letters we received for denial to bid.

Motion to approve a Resolution of the City of Seagoville, Texas, awarding bids for employee medical and dental benefits for fiscal year 2021-2022 to Blue Cross Blue Shield of Texas for medical benefits in the amount of \$842.50 per month per full time employee and to Mutual of Omaha for dental benefits in the amount of \$22.60 per month per full time employee; authorizing the City Manager to execute any and all documents necessary; and providing an effective date – Magill, seconded by Hernandez; motion passed with all ayes. 5/0

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

Councilmember Hernandez encouraged everyone to go get vaccinated to beat the pandemic.

11. 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 Epps requested an item to change the Council Meeting time from 7:00 p.m. to 6:00 p.m.

Adjourned at 8:05 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 2

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Conduct a public hearing to receive citizen input on the proposed FY 2021-2022 budget for all City funds. This budget will raise more property taxes than last year's budget by \$887,866 or 13.76%, and of that amount, \$449,722 is tax revenue to be raised from new property added to the tax roll this year.

BACKGROUND OF ISSUE:

This is a public hearing that provides an opportunity for the City Council to receive public input on the proposed FY 2022 budget.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 3

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Conduct public hearing to receive input on the proposed FY 2021-2022 hotel/motel tax budget.

BACKGROUND OF ISSUE:

Hotel/Motel tax revenues for FY 2021-2022 are estimated at \$27,500.00.

The Chamber of Commerce has submitted three (3) grant applications requesting funding in the amount of \$27,000.00 for the following:

Mayfest / Cinco de Mayo	\$10,500.00
Seagofest	\$10,500.00
4th of July Celebration	\$ 6,000.00

FINANCIAL IMPACT:

Hotel Occupancy Tax funding is available for this expenditure.

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 4

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Discuss and consider approving three (3) Hotel Occupancy Tax Grant Agreements with Seagoville Chamber of Commerce for Mayfest (\$10,500.00); Seagofest (\$10,500.00); and 4th of July Celebration (\$6,000.00) totaling Twenty Five Thousand (\$27,000.00) Dollars for the fiscal year October 1, 2021 through September 30, 2022. Seeking authorization for the City Manager to execute the grant agreements.

BACKGROUND OF ISSUE:

The Seagoville Chamber of Commerce requested three (3) grants during the August 16th council meeting. The City Council directed staff at the August 16th meeting to prepare the three (3) grant agreements for a combined total disbursement of \$27,000.00.

The attached three (3) agreements provide terms for the use of hotel occupancy tax funds by the Seagoville Chamber of Commerce. It addresses budget submission, reporting and banking requirements as well as action to be taken by the City in the event the agreement is breached.

FINANCIAL IMPACT:

Funds are available in the hotel/motel fund for this expenditure.

RECOMMENDATION:

Approval.

EXHIBITS:

Agreement for July 4th
Agreement for SeagoFest
Agreement for MayFest

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

HOTEL/MOTEL TAX GRANT

This Agreement (the “Agreement”) is made by and between the City of Seagoville, Texas (the “City”), and the Seagoville Chamber of Commerce (the “Applicant”) (each a “Party” and collectively the “Parties”), acting by and through their authorized representatives.

RECITALS:

WHEREAS, the City is authorized by Chapter 351 of the Texas Tax Code to levy a hotel occupancy tax to be used to directly enhance and promote tourism and the convention and hotel industry; and

WHEREAS, the City has, by ordinance, imposed a local hotel occupancy tax; and

WHEREAS, the City Council finds that an expenditure of local hotel occupancy tax for the Applicant as set forth herein, will directly enhance and promote tourism and, the convention and hotel industry in the City or its vicinity, and further finds that the expenditures are for one or more the statutorily authorized categories;

NOW THEREFORE, in consideration of the premises and mutual agreements contained herein, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Subject to availability of funds during the City’s fiscal year 2021-2022, the City agrees to provide the Applicant a hotel occupancy tax grant (the “Grant”) in the amount of up to Four Thousand Dollars (\$6,000.00).
2. Applicant agrees to utilize the grant for the Fourth of July Celebration 2022 event, including music, cultural, entertainment, and art components thereof, advertising expenses, and administrative expenses related thereto as allowed by law, to attract tourists to Seagoville.
3. City agrees to provide the Grant or the necessary funds from the Grant to Applicant upon submission to the City Manager of satisfactory proof that Applicant has incurred costs or eligible expenses in accordance with the terms of this Agreement.
4. Applicant agrees to complete the project(s) for which the City provided the Grant between the dates of October 1, 2021 and September 30, 2022, and requests for reimbursements are due on or before October 10, 2022. Applicant shall provide the City with receipts, lists of names and addresses of visitor requests, and other information reasonably satisfactory to the City to evidence that Applicant has incurred eligible expenses in accordance with the terms of this Agreement. All receipts and other information shall be submitted with the request for reimbursement. Any unexpended Grant funds that remain shall not be carried forward to future years.

5. In the event the Applicant breaches any of the terms of this Agreement or fails to use the Grant for the purposes set forth herein, then the Applicant, after expiration of the notice and cure period described herein, shall in be in default of this Agreement. As liquidated damages in the event of such default, the Applicant shall, within thirty (30) days after demand, pay to the City the sum equal to the Grant funds provided to the Applicant with interest at the rate of four percent (4%) per annum or the highest interest rate allowed by law, whichever is lower, from date of receipt of the Grant until paid. The Parties acknowledge that actual damages in the event of default would be speculative and difficult to determine. Upon breach by Applicant of any obligations under this Agreement, the City shall notify the Applicant in writing, which shall have thirty (30) days from receipt of the notice in which to cure such default. If Applicant fails to cure the default within the time provided herein, or, as such time period may be extended, then the City, at its sole option, shall have the right to terminate this Agreement without further notice to the Applicant and demand repayment of the Grant funds plus interest as provided above.

6. The terms and conditions of this Agreement are binding upon the successors and assigns of all Parties hereto. This Agreement may not be assigned without the express written consent of City.

7. It is understood and agreed between the Parties that Applicant, in the use of the Grant and in satisfying the conditions of this Agreement, is acting independently, and that the City assumes no responsibilities or liabilities to third parties in connection with these actions. Applicant agrees to indemnify and hold harmless the City from all such claims, suits, and causes of action, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever arising out of the Applicant's performance of the conditions under this Agreement.

8. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage pre-paid, certified mail, return receipt requested, addressed to the Party at the address set forth below the signature of the Party.

9. This Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

10. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

[Signature Page to Follow]

EXECUTED this _____ day of September 2021.

CITY OF SEAGOVILLE, TEXAS

By: _____

Patrick Stallings

City Manager

Address: 702 US-175 Frontage Road
Seagoville, TX 75159

EXECUTED this _____ day of September 2021.

SEAGOVILLE CHAMBER OF COMMERCE

By: _____

Ritha Edwards

Chief Executive Officer

Address: 109 N. Kaufman Street
Seagoville, TX 75159

5. In the event the Applicant breaches any of the terms of this Agreement or fails to use the Grant for the purposes set forth herein, then the Applicant, after expiration of the notice and cure period described herein, shall in be in default of this Agreement. As liquidated damages in the event of such default, the Applicant shall, within thirty (30) days after demand, pay to the City the sum equal to the Grant funds provided to the Applicant with interest at the rate of four percent (4%) per annum or the highest interest rate allowed by law, whichever is lower, from date of receipt of the Grant until paid. The Parties acknowledge that actual damages in the event of default would be speculative and difficult to determine. Upon breach by Applicant of any obligations under this Agreement, the City shall notify the Applicant in writing, which shall have thirty (30) days from receipt of the notice in which to cure such default. If Applicant fails to cure the default within the time provided herein, or, as such time period may be extended, then the City, at its sole option, shall have the right to terminate this Agreement without further notice to the Applicant and demand repayment of the Grant funds plus interest as provided above.

6. The terms and conditions of this Agreement are binding upon the successors and assigns of all Parties hereto. This Agreement may not be assigned without the express written consent of City.

7. It is understood and agreed between the Parties that Applicant, in the use of the Grant and in satisfying the conditions of this Agreement, is acting independently, and that the City assumes no responsibilities or liabilities to third parties in connection with these actions. Applicant agrees to indemnify and hold harmless the City from all such claims, suits, and causes of action, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever arising out of the Applicant's performance of the conditions under this Agreement.

8. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage pre-paid, certified mail, return receipt requested, addressed to the Party at the address set forth below the signature of the Party.

9. This Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

10. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

[Signature Page to Follow]

EXECUTED this _____ day of September 2021.

CITY OF SEAGOVILLE, TEXAS

By: _____

Patrick Stallings

City Manager

Address: 702 US-175 Frontage Road
Seagoville, TX 75159

EXECUTED this _____ day of September 2021.

SEAGOVILLE CHAMBER OF COMMERCE

By: _____

Ritha Edwards

Chief Executive Officer

Address: 109 N. Kaufman Street
Seagoville, TX 75159

5. In the event the Applicant breaches any of the terms of this Agreement or fails to use the Grant for the purposes set forth herein, then the Applicant, after expiration of the notice and cure period described herein, shall in be in default of this Agreement. As liquidated damages in the event of such default, the Applicant shall, within thirty (30) days after demand, pay to the City the sum equal to the Grant funds provided to the Applicant with interest at the rate of four percent (4%) per annum or the highest interest rate allowed by law, whichever is lower, from date of receipt of the Grant until paid. The Parties acknowledge that actual damages in the event of default would be speculative and difficult to determine. Upon breach by Applicant of any obligations under this Agreement, the City shall notify the Applicant in writing, which shall have thirty (30) days from receipt of the notice in which to cure such default. If Applicant fails to cure the default within the time provided herein, or, as such time period may be extended, then the City, at its sole option, shall have the right to terminate this Agreement without further notice to the Applicant and demand repayment of the Grant funds plus interest as provided above.

6. The terms and conditions of this Agreement are binding upon the successors and assigns of all Parties hereto. This Agreement may not be assigned without the express written consent of City.

7. It is understood and agreed between the Parties that Applicant, in the use of the Grant and in satisfying the conditions of this Agreement, is acting independently, and that the City assumes no responsibilities or liabilities to third parties in connection with these actions. Applicant agrees to indemnify and hold harmless the City from all such claims, suits, and causes of action, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever arising out of the Applicant's performance of the conditions under this Agreement.

8. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage pre-paid, certified mail, return receipt requested, addressed to the Party at the address set forth below the signature of the Party.

9. This Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

10. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

[Signature Page to Follow]

EXECUTED this _____ day of September 2021.

CITY OF SEAGOVILLE, TEXAS

By: _____

Patrick Stallings

City Manager

Address: 702 US-175 Frontage Road
Seagoville, TX 75159

EXECUTED this _____ day of September 2021.

SEAGOVILLE CHAMBER OF COMMERCE

By: _____

Ritha Edwards

Chief Executive Officer

Address: 109 N. Kaufman Street
Seagoville, TX 75159

Regular Session Agenda Item: 5

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the adopted budget for the Seagoville Economic Development Corporation for the Fiscal Year October 1, 2021 through September 30, 2022; providing that expenditures for said Fiscal Year shall be made in accordance with that budget; and declaring an effective date.

BACKGROUND OF ISSUE:

After notice required by law, on July 15, 2021, the Seagoville Economic Development Corporation proposed and adopted a budget for the Fiscal Year 2021-2022 and, the City Council finds that the adopted budget by the Seagoville Economic Development Corporation for Fiscal Year 2021-2022 should be approved.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

Resolution
FY 2022 SEDC Budget Summary

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, APPROVING THE ADOPTED BUDGET FOR THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION FOR THE FISCAL YEAR OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THAT BUDGET; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, after notice required by law, on July 15, 2021, the Seagoville Economic Development Corporation proposed and adopted a budget for the Fiscal Year 2021-2022; and

WHEREAS, the City Council finds that the adopted budget by the Seagoville Economic Development Corporation for Fiscal Year 2021-2022 should be approved.

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

SECTION 1. The annual budget adopted by the Seagoville Economic Development Corporation for the Fiscal Year 2021-2022, attached hereto as Exhibit "A" and incorporated herein is hereby approved.

SECTION 2. All expenditures by the Seagoville Economic Development Corporation during the fiscal year shall be made in accordance with the budget approved, unless otherwise authorized by a duly enacted ordinance of the City.

SECTION 3. The City Council hereby approves, ratifies and restates approval of Resolution 19-02 authorizing expenditures by the Seagoville Economic Development Corporation for projects of Five Thousand Dollars (\$5,000.00) or less without review or further approval by City Council, provided such expenditures are for Quality of Life Grants or Grant Assistance Business Programs.

SECTION 4. This resolution shall take effect immediately from and after its passage.

DULY PASSED by the City Council of the City of Seagoville, Texas, on this 30th day of August, 2021.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
(082421vwtTM124394)

EXHIBIT “A”

Seagoville Economic Development Corporation Goals:

Goals and Objectives

Working with the City Council, City Staff and the Chamber of Commerce as well as other leaders of the community, a sense of unification and pride can be instilled in the citizens of Seagoville and all those who visit our community. To effectively reach the following Goals and Objectives of this plan, the City Council, Chamber and SEDC Board must work together to make Seagoville a better place to live.

The short and long term goal of the Seagoville Economic Development Corporation includes a plan to expand the concept that the City of Seagoville represents a competitive business environment with a very productive work force and unlimited business opportunities.

As projects are completed, new goals and challenges will come forth and the SEDC is committed to working with the City, Chamber and Community leaders to promote and expand the business community of Seagoville and work to improve the overall quality of life therein. The year 2021 will continue to be a “building” year for SEDC as we look forward to supporting a strong, stable and vibrant community together.

Type B Sales Tax

In 1995 citizens of Seagoville passed two propositions, a half-cent sales and use tax for reduction of property tax rate and a half-cent sales and use tax for economic development and community improvements.

The Seagoville Economic Development Corporation (SEDC) was formed after the passage of the half-cent sales tax, which funds the corporation. A seven-person Board of Directors oversees the SEDC.

Type B funds can be used for community projects such as infrastructure, park improvements, and economic development projects such as incentives for business relocations or expansions of new and/or existing businesses.

The SEDC continues to work with existing and potential businesses in the areas of business expansion, relocation, retention and redevelopment through market development, as well as education and training.

The primary elements of the SEDC Strategic Plan are:

- Balanced Business Development
- Planned Land Development and Utilization
- Enhanced Parks and Recreation
- Entertainment, Medical Facilities and Retail
- Downtown Revitalization
- Improved Image of Seagoville
- Environmental Way Industrial Park Development

Open Skies - Open Doors - Open for Business

**Seagoville Economic Development Corporation
Fund Summary FY 2022**

Account Description	Actual FY 2020	Budget FY 2021	Projected FY 2021	Proposed FY 2022
Total Net Position October 1	2,289,476	2,509,380	2,647,572	2,139,104
Revenues				
Sales Tax Revenues	979,337	951,940	1,029,340	1,029,340
Rent Revenue	19,100	21,600	31,600	32,400
Starwood Receivable		-	20,000	40,000
Interest Income	1,009	810	810	810
Total Revenue	999,446	974,350	1,081,750	1,102,550
Total Resources Available	3,288,922	3,483,730	3,729,322	3,241,654
Expenditures				
<u>Administrative & Operations</u>				
Administrative Cost	39,694	27,000	27,000	27,000
Operations	138,974	311,350	295,840	145,250
Total Administrative & Operations	178,667	338,350	322,840	172,250
<u>Economic Development Assistance</u>				
<u>Pending Projects</u>				
Gotham Greens	-	-	-	-
Julio Torres	-	-	-	-
KRR	-	-	-	-
Excel Linen	-	-	-	-
Mi Vestido	-	-	-	-
<u>Other Projects</u>				
Kelley Harris Incentive	-	-	600,000	-
Building Renovation	101,263	-	-	-
Land Incentive	9,537	-	64	-
Excel Linen	100,000	-	-	-
Wade Electric Incentive	-	-	150,000	-
Greenforest Landscaping & Main	-	-	625	-
Beacon Industries	-	-	350,000	-
Seagoville Signs and Designs	-	-	4,505	-
Vic Hopkins Body Shop Sewer Proj Easer	-	-	15,000	-
Golden Chick Incentive	-	200,000	-	-
Total Economic Development Assistance	210,800	200,000	1,120,194	-
<u>City and Community Oriented Projects</u>				
Fireworks	-	5,000	5,000	5,000
Kidfish Event	1,081	3,500	2,000	3,500
Freedom Park/Childs' Play	114,398	-	40,184	75,000
Quality of Life Projects	136,405	100,000	100,000	100,000
Special Events Chamber of Commerce	-	-	-	-
Total City and Community Projects	251,883	108,500	147,184	183,500
Total Expenditures	641,350	646,850	1,590,218	355,750
Excess of Revenue over Expenditures	358,096	327,500	(508,467.97)	746,800
Total Net Position September 30	2,647,572	2,836,880	2,139,104	2,885,904
Invested in Capital Assets	655,549	825,393	655,549	655,549
Working Capital	1,992,023	2,011,487	1,483,555	2,230,355
Daily Operating Cost	489.50	926.99	884.49	471.92

Regular Session Agenda Item: 6

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City Council of the City of Seagoville, amending the Master Fee Schedule to read in its entirety as provided in Exhibit "A" attached hereto; providing a savings clause, providing a severability clause; and providing an effective date.

BACKGROUND OF ISSUE:

The City has previously adopted a Master Fee Schedule setting out the fees charged for goods and services provided by departments within the City. It is necessary and the City Council finds it in the best interest of the City and its citizens that the Master Fee Schedule be amended to reflect changes in those fees as set forth in Exhibit "A" attached hereto.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval

EXHIBITS:

Resolution
Master Fee Schedule

**A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS
RESOLUTION NO.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS AMENDING THE MASTER FEE SCHEDULE TO READ IN ITS ENTIRETY AS PROVIDED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has previously adopted a Master Fee Schedule setting out the fees charged for goods and services provided by departments within the City; and

WHEREAS, it is necessary and the City Council finds it in the best interest of the City and its citizens that the Master Fee Schedule be amended to reflect changes in those fees as set forth in Exhibit “A” attached hereto; and

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

SECTION 1. The Master Fee Schedule is hereby amended to read in its entirety as set forth in the attached Exhibit “A”.

SECTION 2. In the event there is a conflict between the fees listed in the attached Exhibit “A”, and any previous fees adopted by ordinance or resolution, the fees set forth in this Resolution shall supersede any previous fees adopted by ordinance or resolution.

SECTION 3. That all provisions of the Resolutions of the City of Seagoville, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 4. This Resolution and the fees established herein shall take effect on the 1st day of October, 2021.

DULY PASSED by the City Council of the City of Seagoville, Texas, on the 30th day of August, 2021.

APPROVED:

DENNIS K.CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA W. THOMAS, CITY ATTORNEY
(082421vwtTM124397)

EXHIBIT “A”
[Master Fee Schedule]

EXHIBIT "A"
[Master Fee Schedule]

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
GENERAL GOVERNMENT

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/19
GENERAL GOVERNMENT ADMINISTRATION / ALL DEPARTMENTS				
PUBLIC INFORMATION CHARGES				
Copies, standard size	Per page	\$ 0.10	\$ -	\$ 0.10
Copies, non-standard size	Per page	\$ 0.50	\$ -	\$ 0.50
Disc (CD-RW or CD-R)	Each	\$ 1.00	\$ -	\$ 1.00
Digital video disc (DVD)	Each	\$ 3.00	\$ -	\$ 3.00
VHS video cassette	Each	\$ 2.50	\$ -	\$ 2.50
Audio cassette	Each	\$ 1.00	\$ -	\$ 1.00
Other electronic media	Each	Actual cost	\$ -	Actual cost
Personnel charge	Per hour	\$ 15.00	\$ -	\$ 15.00
Overhead charge	Based on personnel charge	20%	\$ -	20%
Miscellaneous supplies		Actual cost	\$ -	Actual cost
Postage and shipping		Actual cost	\$ -	Actual cost
Certification of true copies		\$ 2.50	\$ -	\$ 2.50
Attestation under Seal of Seagoville		\$ 2.50	\$ -	\$ 2.50
DOCUMENTS				
Charter		\$ -	\$ -	\$ -
Code of Ordinances	Available from Franklin Legal Publishing	\$ -	\$ -	\$ -
FINANCE CHARGES				
Returned Check		\$ 30.00	\$ -	\$ 30.00
Lien Administrative Fee		\$ 100.00	\$ -	\$ 100.00
Lien Per Annum		10%	\$ -	10%

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
PUBLIC LIBRARY

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
PUBLIC LIBRARY				
LIBRARY CARDS				
Replacement card	Per card	\$ 1.00	\$ 2.00	\$ 3.00
LATE CHARGES				
Books	Per item per day	\$ 0.10	\$ -	\$ 0.10
DVDs and Videos	Per day	\$ 1.00	\$ -	\$ 1.00
WiFi HotSpot	Per day	\$ 1.00		\$ 1.00
MISCELLANOUS CHARGES				
Interlibrary loans	Per fulfilled request	\$ 1.00	\$ -	\$ 1.00
Laminating	Per linear foot	\$ 0.50	\$ -	\$ 0.50
Standard copies	Per page	\$ 0.20	\$ -	\$ 0.20
Computer generated printing - B/W	Per page	\$ 0.20	\$ -	\$ 0.20
Lost or damaged item processing fee	Per item	\$ 5.00	\$ -	\$ 5.00
Material replacement	Per item	Actual Replacement Cost	\$ -	Actual Replacement Cost
Replace lost - damaged WiFi device	Per item	\$80.00		\$80.00
Lost - damaged WiFi device processing fee	Per item	\$20.00		\$20.00
Repair of damaged library materials	Per item	Actual Cost	\$ -	Actual Cost
Replace lost or damaged DVD case	Per item	\$ 3.00	\$ -	\$ 3.00
Replace lost or damaged Video case	Per item	\$ 3.00	\$ -	\$ 3.00
Replace lost or damaged audio book case	Per item	\$ 5.00	\$ -	\$ 5.00

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
PARKS AND RECREATION

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
PARKS AND RECREATION				
RENTAL FEES				
Tennis court reservation	Minimum 1 Hour \$15.00 per Hour	\$ 15.00	\$ -	\$ 15.00
Field reservations with lights	Minimum 1 Hour \$15.00 per Hour	\$ 15.00	\$ -	\$ 15.00
Field reservations, no lights, per field	Minimum 1 Hour \$10.00 per Hour	\$ 10.00	\$ -	\$ 10.00
Special Event Fee Based	Special License and Use Agreement	20% Total Revenues	\$ -	20% Total Revenues
Special Event Non Fee Based	Special License and Use Agreement	\$ 200.00	\$ -	\$ 200.00
Police Security	Special License and Use Agreement	Invoiced @ Cost	\$ -	Invoiced @ Cost
Public Works and Barricades	Special License and Use Agreement	Invoiced @ Cost	\$ -	Invoiced @ Cost
Pavilion - CO Bruce Central Park	Minimum 1 Hour \$10.00 per Hour	\$ 10.00	\$ -	\$ 10.00
ALL SPORTS LEAGUES ADULT AND YOUTH SPECIAL LICENSE AND USE AGREEMENT				
League participant user fee	Per resident	\$ 5.00	\$ -	\$ 5.00
League participant user fee	Per non-resident	\$ 10.00	\$ -	\$ 10.00

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
POLICE DEPARTMENT

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
POLICE DEPARTMENT				
Offense reports/calls for service	Per page	\$ 0.10	\$ -	\$ 0.10
Burn to CD	Per report	\$ 1.00	\$ -	\$ 1.00
Burn to DVD	Per report	\$ 3.00	\$ -	\$ 3.00
Other electronic media	Each	Actual cost	\$ -	Actual cost
Certified reports	Per report	\$ 1.00	\$ -	\$ 1.00
Accident reports	Per report	\$ 6.00	\$ -	\$ 6.00
Finger printing	Per person	\$ 10.00	\$ -	\$ 10.00
Alarm permits - Residential	Per year	\$ 20.00	\$ -	\$ 20.00
Alarm permits - Business/Commercial	Per year	\$ 30.00	\$ -	\$ 30.00
After the 5th false alarm per year	Per incident	\$ 20.00	\$ -	\$ 20.00
Solicitation permits	Per person	\$ 35.00	\$ -	\$ 35.00
Massage establishment license	Per establishment/annually	\$ 75.00	\$ -	\$ 75.00
Sexually oriented business license	Per business/annually	\$ 750.00	\$ -	\$ 750.00
Sexually oriented business application	Per application	\$ 100.00	\$ -	\$ 100.00
Clearance letters, notarized in house check only	Per letter	\$ 5.00	\$ -	\$ 5.00
Research fee - Open Records Request	Per hour	\$ 15.00	\$ -	\$ 15.00

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
ANIMAL CONTROL / SHELTER

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
ANIMAL CONTROL / SHELTER				
REGISTRATION				
Micro Chip		\$ 25.00		\$ 25.00
INTACT ANIMAL PERMIT				
Fee		\$ 250.00		\$ 250.00
Annual Registration	Per animal/annually	\$ 50.00	\$ -	\$ 50.00
Registration due to change of owner	Per animal	\$ 25.00	\$ -	\$ 25.00
OWNER PICK UP FROM SHELTER (Domestic animal running at large)				
1st offense	Per animal	\$ 25.00	\$ -	\$ 25.00
2nd offense	Per animal	\$ 50.00	\$ -	\$ 50.00
3rd offense	Per animal	\$ 75.00	\$ -	\$ 75.00
SHELTER HOUSING				
Day 1	per animal	\$ 8.00	\$ -	\$ 8.00
Day 2	per animal	\$ 8.00	\$ -	\$ 8.00
Day 3	per animal	\$ 8.00	\$ -	\$ 8.00
TRAP RENTAL				
Large animal trap	per business week basis	\$ 50.00	\$ -	\$ 50.00
Small animal trap	per business week basis	\$ 25.00	\$ -	\$ 25.00

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
FIRE DEPARTMENT

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
FIRE DEPARTMENT				
INSPECTIONS				
Certificate of Occupancy	Annual, semi-annual, etc.	No Charge	\$ -	No Charge
1st Re-inspection		No Charge	\$ -	No Charge
2nd Re-inspection		\$ 45.00	\$ -	\$ 45.00
3rd Re-inspection		\$ 60.00	\$ -	\$ 60.00
Subsequent Re-inspections		\$ 100.00	\$ -	\$ 100.00
Inspections following Mandatory Closure		\$ 150.00	\$ -	\$ 150.00
After hours inspections	Per hour (After 5:00 p.m. or weekends with 2 hr. minimum)	\$ 50.00	\$ -	\$ 50.00
PERMITS				
Portable gas/propane tank permit	1 weekend	\$ 15.00	\$ -	\$ 15.00
Portable gas/propane tank permit	1 month	\$ 60.00	\$ -	\$ 60.00
Portable gas/propane tank permit	6 months	\$ 250.00	\$ -	\$ 250.00
Portable gas/propane tank permit	1 year	\$ 500.00	\$ -	\$ 500.00
Fire /EMS Reports	Each	\$ 4.00	\$ -	\$ 4.00
Private Non-Emergency Ambulance Service	Annual	\$ 1,500.00	\$ -	\$ 1,500.00
Type 1 Hood/Fixed System Plan Review		\$ 50.00	\$ -	\$ 50.00
Type 1 Hood Permit/Test		Table1A	\$ -	Table1A
Fire Suppression / Fire Alarm Plan Review		\$ 50.00	\$ -	\$ 50.00
Fire Sprinkler Plan Review		\$ 50.00	\$ -	\$ 50.00
Fire Suppression / Fire Alarm Permit/Test		Table1A	\$ -	Table1A
Fire Sprinkler Permit/Test		Table1A	\$ -	Table1A
Fuel Storage Tanks Above/Below Ground Permits		Table1A	\$ -	Table1A
Underground Fuel Storage Tanks Removal Permit		Table1A	\$ -	Table1A
Fireworks Display	Must be by State Certified Pyrotechnic Company Present	\$ 300.00	\$ -	\$ 300.00
Fireworks Storage/Transportation	Annual	\$ 125.00	\$ -	\$ 125.00
Fireworks Sales Booth		\$ 250.00	\$ -	\$ 250.00
Boarding Home Inspection Permit	Yearly	\$ 25.00	\$ -	\$ 25.00
Foster Home Inspection Permit	Yearly	\$ 25.00	\$ -	\$ 25.00
Trench Burning	30 day permit/State permit required for each site	\$ 100.00	\$ -	\$ 100.00
Sprinkler Systems out of Service/Hazmat (Stand By) longer than 1 1/2 hours	Minimum 4 hours at \$50.00 Per hour	\$ 50.00	\$ -	\$ 50.00

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
PLANNING & ZONING

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
PLANNING & ZONING				
ZONING CHANGE				
1-2 Acres	Each request	\$ 250.00	\$ -	\$ 250.00
2.1-5 Acres	Each request	\$ 500.00	\$ -	\$ 500.00
5.1-15 Acres	Each request	\$ 750.00	\$ -	\$ 750.00
15.1 or more	per acre or max. \$1500.00	\$60.00 Per Acre	\$ -	\$60.00 Per Acre
SPECIAL USE PERMIT				
Fee	Each Request (Maximum \$1,500.00)	\$250.00 + \$50.00/Per Acre	\$ -	\$250.00 + \$50.00/Per Acre
PLANNED DEVELOPMENT				
Fee (Initial PD)	(Maximum \$1,500.00)	\$250.00 + \$75.00/Per Acre	\$ -	\$250.00 + \$75.00/Per Acre
PD Amendment				
Text Only	Each Request maximum \$1,500.00	\$100.00 + \$25.00 Per Acre	\$ -	\$100.00 + \$25.00 Per Acre
Concept Plan Only	Each Request maximum \$1,500.00	\$100.00 + \$25.00 Per Acre	\$ -	\$100.00 + \$25.00 Per Acre
Text & Concept Plan	Each Request (Maximum \$1,500.00)	\$100.00 + \$25.00 Per Acre	\$ -	\$100.00 + \$25.00 Per Acre
PLATS (includes 2 DRC Reviews)				
Amending Plat	3 Lots or less	\$ 100.00	\$ -	\$ 100.00
Combination Construction/Final Plat	3 Lots or less	\$ 300.00	\$ -	\$ 300.00
Combination Construction/Final Plat for Subdivisions	4 Lots or more	\$650.00 + \$10.00/Per Acre or \$3.00/Per Lot/Unit (Whichever is greater)	\$ -	\$650.00 + \$10.00/Per Acre or \$3.00/Per Lot/Unit (Whichever is greater)
Construction Plat		\$500.00 + \$10.00/Per Acre or \$3.00/Per Lot/Unit (Whichever is greater)	\$ -	\$500.00 + \$10.00/Per Acre or \$3.00/Per Lot/Unit (Whichever is greater)
Development Plat	3 Lots or Less	\$ 100.00	\$ -	\$ 100.00
Final Plat (for Subdivision)	4 Lots or more	\$300.00 + \$10.00/Per Acre or \$2.00/per Lot/Unit (Whichever is greater)	\$ -	\$300.00 + \$10.00/Per Acre or \$2.00/per Lot/Unit (Whichever is greater)
Minor Plat	3 Lots or less	\$ 100.00	\$ -	\$ 100.00
Vacating Plan		\$ 100.00	\$ -	\$ 100.00
Replat		\$300.00 + \$10.00/per Acre or \$2.00/per Lot/Unit (Whichever is greater)	\$ -	\$300.00 + \$10.00/per Acre or \$2.00/per Lot/Unit (Whichever is greater)

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2020-2021
PLANNING & ZONING

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
Additional Plan Review Fees (After 2 Initial DRC Reviews)	Development Review Committee (DRC) or individual committee members (Does not include Building Plan Review)	Actual Cost to Review	\$ -	Actual Cost to Review
Concept Plan	P & Z Commission Approval	\$ 75.00	\$ -	\$ 75.00
Site Plan & Revised Site Plan	P & Z Commission Approval	\$ 75.00	\$ -	\$ 75.00
Elevation/Façade Plan	(Only if requesting a waiver, P & Z Commission approval required)	\$ 75.00	\$ -	\$ 75.00
Landscape Plan	P & Z Commission Approval	\$ 75.00	\$ -	\$ 75.00
Zoning Verification Letter	City's form letter will be provided	\$ 25.00	\$ -	\$ 25.00
Board of Adjustment Variance Request		\$ 100.00	\$ -	\$ 100.00
Sign Variance		\$ 100.00	\$ -	\$ 100.00
Application withdrawal refund (any type)	Within 24 hours of submittal	\$ 75.00	\$ -	\$ 75.00
Plus the Dallas/Kaufman County Clerks Filing Fees	for Filing Plats.			
When the Subdivision Ordinance was revised in 2006, the word "preliminary" was changed to "construction" in regards to plats.				

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
BUILDING INSPECTION/CODE ENFORCEMENT/HEALTH

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
BUILDING INSPECTION/CODE ENFORCEMENT/HEALTH				
BUILDING PERMITS				
Residential Building Permits	Based on square footage		\$0.75 per sq ft	\$0.75 per sq ft
Commercial Building Permits		Table 1A	\$ -	Table 1A
Construction began prior to permit or no permit obtained	Permit Fee based on Construction Type	Double	\$ -	Double
Certificate of Occupancy Residential		\$ 25.00	\$ -	\$ 25.00
Certificate of Occupancy Commercial	up to 5,000 square feet	\$ 50.00	\$ -	\$ 50.00
Certificate of Occupancy Commercial	5,001 square feet to 10,000 square feet	\$ 100.00	\$ -	\$ 100.00
Certificate of Occupancy Commercial	10,001 square feet and over	\$ 200.00	\$ -	\$ 200.00
Demolition		\$ 100.00	\$ -	\$ 100.00
Foundation Repair			\$ 75.00	\$ 75.00
Fence Residential		\$ 35.00	\$ -	\$ 35.00
Fence Commercial		\$ 50.00	\$ -	\$ 50.00
Retaining Wall			\$ 75.00	\$ 75.00
Sprinkler Irrigation System			\$ 75.00	\$ 75.00
Carports Residential	Based on square footage		\$0.75 per sq ft	\$0.75 per sq ft
Deck, Patio Covers, Pergola-Residential Only	Based on square footage		\$0.75 per sq ft	\$0.75 per sq ft
Storage Buildings under 120 square feet	Requires permit but no fee charged	\$ -	\$ -	\$ -
Storage Buildings over 120 square feet	Based on square footage		\$0.75 per sq ft	\$0.75 per sq ft
Aboveground Pool/Spa		\$ 100.00	\$ -	\$ 100.00
In-Ground Pool/Spa		\$ -	\$ 100.00	\$ 100.00
House/Building Moving	Passing through part of city or moving from outside city to inside or moving from inside city to outside city	\$ 100.00	\$ -	\$ 100.00
House/Building Moving	Leaving building on public property during move	\$ 50.00	\$ -	\$ 50.00
House/Building Moving	Inspection of building prior to moving into city	\$100.00 + mileage	\$ -	\$100.00 + mileage
Screening Wall			\$ 75.00	\$ 75.00
Roofing(Residential Only)			\$ 75.00	\$ 75.00
Roofing Commercial		Table 1A	\$ -	Table 1A
Industrialized Home Permits	Based on square footage		\$0.75 per sq ft	\$0.75 per sq ft
CONCRETE AND EXCAVATING				
Flatwork (sidewalk, approaches, driveways, patios without cover, etc.)	Residential	\$ -	\$ 75.00	\$ 75.00
Flatwork (sidewalk, approaches, driveways, patios without cover, etc.)	Commercial	\$ -	Table 1A	Table 1A
Grading/Filling & Excavating		\$ 100.00	\$ -	\$ 100.00
Right-of-Way Excavating		\$ 100.00	\$ -	\$ 100.00
Miscellaneous concrete permits (Residential)			\$ 75.00	\$ 75.00
Miscellaneous concrete permits (Commercial)		Table 1A	\$ -	Table 1A
Temporary Asphalt/Concrete Batch Plant		\$ 100.00	\$ -	\$ 100.00

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2020-2021
BUILDING INSPECTION/CODE ENFORCEMENT/HEALTH

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
BUILDING INSPECTION/CODE ENFORCEMENT/HEALTH				
CONTRACTOR REGISTRATIONS				
General	Annually	\$ 60.00	\$ -	\$ 60.00
Electrical	State law prohibits a registration fee	\$ 60.00	\$ -	\$ 60.00
Mechanical	Annually	\$ 60.00	\$ -	\$ 60.00
Plumbing / Med Gas / Fire Sprinkler and Fire Alarm	State law prohibits a registration fee	\$ -	\$ -	\$ -
Irrigator	Annually	\$ 60.00	\$ -	\$ 60.00
Backflow Tester	Annually	\$ 45.00	\$ -	\$ 45.00
All Other Trades	Annually	\$ 60.00	\$ -	\$ 60.00
MISCELLANEOUS FEES				
Electrical T-Pole		\$ 35.00	\$ 40.00	\$ 75.00
Miscellaneous Electrical Permits-Commercial Only		Table 1A	\$ -	Table 1A
Miscellaneous Plumbing Permits-Commercial Only		Table 1A	\$ -	Table 1A
Miscellaneous Mechanical Permits-Commercial Only		Table 1A	\$ -	Table 1A
Residential Electrical Permit			\$ 75.00	\$ 75.00
Residential Plumbing Permit			\$ 75.00	\$ 75.00
Residential Mechanical Permit			\$ 75.00	\$ 75.00
Non-Office Hours Inspections	2 hour minimum (office hours M-F 7:30 am - 6:00 pm)	\$ 50.00	\$ -	\$50.00 per hour
Red Tag Re-inspection	after 1st inspection	\$ 50.00	\$ -	\$ 50.00
Additional Plan Review	after 2nd review	\$ 47.00	\$ 3.00	\$ 50.00
Plan Review NEW Single Family Dwelling		\$ 50.00	\$ -	\$ 50.00
Plan Review ANY Commercial		\$ 50.00	\$ -	\$ 50.00
Cell Tower		Table 1A	\$ -	Table 1A
Residential Solar Energy Systems			\$ 75.00	\$ 75.00
Wind Turbines			\$ 75.00	\$ 75.00
Tents & Canopies over 200 square feet		\$ 50.00	\$ -	\$ 50.00
Building and Standards Board Appeal		\$ 100.00	\$ -	\$ 100.00
Amusement Center License (per device)		\$ 100.00	\$ -	\$ 100.00
Garage (Occasional) Sale	Limit 2 times per year (365 days) per address	\$ 3.00	\$ -	\$ 3.00
Construction Office		\$ 35.00	\$ -	\$ 35.00
Real Estate Sales Office		\$ 75.00	\$ -	\$ 75.00
Portable Church/School Building		\$ 75.00	\$ -	\$ 75.00
Cargo Container for Construction Use		\$ 25.00	\$ -	\$ 25.00
Other Temporary Use as determined by City Manager or designee		\$ 75.00	\$ -	\$ 75.00
SIGNS				
Signs	Up to 100 square feet	\$ 25.00	\$ -	\$ 25.00
Signs	101 square feet - 300 square feet	\$ 50.00	\$ -	\$ 50.00
Signs	301 square feet or larger	\$ 100.00	\$ -	\$ 100.00
Portable Signs		\$ 25.00	\$ -	\$ 25.00
Removal & Storage of Temporary or Portable Signs		\$25.00 + \$5.00 per day storage	\$ -	\$25.00 + \$5.00 per day storage

CITY OF SEGOVILLE MASTER FEE SCHEDULE - FY 2020-2021
BUILDING INSPECTION/CODE ENFORCEMENT/HEALTH

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
BUILDING INSPECTION/CODE ENFORCEMENT/HEALTH				
HEALTH				
Nursing Home Dietary Department	Annually	\$ 275.00	\$ -	\$ 275.00
Day Care Center	Annually	\$ 275.00	\$ -	\$ 275.00
Convenience Store, packaged groceries only	Annually	\$ 275.00	\$ -	\$ 275.00
Convenience Store, deli	Annually	\$ 200.00	\$ -	\$ 200.00
Grocery Store	Annually	\$ 350.00	\$ -	\$ 350.00
Grocery Store with meat market	Annually	\$ 275.00	\$ -	\$ 275.00
Grocery Store with deli	Annually	\$ 200.00	\$ -	\$ 200.00
Temporary Food Service, three day maximum	For Profit Organization	\$ 100.00	\$ -	\$ 100.00
Temporary Food Service, three day maximum	Non-Profit Organization	\$ 25.00	\$ -	\$ 25.00
Restaurant	Annually	\$ 275.00	\$ -	\$ 275.00
Flea Market Food Vendor	Annually	\$ 225.00	\$ -	\$ 225.00
Mobile Food Vendor	Annually	\$ 125.00	\$ -	\$ 125.00
Entertainment Center with Concession	Annually (Theater, roller rink, etc.)	\$ 200.00	\$ -	\$ 200.00
Bed and Breakfast	Annually	\$ 150.00	\$ -	\$ 150.00
Bed and Breakfast with food service	Annually	\$ 250.00	\$ -	\$ 250.00
Food Safety Manager Certification Registration from the City of Seagoville	5 Years	\$ 35.00	\$ -	\$ 35.00
Replacement of lost Food Manager Certificate		\$ 10.00	\$ -	\$ 10.00
Administrative fee for all establishments	Does Not Apply to Temporary Food Vendors	\$ 50.00	\$ -	\$ 50.00
Plan review for a fixed facility for all new permitted establishments		\$ 100.00	\$ -	\$ 100.00
Off-Premise Beer/Wine Sales	2 years	\$ 60.00	\$ -	\$ 60.00
Seasonal Permit	Non-profit Organization	-	\$ -	-
Seasonal Permit	Profit Organization	-	\$ 125.00	\$ 125.00

* Our current contract provides for food establishments to be inspected twice a year with third and any subsequent inspections invoiced at cost by the City.

TABLE NO. 1A BUILDING PERMITS FEES FOR COMMERICAL

TOTAL VALUATION	FEE
\$75.00	Minimum
\$2,000.00 to \$25,000.00	\$75.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,001.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,001.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,001.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$100,000,000.00	\$3,233.75 for the first \$500,001.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to include \$100,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,001.00 plus \$3.15 for each additional \$1,000.00, of fraction thereof
Other Inspectitons and Fees: 1. Inspection outside of normal business hours..... \$50.00 per hour 2. Reinspection fees..... \$50.00 3. Additional plan review..... \$50.00 4. For use of outside consultants for plan review and inspection, or both..... Actual costs	

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2021-2022
PUBLIC WORKS

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
PUBLIC WORKS				
WATER				
Standard 1" service tap	Short Side Each	\$ 1,200.00	\$ 300.00	\$ 1,500.00
Standard 1 1/2" service tap	Short Side Each	\$ 1,400.00	\$ 300.00	\$ 1,700.00
Standard 2" service tap	Short Side Each	\$ 1,650.00	\$ 350.00	\$ 2,000.00
Over 2"	installed by contractor	\$ -	\$ -	\$ -
Additional parts/services	road bore, road replacement, pipe, etc.	Actual Cost	\$ -	Actual Cost
5/8" X 3/4" radio read water meter	including meter tail, gaskets, installation <i>CC approved 5/18/15</i>	\$ 250.00	\$ 100.00	\$ 350.00
1" radio read water meter	including meter tail, gaskets, installation	\$ 350.00	\$ 150.00	\$ 500.00
1 1/2" radio read water meter	including meter tail, gaskets, installation	\$ 600.00	\$ 200.00	\$ 800.00
2" radio read water meter	including meter tail, gaskets, installation	\$ 750.00	\$ 250.00	\$ 1,000.00
Over 2"	Meter supplied by contractor (City specifications)	\$ -	\$ -	\$ -
Turning on water service	regular hours	\$ 25.00	\$ -	\$ 25.00
Turning on water service	after hours and weekends	\$ 50.00	\$ -	\$ 50.00
Reconnection for failure to pay	regular hours	\$ 50.00	\$ -	\$ 50.00
Reconnection for failure to pay	after hours and weekends	\$ 100.00	\$ -	\$ 100.00
Reread of meter	requested by customer	\$ 15.00	\$ -	\$ 15.00
Meter calibration check	requested by customer	\$ 100.00	\$ 25.00	\$ 125.00
Meter tampering		\$ 250.00	\$ -	\$ 250.00
Meter reset	due to tampering	\$ 50.00	\$ -	\$ 50.00
Lock replacement	due to tampering	\$ 25.00	\$ -	\$ 25.00
Damaged curb stop	due to tampering	\$ 200.00	\$ -	\$ 200.00
Meter box	Due to tampering	\$ -	\$ 75.00	\$ 75.00
Meter Radio	Due to tampering	\$ -	\$ 150.00	\$ 150.00
Meter and Radio	Due to tampering	\$ -	\$ 300.00	\$ 300.00
FIRE HYDRANT DEPOSIT				
City Issued meter		\$ 1,750.00	\$ 250.00	\$ 2,000.00
Customer Meter		\$ 500.00	\$ -	\$ 500.00
Monthly Rental Fee		\$ 100.00	\$ -	\$ 100.00
SEWER				
Standard 4" service tap	Each	\$ 1,000.00	\$ 250.00	\$ 1,250.00
Standard 6" service tap	Each	\$ 1,200.00	\$ 300.00	\$ 1,500.00
Standard 8" service tap	Each	\$ 1,500.00	\$ 300.00	\$ 1,800.00
Over 8"	Service conducted by contractor (City specifications)	\$ -	\$ -	\$ -
Additional parts/services	including road bore, road replacement, pipe, depth, etc.	Actual Cost	\$ -	Actual Cost
STORMWATER UTILITY SYSTEM FEE				
Stormwater utility fee		\$ 3.60	\$ 0.25	\$ 3.85

CITY OF SEAGOVILLE MASTER FEE SCHEDULE - FY 2020-2021
PUBLIC WORKS

DEPARTMENT	BASICS/COMMENTS	FEE EFFECTIVE 10/1/20	PROPOSED FEE INCREASE / DECREASE	FEE EFFECTIVE 10/1/21
CULVERTS				
Installation including base material		Actual Cost	\$ -	Actual Cost
INSPECTION FEE				
	Development costs street grading, street paving, drainage structures, curb and gutter, storm sewers, sanitary sewers, water mains and fire lanes.	4%	\$ -	4%

Regular Session Agenda Item: 7

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Approval of City of Seagoville's Financial Policies for Fiscal Year 2021-2022.

BACKGROUND OF ISSUE:

The Financial Policies constitute the framework upon which the City conducts its financial operations and builds the annual budget. The attached policies are consistent with those enacted in prior years and include no current revisions. The purpose of the City's financial policies is to provide guidelines to enable City staff to achieve a long-term stable financial condition while conducting daily operations and providing services to the community. The scope of the policies covers accounting, auditing, financial reporting, internal controls, fiscal, financial condition and reserves, revenue management, expenditure control and capital financing/debt management. As an integral part of the annual budget and commencement of the fiscal year, Council is asked to reaffirm its commitment to the City's financial policies.

FINANCIAL IMPACT:

None

RECOMMENDATION:

None

EXHIBITS:

Financial Policies

City of Seagoville Financial Policies

Purpose Statement

The policies set forth below provide guidelines to enable the City staff to achieve a long-term, stable financial condition while conducting daily operations and providing services to the community. The City Manager and senior management follow these policies while developing the annual operating budget. The scope of these policies cover accounting, auditing, financial reporting, internal controls, fiscal, financial condition and reserve, revenue management, expenditure control and capital financing/debt management.

The long-range policies regarding financial management are as follows:

1. Exercise a discipline which allows the City to retain a sound financial condition.
2. Give recognition to the community's needs and ability to pay
3. Strive to retain the best possible rating on bonds

Accounting, Auditing and Financial Reporting

Accounting – The City's Director of Finance is responsible for establishing the chart of accounts and for properly recording financial transactions.

External Auditing – The City will be audited annually by outside independent accountants (auditors). The auditors must be a CPA firm and must demonstrate experience in the field of local government auditing. They must conduct the City's audit in accordance with generally accepted auditing standards and be knowledgeable in the Government Finance Officers Association (GFOA) Certificate of Achievement Program. The City will follow a five year rotation of outside independent auditors. The audited financial statements should be prepared within 180 days after the close of the fiscal year.

External Financial Reporting – The City will prepare and publish a Comprehensive Annual Financial Report (CAFR). The CAFR will be prepared in accordance with generally accepted accounting principles and will be presented annually to the Government Finance Officers Association (GFOA) for evaluation and awarding of the Certificate of Achievement for Excellence in Financial Reporting.

Interim Reporting – The Finance Department will prepare and issue timely reports on the City’s fiscal status to the Mayor/Council and staff. This includes the following:

1. Monthly budget status reports to the City Manager and all Department Heads
2. Mid Year status report and fiscal year end projection of major funds (General and Water & Sewer funds)
3. Quarterly financial reports to Mayor and Council

Internal Controls

Written Procedures – The Director of Finance is responsible for developing written guidelines on accounting, cash handling and other financial matters which will be approved by the City Manager. The Finance Department will assist Department Directors, as needed, in tailoring such guidelines to fit each department’s requirements.

Department Directors’ Responsibility – Each Department Director is responsible to the City Manager to ensure that proper internal controls are followed throughout his or her department, that all guidelines on accounting and internal controls are implemented and that all independent auditor control recommendations are addressed.

Fiscal

Balanced Budget – Current available unrestricted operating revenue shall be sufficient to support current operating expenditures. Temporary shortages, or operating deficits, can and do occur, but they are not tolerated as extended trends. Measures are developed to provide additional revenue and/or reduced expenditures to eliminate operating deficits.

Long Range Planning – The budget process will be coordinated so as to identify major policy issues for City Council consideration in advance of the budget approval date so that proper decision analysis can be made.

Fixed Assets – Such assets will be reasonably safeguarded, properly accounted for and prudently used. The fixed asset inventory will be updated regularly.

Cash Management – The City’s cash flow will be managed to maximize the investable cash in accordance with the City’s investment policy.

Financial Condition and Reserve

Reserve Accounts – The General Fund unreserved undesignated fund balance should be adequate to handle unexpected decreases in revenues and a reasonable level for extraordinary unbudgeted expenditures. The General Fund balance policy should also be flexible enough to allow the City to weather economic downturns without raising taxes and/or reducing vital services. The General Fund is required to maintain a minimum 60 day reserve of budgeted expenditures.

City Enterprise Funds will compensate the General Fund for the general and administrative services thereby provided such as management, finance and personnel. The City will adopt annual utility rates which will generate revenues sufficient to cover operating expenses and meet the legal requirements of bond covenants. Rates will also fund adequate capital replacement of water distribution and sewerage collection systems. The Water and Sewer Fund is required to maintain a minimum of 60 days of budgeted expenses. These reserves are needed to protect against the possibility of temporary revenue shortfalls or unpredicted one-time expenditures.

Should either the General Fund reserve or the Water and Sewer Fund reserve fall below the minimum reserve requirement, revenue raising measures or expenditure reductions will be implemented to return the General Fund reserve and the Water and Sewer Fund reserve to the minimum level no later than the end of the following fiscal year.

Reserves (fund balance) will be used only for emergencies or to reduce balances in excess of current guidelines (60 days for the General Fund and 60 days for the Water and Sewer Fund), as long as they are spent for non-recurring items.

Revenue Management

Revenue Diversification – A diversified and stable revenue system will be maintained to shelter the City from short run fluctuations in any one revenue source.

Fees and Charges – The City will maximize utilization of user charges in lieu of property taxes for services that can be individually identified and where the costs are directly related to the level of service. There will be periodic review of fees and charges to ensure that fees provide adequate coverage of costs of service.

Use of One-time Revenues – One-time revenues will be used only for one-time expenditures. The City will avoid using temporary revenues to fund mainstream services.

Use of Unpredictable Revenue – The City will try to understand its revenue sources, and enact consistent collection policies so that assurances can be provided that the revenue base will materialize according to budgets and plans. Use of unpredictable revenue will depend upon management’s determination whether the revenue is considered a one time revenue or will recur annually.

Sufficiency – The benefits of revenue shall exceed the cost of producing the revenue.

Grants – Any potential grants shall be examined for matching requirements so that the source and availability of these funds may be determined before the grant application is made.

Utility Rates – The City shall review and adopt utility rates that shall generate revenues required to fully cover operating expenditures, meet the legal restrictions of all applicable bond covenants, and provide for an adequate level of working capital needs.

Expenditure Control

Appropriations – The City Manager’s level of budgetary control is at the fund level for all funds. Modifications within a respective fund’s operating categories (materials, supplies and services) and/or modifications within the personnel and capital categories may be made with the approval of the City Manager. When a budget amendment among funds is necessary, it must be approved by the City Council.

Purchasing – All purchases shall be in accordance with both the City’s purchasing policy and state law.

Prompt Payment – All invoices will be paid upon 30 days of receipt in accordance with state law. Procedures will be used to take advantage of all cost effective purchase discounts. Payments will be processed to maximize the City’s investable cash.

Department Directors’ Responsibility - Each Department Director is held accountable for meeting program objectives and monitoring the use of budget funds expended to ensure compliance with the annual appropriated budget approved by the City Council.

Capital Financing and Debt Management

Debt Capacity, Issuance and Management – Long term debt will not be used for operating purposes. Capital projects financed through bond proceeds shall be financed for a period not to exceed the useful life of the project. When appropriate, self-supporting revenues will pay debt service in lieu of property taxes. The Debt Service current fiscal year debt requirement shall not exceed debt service property tax, self-supporting revenue and balances carried forward from the prior year. Unspent capital project proceeds are transferred to debt service at the completion of the capital project.

The Finance Department will monitor all City debt annually with the preparation of the annual budget. The Finance Department will diligently monitor the City's compliance to its bond covenants. The Finance Department will maintain ongoing communications with bond rating agencies about the City's financial condition and follow a policy of full disclosure on every financial report. The City has and will continue to retain a Financial Advisor in connection with any debt issuance.

Regular Session Agenda Item: 8

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, adopting the City of Seagoville Investment Policy and providing an effective date.

BACKGROUND OF ISSUE:

The City is required, under Chapter 2256 of the Texas Government Code, to annually adopt, by resolution, a formal written Investment Policy governing the investment of public funds. The City Council has determined that the Investment Policy attached hereto as Exhibit "A" should be adopted.

The City of Seagoville Investment Policy, attached hereto as Exhibit "A," is hereby adopted by the City Council of the City of Seagoville, Texas to govern investment of public funds for fiscal year 2021-2022.

This Resolution shall take effect on the 1st day of October, 2021.

FINANCIAL IMPACT:

None

RECOMMENDATION:

None

EXHIBIT:

Investment Policy Resolution
Investment Policy

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SEAGOVILLE, TEXAS, ADOPTING THE
CITY OF SEAGOVILLE INVESTMENT POLICY AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City is required, under Chapter 2256 of the Texas Government Code, to annually adopt, by resolution, a formal written Investment Policy governing the investment of public funds; and

WHEREAS, the City Council has determined that the Investment Policy attached hereto as Exhibit "A" should be adopted;

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

SECTION 1. The City of Seagoville Investment Policy, attached hereto as Exhibit "A," is hereby adopted by the City Council of the City of Seagoville, Texas to govern investment of public funds for fiscal year 2021-2022.

SECTION 2. This Resolution shall take effect on the 1st day of October, 2021.

DULY PASSED by the City Council of the City of Seagoville, Texas, on 30th day of August, 2021.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
(082421vwtTM124393)

EXHIBIT A

CITY OF SEAGOVILLE, TEXAS
INVESTMENT POLICY
August 2021

CITY OF SEAGOVILLE, TEXAS
INVESTMENT POLICY

PREFACE

It is the policy of the City of Seagoville (the "City") that after allowing for the anticipated cash flow requirements of the City and giving due consideration to the safety and risks of investments, all available funds shall be invested in conformance with these legal and administrative guidelines to obtain a market rate of return.

Effective cash management is recognized as essential to good fiscal management. An active cash management and investment policy will be pursued to take advantage of investment interest as a viable and material source of revenue for City funds. The City's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with state and local law. The City will invest public funds in a manner that will provide the highest rate of return with the maximum security while meeting the daily cash flow demands of the City.

The City is required under the Public Funds Investment Act (Chapter 2256 of the Texas Government Code) to adopt a formal written Investment Policy for the investment of public funds. These policies serve to satisfy the statutory requirement (including but not limited to the Public Funds Investment Act, Chapter 2256 of the Texas Government Code [PFIA] and the Public Funds Collateral Act, Chapter 2257 of the Texas Government Code) to define, adopt and review a formal investment strategy and policy.

**CITY OF SEAGOVILLE
INVESTMENT POLICY
TABLE OF CONTENTS**

1. PURPOSE	4
2. SCOPE	5
3. INVESTMENT STRATEGY.....	4
4. INVESTMENT OBJECTIVES.....	7
5. INVESTMENT RESPONSIBILITY.	8
6. AUTHORIZED INVESTMENTS.	9
7. DIVERSIFICATION.....	12
8. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS.....	13
9. DELIVERY VERSUS PAYMENT.	13
10. COMPETITIVE BIDDING.....	13
11. SAFEKEEPING AND COLLATERALIZATION.....	13
12. INTERNAL CONTROL.	15
13. PERFORMANCE.....	15
14. REPORTING.....	15
15. INVESTMENT POLICY ADOPTION AND AMENDMENT.....	16
GLOSSARY OF TERMS.....	13

LIST

SAMPLE CERTIFICATION

CURRENT AUTHORIZED DEALERS

1. PURPOSE. The purpose of this investment policy (the “Policy”) is to set forth specific investment policy and strategy guidelines for the City in order to achieve the goals of safety and liquidity and achieve a market rate of return in all investment activities. On an annual basis, the City Council shall review the investment strategy and policy and shall approve Policy revisions, if any, by formal resolution.

2. SCOPE. The Investment Policy shall govern the investment of all financial assets considered to be part of the City entity, managed as separately invested assets and includes the following funds or fund types:

General Fund – used to account for resources traditionally associated with government, which are not required to be accounted for in another fund.

Special Revenue Funds – used to account for the proceeds from specific revenue sources which are restricted to expenditures for specific purposes.

Debt Service Fund – used to account for resources to be used for the payment of principal, interest and related costs on general obligation debt.

Capital Projects Funds – used to account for resources to enable the acquisition or construction of major capital facilities which are not financed by enterprise funds, internal service funds, or trust funds.

Enterprise Funds – used to account for operations that are financed and operated in a manner similar to private business enterprises.

This policy does not include funds governed by approved trust agreements, or assets administered for the benefit of the City by outside agencies under retirement or deferred compensation programs. Additionally, bond funds (including debt service and reserve funds)

are governed by bond ordinances and are subject to the provisions of the Internal Revenue Code and applicable federal regulations governing the investment of bond proceeds.

3. INVESTMENT STRATEGY. The City maintains a comprehensive and proactive cash management program that is designed to monitor and control all City funds to ensure maximum utilization and yield a market rate of return. The basic and underlying strategy of this program is that all of the City's funds are earning interest. It is the responsibility and obligation of the City to maintain a flexible approach and be prepared to modify the investment strategy as market conditions dictate. The investment strategy described is predicated on conditions as now exist and are subject to change. The investment strategy emphasizes low credit risk, diversification, and the management of maturities. The strategy also considers the expertise and time constraints of the investment officers. The allowable investment instruments as defined in Section 6 of this Policy reflect the avoidance of credit risk. Diversification refers to dividing investments among a variety of securities offering independent returns. This strategy uses local government investment pools to achieve diversification (PFIA 2256.005 (b)(3)). The management of maturities refers to structuring the maturity dates of the direct investments so that investments mature as cash needs require.

3.1 The primary investment strategy and objectives of the City as specified in this Policy (See Section 4.) are listed below, in their order of importance:

- Safety and preservation of principal (PFIA 2256.005(b)(2));
- Maintenance of sufficient liquidity to meet operating needs (PFIA 2256.005 (b)(2); and
- Achieve a market rate of return on the investment portfolio (PFIA 2256.005 (b)(3))

3.2 The list of investments authorized by this Policy intentionally excludes some investments allowed by state law. The restrictions limit possible credit risk and provide the maximum measure of safety. Within the investment objectives, the investment strategy is to utilize authorized investments for maximum advantage to the City. To increase the interest earnings for funds identified as being available for investment over longer periods of time based upon a cash requirements projection, the City will consider the following strategies:

3.2.1 Strategy No. 1. - Diversification Diversifying the City's investment opportunities through the use of local government investment pools as authorized by the City Council. An investment pool is an entity created to invest public funds jointly on behalf its' participants and whose investment objectives in order of priority match those objectives of the City. Funds are usually available from investment pools on a same-day basis, meaning the pools have a high degree of liquidity. Because of the size and expertise of their staff, investment pools are able to prudently invest in a variety of the investment types allowed by state law. In this manner, investment pools achieve diversification. Funds that may be needed on a short-term basis but that are in excess of the amount maintained at the depository bank are available for deposit in investment pools.

3.2.2 Strategy No. 2. - Ladder Building a ladder of Investment Policy authorized securities with staggered maturities for all or part of the longer-term investable funds. The benefits of this ladder approach include the following:

- It is straight-forward and easily understood;
- It represents a prudent diversification method;
- All investments remain within the approved maturity horizon;

- It will normally allow the City to capture a reasonable portion of the yield curve; and
- It provides predictable cash flow with scheduled maturities and reinvestment opportunities.

3.2.3. **Strategy No. 3. – Investment Management Firm** At this time, the City does not use an investment management firm. Should the City determine a need, the following strategy will apply:

Pursuant to the Public Funds Investment Act (Texas Government Code 2256.003(4)(b)), the City may, at its discretion, contract with an investment management firm registered under the Investment Advisors Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for investment and non-discretionary management of its public funds or other funds under its control.

An appointed Investment Advisor shall act solely in an advisory and administrative capacity, within the guidelines of this Investment Policy. At no time shall the advisor take possession of securities or funds or otherwise be granted discretionary authority to transact business on behalf of the City. Any contract awarded by the City Council for investment advisory services may not exceed two years, with an option to extend by mutual consent of both parties (PFIA 2256.003(4)(b)).

Duties of the Investment Advisor shall include, but not be limited to, assistance in purchasing securities, securities clearance, producing required reports, pricing the portfolio, performing due diligence on broker/dealers, market monitoring and economic review.

Any Investment Advisor contracted by the City shall abide by the *Prudent Expert Rule*, whereby investment advice shall, at all times, be given with the judgment and care, under circumstances then prevailing, which persons paid for their special prudence, discretion and intelligence in such matters exercise in the management of their client's affairs, not for speculation by the client or production of fee income by the advisor or broker, but for investment by the client with emphasis on the probable safety of the capital while considering the probable income to be derived.

3.2.4. **Strategy No. 4. – Fund Investment Strategy** The City will maintain portfolio(s) that utilize four specific investment strategy considerations designed to address the unique characteristics of the fund group(s) represented in the portfolio(s):

3.2.4.1 Investment strategies for general fund and enterprise funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio that will experience minimal volatility during economic cycles through diversification by security type, maturity date and issuer. All security types, as authorized by this policy, are considered suitable investments for the aforementioned funds.

3.2.4.2 Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date(s). These funds have predictable payment schedules. Therefore investment maturities shall not exceed the anticipated cash flow requirements.

3.2.4.3 Investment strategies for debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate debt service fund. Managing the Debt Service Reserve Fund's portfolio maturities to not exceed the call provisions of the bond issue will reduce the investment's market risk if the City's bonds are called and the reserve fund liquidated. No investment maturity shall exceed the final maturity of the bond issue.

3.2.4.4 Investment strategies for special projects or capital projects funds will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. Market conditions and arbitrage regulations will influence the investment of capital project funds.

3.2.5 **Strategy No. 5 - Hold until Maturity.** The strategy of the City is to maintain sufficient liquidity in its portfolio so that it does not need to sell a security prior to maturity. Should it become necessary to sell a security prior to maturity, where the sale proceeds are less than the current book value, the prior written consent of the City Manager must be obtained. Securities may be sold prior to maturity by the Investment Officer at or above their book value at any time. The result of all sales of securities prior to maturity shall be reported to the City Manager within two business days of the sale. The report shall provide the amount of proceeds from the sale, including accrued interest to the date of sale, less the current book value and the dollar amount of gain on the sale.

3.2.6 **Strategy No. 6 - Depository Bank Relationships.** This Policy shall further seek to maintain good depository bank relationships while minimizing the cost of banking services. The City will seek to maintain a depository contract that will be managed to a level that minimizes the cost of the banking relationship to the City, while allowing the City to earn an appropriate return on idle demand deposits.

3.2.7 **Strategy No. 7 - Maximizing Investable Cash Balances.** Procedures shall be established and implemented in order to maximize investable cash by decreasing the time between the actual collection and the deposit of receipts, and by the controlling of disbursements.

4. INVESTMENT OBJECTIVES. Funds of the City shall be invested in accordance with all applicable Texas statutes, this Policy and any other approved, written administrative procedures. The four objectives of the City's investment activities shall be as follows (in the order of priority):

4.1 **Suitability.** Understanding the suitability of the investment to the financial requirements of the City is important. Any investment eligible in the Investment Policy is suitable for all City funds.

4.2 **Safety of Principal.** Safety of principal invested is the foremost objective in the investment decisions of the City. Each investment transaction shall seek to ensure the preservation of capital in the overall portfolio. The risk of loss shall be controlled by investing only in authorized securities, as defined in this Policy, by qualifying the financial institutions with whom the City will transact business and through portfolio diversification. Safety is defined as the undiminished return of the principal on the City's investments.

4.3 **Liquidity.** The investment portfolio shall be managed to maintain liquidity to ensure that funds will be available to meet the City's cash flow requirements and by investing in securities with active secondary markets. Investments shall be structured in such a manner as will provide the liquidity necessary to pay obligations as they become due. A security

may be liquidated prior to its stated maturity to meet unanticipated cash requirements, or to otherwise favorably adjust the City's portfolio, in accordance with Section 2.2.5 above.

4.4 **Marketability.** Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash requirement.

4.5 **Diversification.** Investment maturities shall be staggered throughout the budget cycle to provide cash flow based on the anticipated needs of the City. Diversifying the appropriate maturity structure will reduce market cycle risk.

4.6 **Market Rate-of-Return (Yield).** The City's investment portfolio shall be designed to optimize a market rate-of-return on investments consistent with risk constraints and cash flow requirements of the portfolio. The investment portfolio shall be managed in a manner that seeks to attain a market rate of return throughout budgetary and economic cycles. The City will not attempt to consistently attain an unrealistic above market rate-of-return, as this objective will subject the overall portfolio to greater risk. Therefore, the City's rate of return objective is secondary to those of safety and liquidity. Rate of return (yield) is defined as the rate of annual income return on an investment, expressed as a percentage.

5. INVESTMENT RESPONSIBILITY. As provided in this policy, the daily operation and management of the City's investments are the responsibility of the following person(s).

5.1 **Delegation of Authority.** The City Manager and the Director of Finance are authorized to deposit, withdraw, invest, transfer or manage in any other manner the funds of the City. Management responsibility for the investment program is hereby delegated to the Director of Finance, who shall establish written procedures for the operation of the investment program, consistent with this Policy. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. All persons involved in investment activities will be referred to in this Policy as "Investment Officers", pursuant to Texas Government Code 2256.005(f) . No persons may engage in an investment transaction except as provided under the terms of this Policy and the procedures established by the Director of Finance. The Director of Finance shall be responsible for all transactions undertaken, and shall establish a system of controls to regulate the activities of subordinate Investment Officials. The system of controls shall be designed to provide reasonable assurance that the assets of the City are protected from loss, theft or misuse. The concept of reasonable assurance recognizes that:

(1) the cost of a control should not exceed the benefits likely to be derived; and

(2) the valuation of costs and benefits requires estimates and judgments by management.

Commitment of financial and staffing resources in order to maximize total return through active portfolio management shall be the responsibility of the City Council.

5.2 **Prudence.** The standard of prudence to be applied by the Investment Officer shall be the "prudent person" rule (as set forth in Texas Government Code 2256.006(a-b), which states, "investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining whether the Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the following:

5.2.1 the investment of all funds over which the Investment Officer had responsibility rather than a consideration as to the prudence of a single investment; and

5.2.2 whether the investment decision was consistent with the written investment Policy and procedures of the City.

5.3 **Due Diligence.** The Investment Officer acting in accordance with written policies and procedures and exercising due diligence, shall not be held personally responsible for a specific security's credit risk or market price changes, provided that these deviations are reported in a timely manner and that appropriate action is taken to control adverse developments.

5.4 **Ethical Standards and Conflicts of Interest.** All City Investment Officers having a direct or indirect role in the investment of City funds shall act as custodians of the public trust avoiding any transaction which might involve a conflict of interest, the appearance of a conflict of interest, or any activity which might otherwise discourage public confidence. Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. An Investment Officer who has a personal business relationship with the depository bank or with any entity seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An Investment Officer has a personal business relationship with a business organization if any one of the following three conditions are met:

- a. The Investment Officer owns 10% or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization.
- b. Funds received by the Investment Officer from the business organization exceed 10% of the investment officers' gross income for the prior year.
- c. The Investment Officer has acquired from the business organization during the prior year investments with a book value of \$2,500 or more for their personal account (Texas Government Code 2256.005 (i)(1-3).

5.5 An Investment Officer who is related within the second degree of affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City Council.

5.6 **Investment Training.** The Investment Officers shall attend at least one training session of at least ten (10) hours relating to the officer's responsibility under the Public Funds Investment Act within twelve (12) months after assuming duties, and attend an investment training session not less than once every two years, receiving an additional eight (8) hours of training. Such training from an independent source shall be approved by the City Council and endorsed by one or more of the following entities: the Government Finance Officers Association of Texas, the Government Treasurers Organization of Texas, the Texas Municipal League, the North Central Texas Council of Governments, or the University of North Texas Center for Public Management (Texas Government Code 2256.008).

6. AUTHORIZED INVESTMENTS. As stated previously, safety of principal is the primary objective in investing public funds and can be accomplished by limiting two types of risk — credit risk and interest rate risk. Credit risk is the risk associated with the failure of a security

issuer or backer to repay principal and interest in full. Interest rate risk is the risk that the value of a portfolio will decline due to an increase in the general level of interest rates. In order to provide for safety of principal as the City's primary objective, only certain investments are authorized as acceptable investments for the City. The following list of authorized investments for the City intentionally excludes some investments authorized by law. These restrictions are placed in order to limit possible risk and provide the maximum measure of safety to City funds.

6.1 Authorized and Acceptable Investments. The authorized list of investment instruments are as follows:

- (1) Obligations (including letters of credit) of the United States or its agencies and instrumentalities.
- (2) Direct obligations of the State of Texas, or its agencies and instrumentalities.
- (3) Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.
- (4) Collateralized Certificates of Deposit. A certificate of deposit issued by a depository institution that has its main office or a branch office in the state and is:
 - guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor;
 - secured by obligations that are described by Section 2256.009(a) of the Public Funds Investment Act, including mortgage backed securities directly issued by a federal agency or instrumentality, but excluding those mortgage backed securities of the nature described in Section 2256.009(b) of the Act; or
 - secured in any other manner and amount provided by law for deposits of the City.

This depository shall act as the custodian for the various certificates on behalf of the City.

- (5) Eligible Local Government Investment Pools. Public funds investment pools which invest in instruments and follow practices allowed by the current law as defined in Section 2256.016 of the Texas Government Code, provided that:
 - the investment pool has been authorized by the City Council;
 - the pool shall have furnished the Investment Officer an offering circular containing the information required by Section 2256.016(b) of the Texas Government Code;
 - the pool shall furnish the Investment Officer investment transaction confirmations with respect to all investments made with it;
 - the pool shall furnish to the Investment Officer monthly reports containing the information required under Section 2256.016(c) of the Texas Government Code;

- the pool is continuously rated no lower than “AAA” or “AAA-m” or an equivalent rating by at least one nationally recognized rating service;
- the pool marks its portfolio to market daily;
- the pool’s investment objectives shall be to maintain a stable net asset value of one dollar (\$1.00); and
- the pool’s investment philosophy and strategy are consistent with this Policy.

(6) Regulated No-Load Money Market Mutual Funds. These investments are authorized, under the following conditions:

- the money market mutual fund is registered with and regulated by the Securities and Exchange Commission;
- the fund provides the City with a prospectus and other information required by the Securities Exchange Act of 1934 or the Investment Company Act of 1940;
- the fund has a dollar-weighted average portfolio maturity of ninety (90) days or less;
- the investment objectives include the maintenance of a stable net asset value of one dollar (\$1.00) per share; and
- the fund is continuously rated no lower than "AAA" or an equivalent rating by at least one nationally recognized rating service.

The City may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund.

(7) Repurchase Agreements, Reverse Repurchase Agreements, Bankers’ Acceptances; Commercial Paper. These investments are authorized for the City only to the extent that they are contained in the portfolios of approved public funds investment pools in which the City invests, or as otherwise provided below.

- The direct investment in reverse repurchase agreements, bankers’ acceptances, and commercial paper by the City is not authorized.
- Fully flexible repurchase agreements are authorized in this Policy, to the extent authorized under the Public Funds Investment Act (Texas Government Code 2256.001). The use of flex repos shall be limited to the investment of bond proceeds and the maturity date of any such agreement shall not exceed the expected proceeds draw schedule.

6.2 Investment Instruments NOT Authorized. The following instruments are eligible for investment by local government according to state law, but they have been intentionally prohibited for the City by this Policy: mortgage-related obligations, guaranteed investment contracts, options, financial futures contracts and, day trading of long-term securities. In addition to these restricted investments, state law specifically prohibits investment in the following securities:

- (1) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- (2) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- (3) Collateralized mortgage obligations that have a stated final maturity date of greater than ten years.
- (4) Collateralized mortgage obligations, the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

7. DIVERSIFICATION. Diversification of investment instruments shall be utilized to avoid incurring unreasonable risks resulting from over-concentration of investments in a specific maturity, a specific issue, or a specific class of securities. With the exception of U.S. Government securities, as authorized in this Policy, and authorized local government investment pools, no more than fifty percent (50%) of the total investment portfolio will be invested in any one security type. Diversification of the portfolio considers diversification by maturity dates and diversification by investment instrument.

7.1 Diversification by Maturities. The longer the maturity of investments, the greater their price volatility. Therefore, it is the City's policy to concentrate its investment portfolio in shorter-term securities in order to limit principal risks caused by change in interest rates. The City will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than two (2) years from the date of purchase. However, the above described obligations, certificates, or agreements may be collateralized using longer date instruments. The City shall diversify the use of investment instruments to avoid incurring unreasonable risks inherent in over-investing in specific instruments, individual financial institutions or maturities. Maturity scheduling shall be managed by the Investment Officer so that maturities of investments shall be timed to coincide with projected cash flow needs.

7.2 Diversification by Investment Instrument. Diversification by investment instrument shall not exceed the following guidelines for each type of instrument:

	<u>Percentage of Portfolio (Maximum)</u>
U.S. Treasury Obligations	100%
U.S. Government Agency Securities and Instrumentalities of Government-Sponsored Corporations	80%
Authorized Local Government Investment Pools	100%
Fully Collateralized Certificates of Deposit	50%
SEC-Regulated No-Load Money Market Mutual Funds	10%

7.3 The City shall invest local funds in investments yielding a market rate-of-return while providing necessary protection of the principal consistent with the operating requirements of this section or written policies.

8. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS. At this time, the City does use Brokers or Dealers. Should the City determine a need for additional brokers or dealers, the following procedures and requirements will apply:

Financial institutions (federally insured banks) with and through whom the City invests shall be state or national banks domiciled in this state. No public deposit shall be made except in a qualified public depository as established by state laws. Brokers/Dealers authorized to provide investment services to the City may include only those authorized by the City Council. All banking services will be governed by a depository contract awarded by the City Council. In addition, the Director of Finance shall maintain a list of authorized security brokers/dealers, and investment pools that are authorized by the City Council.

8.1 All financial institutions with whom the City does business must supply the following as appropriate: (1) audited financial statements; (2) proof of National Association of Securities Dealers (NASD) certification; (3) proof of state registration and completed broker/dealer questionnaire; (4) certification of having read the City's investment policy signed by a qualified representative of the organization, acknowledging that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization.

8.2 An annual review of the financial condition and registration of qualified bidders will be conducted by the Director of Finance. The review may include, but is not limited to, review of rating agency reports, review of call reports, and analyses of management, profitability, capitalization, and asset quality. Financial institutions and brokers/dealers desiring to conduct business with the City shall be required to provide any financial data requested by the City Manager or the Investment Officer. Upon completion of the annual review by the Director of Finance, the financial institutions and brokers/dealers desiring to conduct business with the City shall be approved by the City Council.

8.3 Selection criteria for federally insured financial institutions shall include the following: (1) the financial institution must be insured by the FDIC and (2) the financial institution must be incorporated under the laws of the State of Texas or of the United States of America.

8.4 The Investment Officer of the City is responsible for monitoring the investments made by a financial institution and/or broker/dealer to determine that they are in compliance with the provisions of the Investment Policy.

9. DELIVERY VERSUS PAYMENT. It is the policy of the City that all security transactions entered into with the City shall be conducted on a "**DELIVERY VERSUS PAYMENT**" (DVP) basis through the Federal Reserve System. By doing this, City funds are not released until the City has received, through the Federal Reserve wire, the securities purchased. The City shall authorize the release of funds only after receiving notification from the safekeeping bank that a purchased security has been received in the safekeeping account of the City. The notification may be oral, but shall be confirmed in writing (Texas Government Code 2256.005(b)(4)(e)).

10. COMPETITIVE BIDDING. It is the policy of the City to require competitive bidding for all individual security purchases and sales, excluding transactions with money market mutual funds, local government investment pools and when issued (new) securities, which are deemed to be made at prevailing market rates.

11. SAFEKEEPING AND COLLATERALIZATION.

11.1 **Safekeeping.** All securities owned by the City shall be held by its safekeeping agent, except the collateral for bank deposits. The collateral for bank deposits will be held in

the City's name in the bank's trust department, or alternatively, in a Federal Reserve Bank account in the City's name, or a third-party bank, at the City's discretion. Original safekeeping receipts shall be obtained and held by the City. The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure time deposits.

11.2 **Collateralization.** Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all city funds on deposit with a depository bank. The market value of the investments securing the deposit of funds shall be at least equal to the amount of the deposits of funds reduced to the extent that the deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Securities pledged as collateral shall be held in the City's name, in a segregated account at the Federal Reserve Bank/Federal Home Loan Bank or by an independent third party with whom the City has a current custodial agreement. The agreement is to specify the acceptable investment securities as collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the method of valuation of securities. The safekeeping agreement must clearly state that the safekeeping bank is instructed to release purchased and collateral securities to the City in the event the City has determined that the depository bank has failed to pay on any matured investments in certificates of deposit, or has determined that the funds of the City are in jeopardy for whatever reason, including involuntary closure or change of ownership. A clearly marked evidence of ownership, e.g., safekeeping receipt, must be supplied to the City and retained by the City. The Investment Officer must be notified in writing of release of collateral or substitution of securities. Financial institutions serving as City depositories will be required to sign a "Depository Agreement" with the City and the City safekeeping agent. The collateralized deposit portion of the agreement shall define the City's rights to collateral in the event of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- the Agreement must be in writing;
- the Agreement has to be executed by the Depository and the City contemporaneously with the acquisition of the asset;
- the Agreement must be approved by the Board of Directors of the Loan Committee of the Depository and a copy of the meeting minutes must be delivered to the City; and
- the Agreement must be part of the Depository's "official record" continuously since its execution.

11.2.1 The City may accept the following securities as collateral for bank deposits (V.T.C.A., Government Code, Section 2256.001, et. seq, formerly Article 842a-2, Section 2, V.T.C.S., as amended);

- FDIC and FSLIC insurance coverage;

- A bond, certificate of indebtedness, or Treasury Note of the United States, or other evidence of indebtedness of the United States that is guaranteed as to principal and interest by the United States;
- Obligations, the principal and interest on which are unconditionally guaranteed or insured by the State of Texas;
- A bond of the State of Texas or of a county, city, or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency with a remaining maturity of ten years or less;
- Surety Bonds that meet the requirements of the Public Funds Investment Act; or
- Federal Home Loan Bank Letters of Credit as defined by Chapter 116, Subchapter C of the Local Government Code and by Chapter 726, Acts of the 67th Legislature, Regular Session, 1981 (Article 2529b-1, Vernon's Texas Civil Statutes).

11.2.2 For certificates of deposit and other evidences of deposit, collateral shall be at 102% of market or par, whichever is lower. The market value of collateral will always equal or exceed the principal plus accrued interest of deposits at financial institutions.

11.2.2 Financial institutions, with which the City invests or maintains other deposits, shall provide monthly, and as requested by the Investment Officer, a listing of the collateral pledged to the City, marked to current market prices. The listing shall include total pledged securities itemized by name, type, description, par value, current market value, maturity date, and Moody's or Standard & Poor's rating, if applicable. The City and the financial institution shall jointly assume the responsibility for ensuring that the collateral is sufficient. All collateral shall be subject to inspection and audit by the Director of Finance, or designee, as well as the City's independent auditors.

12. INTERNAL CONTROL. The Director of Finance shall establish a system of written internal controls, which shall be reviewed annually by independent auditors. The controls shall be designed to prevent loss of public funds due to fraud, error, misrepresentation, unanticipated market changes, or imprudent actions. The internal controls are to be reviewed annually in conjunction with an external independent audit. This review will provide assurance of compliance with policies and procedures as specified by this Policy. The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls and adherence to the City's established investment policy.

13. PERFORMANCE. The City's investment portfolio shall be designed to obtain a market rate of return on investments consistent with risk constraints and expected cash flow of the City. The benchmark for performance that is appropriate for the City's cash flow cycle will be TexPool (a local government investment pool).

14. REPORTING. The Director of Finance shall submit a signed quarterly investment report that summarizes current market conditions, economic developments and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter, and describe the portfolio in terms of investment securities, maturities, risk characteristics, and shall explain the total investment return for the quarter.

14.1 Annual Report. Within 60 days of the end of the fiscal year, the Director of Finance shall present an annual report on the investment program and investment activity. This report may be presented as a component of the fourth quarter report to the City Manager and City Council. The reports prepared by the Director of Finance shall be formally

reviewed at least annually by an independent auditor, and the result of the review shall be reported to the City Council by that auditor.

14.2 Methods. The quarterly investment report shall include a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made over the past quarter. This management summary will be prepared in a manner that will allow the City to ascertain whether investment activities during the reporting period have conformed to the investment policy. The report will be prepared in compliance with generally accepted accounting principles. The report will be provided to the City Manager and City Council. The report will include the following:

- A listing of individual securities held at the end of the reporting period. This list will include the name of the fund for which each individual investment was acquired;
- Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period. Market values shall be obtained from financial institutions or portfolio reporting services independent from the broker/dealer from which the security was purchased;
- Additions and changes to the market value during the period;
- Fully accrued interest for the reporting period;
- Average weighted yield to maturity of portfolio on entity investments as compared to applicable benchmarks;
- Listing of investments by maturity date;
- The percentage of the total portfolio which each type of investment represents; and
- Statement of compliance of the City's investment portfolio with State Law and the investment strategy and policy approved by the City Council.

15. INVESTMENT POLICY ADOPTION AND AMENDMENT. The City's Investment Policy shall be adopted and amended by resolution of the City Council only. The City's written policies and procedures for investments are subject to review not less than annually to stay current with changing laws, regulations and needs of the City. Any changes or modifications to this Investment Policy, if any, shall be approved, and adopted by a formal resolution of the City Council.

GLOSSARY OF TERMS

The Investment Policy contains specialized and technical terminology that is unique to cash management and investment activities. The following glossary of terms is provided to assist in understanding these terms.

Affinity. Related through marriage.

Agencies. See U.S. Agency securities.

Bankers' Acceptances. A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer. When discounted and sold in the secondary market, bankers' acceptances become a short-term investment alternative.

Book Value. The cost of a security as recorded in the City's accounting records. For purposes of evaluating a sale of a security, it is a function of the original cost, the amortization of premium or discount, and the accrued interest. Specifically, it is the face value of the security plus the accrued interest plus any unamortized premium or minus any unamortized discount. Book value is often compared to market value, which is defined below.

Broker. A person or company that, for a fee or commission, brings buyers and sellers of securities together.

Certificate of Deposit. A time deposit with a specific maturity evidenced by a certificate.

Collateral. In general, assets which one party pledges as a guarantee of performance. Specifically, securities pledged by a bank to secure deposits of public monies. In the event of bank failure, the securities become the property of the public entity.

Collateralized Mortgage Obligations (CMO's). Securities based on a pool of home mortgages.

Commercial Paper. An unsecured promissory note issued primarily by corporations for a specific amount and maturing on a specific day. The maximum maturity for commercial paper is 270 days, but most frequently maturities do not exceed 30 days. Almost all commercial paper is rated by a rating service.

Consanguinity. Related by blood.

Coupon. The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. Also, a certificate attached to a bond indicating interest due on a payment date.

Credit Risk. The uncertainty that the principal amount of an investment will be returned without loss of value to the default of the borrower.

CUSIP. A unique security identification number assigned to securities maintained and transferred on the Federal Reserve book-entry system.

Dealer. A person or company that endeavors to profit from buying and selling investments for its own account.

Delivery Versus Payment (DVP). A method of delivering securities that requires the simultaneous exchange of the security and the payment. It provides a safeguard against paying for securities before they are received.

Demand Deposits. Deposits at a financial institution that are available to the depositor upon the depositor's demand.

Depository Bank. The primary bank of the City. The relationship between the depository bank and the City is governed by state law and by a depository contract that is approved by the City Council.

Discount. The difference between the cost price of a security and its value at maturity when quoted at lower than face value. A security selling below original offering price shortly after sale is also considered to be at a discount.

Discount Securities. Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury Bills.

Diversification. The strategy of dividing investments among a variety of securities offering independent risks and yields. Diversification lessens the likelihood of losing the entire portfolio of investments and averages yields among the investment alternatives.

Discount. The difference between the cost of a security and its value at maturity, in cases where the cost is less than the value at maturity.

Federal Deposit Insurance Corporation (FDIC). A federal agency that insures bank deposits.

Federal Funds Rate. The rate of interest at which Federal funds are traded. This rate is currently set by the Federal Reserve through open-market operations.

Federal Home Loan Banks (FHLB). Created in 1932, this system consists of 12 regional banks, which are owned by private member institutions and regulated by the Federal Housing Finance Board. Functioning as a credit reserve system, it facilitates extension of credit through its owner members. Federal Home Loan Bank issues are joint and several obligations of the 12 Federal Home Loan Banks.

Federal Home Loan Mortgage Corporation (FHLMC or Freddie Mac). A stockholder-owned corporation that provides a continuous flow of funds to mortgage lenders, primarily through developing and maintaining an active nationwide market in conventional mortgages.

Federal National Mortgage Association (FNMA or Fannie Mae). FNMA, a federal corporation, is the largest single provider of residential mortgage funds in the United States. It is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted.

Fully Flexible Repurchase Agreement ("flex repo"). A specialized contract designed for the short-term investment of proceeds available from the sale of municipal bonds, notes and certificates. Flex repos allow for incremental repurchases, with the buyer/issuer (the City) retaining the right to force the seller to repurchase all, or a portion of, the sold securities held under repurchase agreement, at any time before the maturity date of the agreement, at a fixed rate for the life of the agreement.

Hold Until Maturity. This investment strategy is intended to avoid interest rate risk by maintaining ownership of an investment until it matures. At maturity, the face value of the security is received, but in some cases where a security is sold before maturity, less than the face value and the book value is received. Please see interest rate risk defined below.

Interest Rate Risk. The uncertainty of the return of principal on fixed rate securities that are sold prior to maturity. When interest rates rise, the market value of fixed rate securities decreases.

Internal Control. Policies and procedures that are established to provide reasonable assurance that specific government objectives are achieved and that assets are safeguarded.

Investment. The purchase of securities which, upon analysis, promise safety of principal and a satisfactory return. These factors distinguish investment from speculation.

Investment Objective. The aim, goal or desired end of action of the investment activity.

Investment Pool. An entity created to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are safety, liquidity, and yield. (Sometimes called Local Government Investment Pool.)

Investment Strategy. The overall plan or method proscribed to achieve the investment objectives of the City.

Laddered Maturity. An investment strategy whereby investments are purchased to mature at regular intervals.

Liquidity. The measure of an investment's ability to be converted quickly and easily into cash without a substantial loss of value.

Local Government Investment Pool. See **Investment Pool**.

Market Rate of Return. A general term referring to the approximate interest rate that could be earned by an investor in a specific maturity range at any given point in time. For example, an investor seeking to earn a "market rate of return" while maintaining an investment portfolio with an average maturity of 90 days, would hope to earn approximately the same as a three-month agency discount note. If the investor earns a rate much higher than this, it might signal an inappropriate level of risk.

Market Risk. The uncertainty of the value of the City's portfolio arising from changes in the market conditions of investment securities.

Market Value. The price, including accrued interest, at which a security is trading for which it can be readily sold or purchased.

Maturity. The date upon which the principal or stated value of an investment becomes due and payable.

Money Market Mutual Fund. A mutual fund that purchases short-term debt instruments, such as Treasury Bills, commercial paper, and bankers' acceptances, and which strives to maintain a stable net asset value of \$1.00.

Mutual Fund. Investment companies that sell shares to investors, offering investors diversification and professional portfolio management. Prices generally fluctuate with the performance of the fund.

Net Asset Value. The ratio of the market value of the portfolio divided by the book value of the portfolio.

Par. The value of a security as expressed on its face (face value) without consideration of a discount or premium.

Pledge. The grant of a collateral interest in investment securities by the depository bank as assurance of the safety of City deposits.

Pooled Fund Group. The combination of various accounts and funds of the City in a single, internally-created investing entity.

Portfolio. The collection of securities held by an investor.

Principal. The capital sum of an investment, as distinguished from interest.

Premium. The difference between the cost price and the face value at maturity in cases where the cost price is higher than the face value.

Rate-of-Return. See **Yield**.

Repurchase Agreement (REPO). An investment arrangement in which the holder of a security sells that security to an investor (the City) with an agreement to repurchase the security at a fixed price and on a fixed date.

Reverse Repurchase Agreement. An investment arrangement by which the City sells a security to a third party, such as a bank or broker/dealer, in return for cash and agrees to repurchase the instrument from the third party at a fixed price and on a fixed date. The City would then use the cash to purchase additional investments. This type of investment is prohibited in the City's portfolio, except to the extent used by local government investment pools with which the City invests.

Safekeeping. An arrangement whereby a bank holds securities and other valuables for protection in exchange for a fee.

Safety. The assurance of the undiminished return of the principal of the City's investments and deposits.

Secondary Market. A market for the purchase and sales of outstanding securities following their initial distribution.

SEC Rule 15C3-1 (Uniform Net Capital Rule). Security and Exchange Commission requirement that member firms and nonmember broker/dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1.

Security. A financial instrument that signifies an ownership interest, the right to an ownership interest, or creditor status.

Security Risks. The uncertainty of the value of a security dependent on its particular qualities.

Time Deposits. Deposits at the depository bank that are not due and payable until a specific date.

United States Agency Securities. Debt instruments issued by an executive department, an independent federal establishment, or a corporation or other entity established by Congress which is owned in whole or in part by the United States of America.

United States Treasury Securities. Debt instruments issued by the Treasury of the United States. **Treasury Bills** are issued for short-term borrowings (less than one year); **Treasury Notes** are issued for mid-term borrowings (Two - ten years); **Treasury Bonds** are issued for long-term borrowings (over ten years).

Yield. The rate of annual income return on an investment, expressed as a percentage.

**TEXAS PUBLIC FUNDS INVESTMENT ACT
CERTIFICATION BY BUSINESS ORGANIZATION**

[SAMPLE]

CITY OF SEAGOVILLE, TEXAS

This certification is executed on behalf of the City of Seagoville, Texas (the "City"), and _____ (the "Business Organization"), pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act") in connection with investment transactions conducted between the City and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

1. The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the Investor as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code; and
2. The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the City; and
3. The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the City that are not authorized by the City's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of Business Organization

Firm: _____

Signature

Printed Name: _____

Title: _____

Date: _____

Current Authorized Dealers:

American National Bank

Home Bank

TexPool

TexStar

MultiBank Securities

LOGIC

Regular Session Agenda Item: 9

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City of Seagoville, Texas approving and ratifying the City Manager's action approving Work Order No. 111 under the City's Contract with Anderson Asphalt & Concrete Paving, LLC and an associated expenditure of General Fund monies in an amount not to exceed Ninety-Three Thousand Three Hundred Forty-Four Dollars and Zero Cents (\$93,344.00) for emergency repairs to West Simonds Road; authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

BACKGROUND OF ISSUE:

West Simonds Road is a heavily traveled road located in the City of Seagoville. Three areas of West Simonds Road have deteriorated to a condition that is unsafe for vehicles to travel.

The repairs will be made to 8,800sf of West Simonds Road the materials to be used to make the repairs include 4" thick Type B Asphalt and 2" thick Type D Asphalt with a 8" Cement Treated Base.

FINANCIAL IMPACT:

\$93,344.00

RECOMMENDATION:

City Staff recommends approval.

EXHIBITS:

Resolution
Estimate from Anderson Asphalt

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, APPROVING AND RATIFYING THE CITY MANAGER'S ACTION APPROVING WORK ORDER NO. 111 UNDER THE CITY'S CONTRACT WITH ANSERSON ASPHALT & CONCRETE PAVING, LLC AND AN ASSOCIATED EXPENDITURE OF GENERAL FUND MONIES IN AN AMOUNT NOT TO EXCEED NINETY-THREE THOUSAND THREE HUNDRED FORTY-FOUR DOLLARS AND ZERO CENTS (\$93,344.00) FOR EMERGENCY REPAIRS TO WEST SIMONDS ROAD; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, West Simonds Road is a heavily traveled road located in the City of Seagoville ("City"); and

WHEREAS, three areas of West Simonds Road, being 8800sf of asphalt roadway has deteriorated to a condition that is unsafe for vehicles to travel; and

WHEREAS, in November 2019, the City entered into a master contract with Anderson Asphalt & Concrete Paving, LLC ("Anderson") for on-going repairs and maintenance for asphalt pavement in the City; and

WHEREAS, Anderson has provided Work Order No. 111 under the contract, attached hereto as Exhibit "A", for the emergency repairs to West Simonds Road for a total amount of \$93,344.00; and

WHEREAS, although the monies have not been specifically budgeted for such services, the money may be expended from the General Fund (Fund 44), 2019 Street Projects Fund; and

WHEREAS, believing it to be in the best interest of the City and its citizens, the City Manager has approved Anderson to perform the emergency repairs to West Simonds Road as set forth in Exhibit "A", which is attached hereto; and

WHEREAS, based on the foregoing, the City Council finds it to be in the best interest of the City and its citizens to approve and ratify the City Manager's action for an expenditure of general fund monies in an amount not to exceed Ninety-Three Thousand Three Hundred Forty-Four Dollars and zero cents (\$93,344.00) for emergency repairs to West Simonds Road as set forth herein.

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

Section 1. The City Council hereby approves and ratifies the City Manager's action in

approving the Work Order No. 111 under the City’s contract with Anderson Asphalt & Concrete Paving, LLC and the associated expenditure of general fund monies in an amount not to exceed Ninety-Three Thousand Three Hundred Forty-Four Dollars and zero cents (\$93,344.00) for emergency repairs to West Simonds Road as set forth in Exhibit “A” attached hereto; and, the City Manager is hereby authorized to execute any and all documents necessary to complete the project.

Section 2. 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 3. 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 4. 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 30th day of August 2021.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(:cdb 10.26.2020)

EXHIBIT "A"

Regular Session Agenda Item: 10

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City of Seagoville, Texas, approving a Cleaning Services Agreement with Kcom Cleaning Services, LLC for cleaning and sanitizing services for the Seagoville City Hall and the Seagoville Senior Citizen Center, as set forth in the attached Exhibit "A", in an amount not to exceed \$38,400.00; authorizing the City Manager to execute said Agreement; providing repealing clause; providing a severability clause; and providing an effective date.

BACKGROUND OF ISSUE:

The City has always employed one (1) full-time person to clean the City Hall and one (1) part-time person to clean the Senior Center. As a result of one (1) of those employees being unable to perform his duties due to an injury and the other retiring, and with the spread of illnesses being a major concern, staff reached out to professional cleaning service companies to find one that would clean and sanitize daily. Upon receipt of the quotes and calculating the budget numbers, staff determined that utilizing the services of a professional service as an independent contractor would be advantageous to the City in that professional cleaning and sanitizing will be performed daily, it will be a savings of a minimum \$30,663 annually, and the existing employee will be utilized to fill a vacancy in the Public Works Department. After reviewing those quotes received and meeting with the companies' representatives, staff has determined that Kcom Cleaning Services, LLC, is the appropriate company to perform the services.

FINANCIAL IMPACT:

(-\$30,663 annual)

RECOMMENDATION:

Based on the foregoing, staff is requesting the City Council to approve the Cleaning Services Agreement, attached hereto, with Kcom Cleaning Services, LLC and authorize the City Manager to execute said.

EXHIBITS:

Resolution
Cleaning Services Agreement

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. ___ - R - 2021

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, APPROVING A CLEANING SERVICES AGREEMENT WITH KCOM CLEANING SERVICES, LLC FOR CLEANING AND SANITIZING SERVICES FOR THE SEAGOVILLE CITY HALL AND THE SEAGOVILLE SENIOR CITIZEN CENTER, AS SET FORTH IN THE ATTACHED EXHIBIT "A", IN AN AMOUNT NOT TO EXCEED \$38,400.00; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Seagoville ("City") has previously utilized one (1) full-time employee and one (1) part-time regular employee to perform the cleaning of the City Hall and the Seagoville Senior Citizens Activity and Transportation Center ("SSCAT"), respectively; and

WHEREAS, the part-time regular employee who was responsible for the SSCAT retired earlier this year with 32 years of service and the full-time employee who is responsible for the City Hall has been out with injury; and

WHEREAS, while other employees have cleaned the facilities for the last several weeks, staff has determined that the City's needs and staffing issues are best addressed by contracting with an independent third party to provide these services; and

WHEREAS, Staff has determined that entering into the Agreement with the Contractor will be advantageous to the City in that professional cleaning and sanitizing will be performed daily, resulting in a cost savings of a minimum of \$30,663 annually, with the employee currently performing the work to be transitioned to fill a vacancy in the Public Works Department; and

WHEREAS, the City Council for the City of Seagoville, Texas finds it to be in the best interest of the City to approve the Agreement with the Contractor to perform the services set forth in Exhibit A in an amount not to exceed Thirty-Eight Thousand Four Hundred Dollars and no cents (\$38,400.00), and authorizes the City Manager to execute the same;

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

Section 1. The City Council hereby approves the Cleaning Services Agreement with Kcom Cleaning Services, LLC, to perform professional cleaning and sanitizing services at the City Hall and SSCAT as set forth in the Agreement, which is attached hereto as Exhibit "A", in an amount not to exceed Thirty-Eight Thousand Four Hundred Dollars and no cents (\$38,400.00) per twelve month period, and authorizes the City Manager to execute the same.

Section 2. That any prior Resolutions of the City Council of the City of Seagoville, Texas, in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

Section 3. That if any article, paragraph, subdivision, clause or provision of this Resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgement 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 4. 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 30th day of August, 2021.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

(/cdb 08/25/2021)

Article IV Compensation

The City shall compensate Contractor \$3,200.00 per full month of services, not to exceed Thirty-Eight Thousand, Four Hundred Dollars and no cents (\$38,400.00) for the term, or any renewal term, of this Agreement.

Article V Suspension of Work

The City shall have the right to immediately suspend work by Contractor if the City determines in its sole discretion that Contractor has, or will fail to perform, in accordance with this Agreement. In such event, any payments due Company shall be suspended until Contractor has taken satisfactory corrective action.

Article VI Availability of Funds

If monies are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, this Agreement shall be canceled and Professional may only be reimbursed for the reasonable value of any non-recurring costs incurred but not amortized in the price of services delivered under this Agreement or which are otherwise not recoverable. The cost of cancellation may be paid from any appropriations for such purposes.

Article VII Insurance

Contractor shall provide and maintain for the duration of this Agreement, and for the benefit of City general liability insurance coverage in an amount of at least \$1,000,000.00., naming City as an additional insured. Contractor shall provide a signed Certificate of Insurance verifying that Contractor has obtained the required insurance coverage for the City prior to the Effective Date of this Agreement.

Article VIII Termination

The City may terminate this Agreement, with or without cause, by giving Contractor thirty (30) days prior written notice to the other Party. In the event of such termination, Contractor shall be entitled to compensation for any services completed to the reasonable satisfaction of the City in accordance with this Agreement prior to such termination.

Article IX Indemnification

9.1 CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CITY; AND EACH OF ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES;

FROM ANY AND ALL SUITS, ACTIONS, CLAIMS, LOSSES, OF DAMAGES OF ANY CHARACTER AND FROM ALL EXPENSES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS OR CLAIMS BASED UPON, ALLEGED TO BE BASED UPON, OR ARISING OUT OF (1) ANY INJURY, DISEASE, SICKNESS, OR DEATH OF ANY PERSON OR PERSONS, (2) ANY DAMAGES TO ANY PROPERTY INCLUDING LOSS OF USE THEREOF, CAUSED, IN WHOLE OR IN PART, BY ANY ACT OR OMISSION OF CONTRACTOR, OR ANY SUBCONTRACTOR OF THE CONTRACTOR, OR BY THEIR OFFICERS, AGENTS, SERVANTS, EMPLOYEES OR ANYONE ELSE UNDER CONTRACTOR'S DIRECTION AND CONTROL, (2) ANY DAMAGES TO ANY PROPERTY INCLUDING LOSS OF USE THEREOF, CAUSED, IN WHOLE OR IN PART, BY ANY ACT OR OMISSION OF CONTRACTOR, OR ANY SUBCONTRACTOR OF THE CONTRACTOR, OR BY THEIR OFFICERS, AGENTS, SERVANTS, EMPLOYEES OR ANYONE ELSE UNDER THE CONTRACTOR'S DIRECTION AND CONTROL, AND/OR ARISING OUT OF OR CAUSED IN WHOLE OR IN PART BY THE PERFORMANCE OF ANY WORK OR SERVICES CALLED FOR BY THE CONTRACT OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF ANY PARTY HEREIN INDEMNIFIED.

9.2 IN ANY AND ALL CLAIMS AGAINST ANY PARTY INDEMNIFIED HEREUNDER BY ANY EMPLOYEE OF CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION HEREIN PROVIDED SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMAN'S COMPENSATION OR OTHER EMPLOYEE BENEFIT ACTS.

Article X Miscellaneous

10.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

10.2 Assignment. Contractor may not assign this Agreement in whole or in part without the prior written consent of the City. In the event of an assignment by Contractor to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

10.3 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

10.4 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said Court.

10.5 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

10.6 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

10.7 Independent Contractor. It is understood and agreed by and between the Parties that Professional, in satisfying the conditions of this Agreement, is acting independently, and that the City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement.

10.8 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City, to:

City of Seagoville, Texas
Attn: City Manager
702 N. Hwy 175
Seagoville, Texas 75159

With a copy to:

Victoria Thomas, City Attorney
Nichols, Jackson, Dillard, Hager &
Smith, L.L.P.
1800 Ross Tower
500 North Akard
Dallas, Texas 75201

If intended for Contractor:

Kcom Cleaning Service, LLC
9012 Brian Way Circle, #1206
Fort Worth, Texas 76116

10.9 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

10.10 Compliance with Federal, State & Local Laws. Contractor shall comply in performance of services under the terms of this Agreement with all applicable laws, ordinances and regulations, judicial decrees or administrative orders, ordinances, and codes of federal, state and local governments, including all applicable federal clauses.

10.14 Force Majeure. No Party will be liable for any default or delay in the performance of its obligations under this Agreement if and to the extent such default or delay is caused, directly or indirectly, by fire, flood, earthquake, elements of nature or acts of God, riots, civil disorders, acts of terrorism or any similar cause beyond the reasonable control of such party, provided that the non-performing party is without fault in causing such default or delay. The non-performing Party agrees to use commercially reasonable efforts to recommence performance as soon as possible.

10.15 No Boycott of Israel. Contractor verifies that it does not Boycott Israel and agrees that during the term of this Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.

10.16 Employment of Undocumented Workers. During the term of this Agreement, Company agrees to not knowingly employ any undocumented workers, and if convicted of a violation under 8 U.S.C. Section 1324a (f).

Signature page to follow

EXECUTED this _____ day of _____, 2021.

CITY OF SEAGOVILLE, TEXAS

By: _____
Pat Stallings, City Manager

Approved as to form:

By: _____
Victoria Thomas, City Attorney
(082521vwtTM124420)

EXECUTED this _____ day of _____, 2021.

KCOM CLEANING SERVICES, LLC

By: _____

Name: Demetrius Berry

Title: Managing Member

Regular Session Agenda Item: 11

Meeting Date: August 30, 2021

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, accepting a petition for and calling for a public hearing on the creation of Stonehaven Public Improvement District within the City of Seagoville and authorizing mailing and publication of notice of the public hearing.

BACKGROUND OF ISSUE:

the City Council (the “City Council”) of the City of Seagoville, Texas (the “City”) has received a petition to establish Stonehaven Public Improvement District (the “Petition”) requesting creation of a public improvement district (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (“50%”) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Dallas County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID. The Petition, a copy of which is attached hereto as Exhibit A, has been examined, verified, and found to meet the requirements of Sections 372.005(a) and 372.005(b) of the Act and to be sufficient for consideration by the City Council. The boundaries of the proposed PID are described in the Exhibit A to the Petition, said area for the PID being within the City.

FINANCIAL IMPACT:

RECOMMENDATION:

EXHIBITS:

Resolution
Petition

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, ACCEPTING A PETITION FOR AND CALLING FOR A PUBLIC HEARING ON THE CREATION OF STONEHAVEN PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF SEAGOVILLE AND AUTHORIZING MAILING AND PUBLICATION OF NOTICE OF THE PUBLIC HEARING

WHEREAS, the City Council (the “City Council”) of the City of Seagoville, Texas (the “City”) has received a petition to establish Stonehaven Public Improvement District (the “Petition”) requesting creation of a public improvement district (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (“50%”) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Dallas County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit A, has been examined, verified, and found to meet the requirements of Sections 372.005(a) and 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID are described in the Petition at its Exhibit A, said area for the PID being within the City; and

WHEREAS, the City Council desires to accept the Petition and desires to schedule a public hearing to consider the creation of the Stonehaven PID to finance the following public improvements: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) water, wastewater and drainage improvements and facilities, (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (vii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) through (viii) above (collectively, the “Authorized Improvements”); These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property. .

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

SECTION 1: That the Petition, attached hereto as Exhibit A, is hereby accepted and a public hearing on the advisability of the improvements and creation of Stonehaven Public Improvement District is hereby scheduled at 7:00 P.M. on September 20, 2021, in the City Council Chamber at Seagoville City Hall, 702 North Highway 175, Seagoville, Texas 75159 to receive public comment on the creation of the PID in the area described in the Petition (attached hereto as Exhibit A), at its Exhibit A, pursuant to the Act; and

SECTION 2: That notice of said hearing, in the substantially final form set forth in Exhibit B attached hereto, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City and in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act; and

SECTION 3: That written notice, in the substantially final form set forth in Exhibit B attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the PID, before the 15th day prior to the date set for the hearing; and

SECTION 4: That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein; and

SECTION 5: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

SECTION 6: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

[Signature Page Follows]

DULY RESOLVED by the City Council of the City of Seagoville, Texas, on the 30th day of August, 2021.

APPROVED:

Mayor,
City of Seagoville, Texas

ATTEST:

City Secretary
City of Seagoville, Texas

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney

EXHIBIT 1

PETITION
(see attached Petition)

EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF SEAGOVILLE, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CITY.

NOTICE IS HEREBY GIVEN THAT the City Council (the “City Council”) of the City of Seagoville, Texas (the “City”), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), will hold a public hearing at 7:00 p.m. on September 20, 2021, in the City Council Chamber at Seagoville City Hall, 702 North Highway 175, Seagoville, Texas 75159 for the purpose of considering the establishment by the City of a public improvement district to be located within the extraterritorial jurisdiction of the City.

In accordance with the Act, the City Council has received a petition (the “Petition”) from certain property owners within the extraterritorial jurisdiction of the City (the “Petitioners”), that requests the establishment of a public improvement district (the “PID”). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 702 North Highway 175, Seagoville, Texas 75159. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The general nature of the proposed public improvements may include: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) water, wastewater and drainage improvements and facilities, (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (vii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) through (viii) above (collectively, the “Authorized Improvements”); These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$16,000,000 plus the annual cost of operation and maintenance costs, if any. The City will pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners.

BOUNDARIES OF THE PROPOSED PID: Approximately 247 Acres of Land within the City of Seagoville, Dallas County, Texas, Said Property Being Generally Located generally on the West side of Lasater between Simonds Road and Stark Road, approximately 1.5 miles North of Highway 175 and 1 mile South of Interstate 20. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF SEAGOVILLE, TEXAS

STATE OF TEXAS §
 § PETITION TO ESTABLISH STONEHAVEN
COUNTY OF DALLAS § PUBLIC IMPROVEMENT DISTRICT

TO THE HONORABLE GOVERNING BODY OF THE CITY OF SEAGOVILLE:

COMES NOW Richard Jones, Gary R. Jones, Dennis Wolford, and Janis Wolford (collectively “Petitioners”), and hereby request and petition the City of Seagoville, Texas (the “City”) to establish the Stonehaven Public Improvement District (the “District”) under and pursuant to the provisions of Chapter 372, Texas Local Government Code, on the hereinafter described property situated within the extraterritorial jurisdiction and corporate limits of the City, and in support thereof would respectfully show the following:

I.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) water, wastewater, and drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the “Authorized Improvements”).

II.

The estimated costs of constructing and acquiring all of the currently proposed public improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement, is presently estimated to be a total of approximately \$16,000,000, based on the estimated current and future costs for construction and acquisition of the Authorized Improvements to serve the area within the District, as authorized by law. The total costs of the Authorized Improvements shall be paid from any revenues or assessments lawfully available to the

City, anticipating that the costs of acquisition of the Authorized Improvements will be paid pursuant to a contractual reimbursement obligation or bonds secured by and payable from a special assessment levied on all property within the District's boundaries for the public improvements.

III.

The boundaries of the proposed District are fully described in Exhibit "A", attached hereto and made a part hereof for all purposes.

IV.

The proposed method of assessment related to the costs of acquisition of the Authorized Improvements is to impose a special assessment to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. A report will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed to property on the basis of special benefit received by the property from the Authorized Improvements.

V.

The estimated costs of the Authorized Improvements are in addition to costs of operating and maintaining the Authorized Improvements, issuing bonds, if any, and establishing, administering and operating the District. All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City as a whole. The City will not be obligated to provide any funds to finance the proposed Authorized Improvements except from assessments generated by property within the District.

VI.

Management and administration of the District shall be by the City. The City may contract from time to time with a private company for District administrative services.

VII.

The individuals executing this Petition are duly authorized to execute this Petition, and the Petitioners and the undersigned request the establishment of the District.

VIII.

An Advisory Board may be established to develop and recommend an improvement plan to

the City Council of the City (the “Council”). The Petitioners request that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioners.

IX.

This Petition has been executed for and on behalf of (i) the owners of more than 50% of the taxable real property described in said Exhibit A, representing all of the appraised value of taxable real property liable for assessment under this Petition as shown by the current roll of the Dallas Central County Appraisal District, and (ii) the record owners of more than 50% of the real property liable for assessment under this Petition, and shall be filed with the Secretary of the City.

WHEREFORE, PREMISES CONSIDERED, Petitioners pray that the Council:

(1) duly consider this Petition and adopt a Resolution finding (i) that this Petition complies with all legal requirements; (ii) that the proposed improvements are necessary, advisable and will provide a public use and benefit to the City; and (iii) that the estimated costs of the improvements, the method of assessment and the apportionment of costs between the District and the City are reasonable and acceptable;

(2) call a public hearing, give notice thereof as required by law and hold such hearing on the advisability of the public improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners shall show themselves to be entitled.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, this Petition has been executed by the duly authorized representative of the Petitioners on 3 August 2021, 2021.

PETITIONERS

By: 
Richard Jones

By: _____
Gary R. Jones

By: _____
Dennis Wolford

By: _____
Janis Wolford

STATE OF TEXAS §
COUNTY OF Kaufman §

This instrument was acknowledged before me, on the 3 day of August, 2021, by Richard Jones, Petitioner.



Hallie Tannery
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me, on the ___ day of _____, 2021, by Gary R. Jones, Petitioner.

Notary Public in and for the State of Texas

[SEAL]

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me, on the ___ day of _____, 2021, by Dennis Wolford, Petitioner.

Notary Public in and for the State of Texas

[SEAL]

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me, on the ___ day of _____, 2021, by Janis Wolford, Petitioner.

Notary Public in and for the State of Texas

[SEAL]

IN WITNESS WHEREOF, this Petition has been executed by the duly authorized representative of the Petitioners on August 3, 2021.

PETITIONERS

By: _____
Richard Jones

By: _____
Gary R. Jones

By: _____
Dennis Wolford

By: _____
Janis Wolford

STATE OF TEXAS §
COUNTY OF _____ §

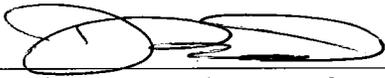
This instrument was acknowledged before me, on the ___ day of _____, 2021, by Richard Jones, Petitioner.

Notary Public in and for the State of Texas

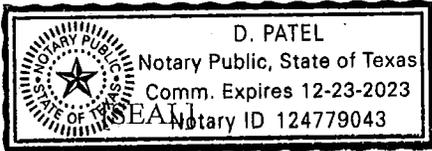
[SEAL]

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me, on the 3 day of August, 2021, by Gary R. Jones, Petitioner.



Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me, on the ___ day of _____, 2021, by Dennis Wolford, Petitioner.

Notary Public in and for the State of Texas

[SEAL]

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me, on the ___ day of _____, 2021, by Janis Wolford, Petitioner.

Notary Public in and for the State of Texas

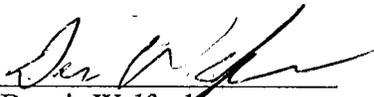
[SEAL]

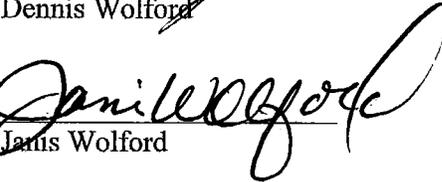
IN WITNESS WHEREOF, this Petition has been executed by the duly authorized representative of the Petitioners on _____, 2021.

PETITIONERS

By: _____
Richard Jones

By: _____
Gary R. Jones

By: 
Dennis Wolford

By: 
Janis Wolford

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me, on the ____ day of _____, 2021, by Richard Jones, Petitioner.

Notary Public in and for the State of Texas

[SEAL]

STATE OF TEXAS §
COUNTY OF _____ §

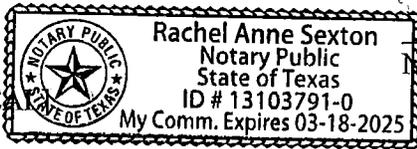
This instrument was acknowledged before me, on the ____ day of _____, 2021, by Gary R. Jones, Petitioner.

Notary Public in and for the State of Texas

[SEAL]

STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me, on the 3 day of August, 2021, by Dennis Wolford, Petitioner.

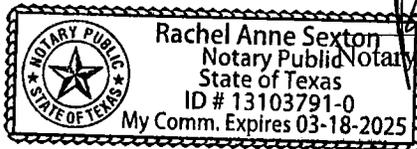


Rachel Sexton

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me, on the 3 day of August, 2021, by Janis Wolford, Petitioner.



Rachel Sexton

Notary Public in and for the State of Texas

[SEAL]

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

[SEE ATTACHED]

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1

BEING A 223.122 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL LOT ONE, BLOCK ONE OF WOLFORD ADDITION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201200121817, PLAT RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 33.33 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", ALL OF A 22.000 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", ALL OF A 13.75 ACRE TRACT OF LAND CONVEYED AS "TRACT 3", AND ALL OF AN 18.000 ACRE TRACT OF LAND CONVEYED AS "TRACT 4", TO RICHARD JONES AND GARY JONES, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800011184, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A", TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF LOT 3 OF THE NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID 223.122 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR A SOUTH CORNER OF SAID LOT ONE, BLOCK ONE AND THE COMMON EAST CORNER OF A 145.58 ACRE TRACT OF LAND CONVEYED TO PLATTER INVESTMENT COMPANY, AS RECORDED IN VOLUME 72196, PAGE 1744, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, (NO RECORD DOCUMENT FOUND);

THENCE, NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT ONE, AND THE COMMON NORTHEAST LINE OF SAID 145.58 ACRE TRACT, A DISTANCE OF 2282.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID LOT ONE AND THE SOUTH CORNER OF A 1.33585 ACRE RIGHT-OF-WAY DEDICATION FOR STARK ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE

NO. 201100151442, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON SAID NORTHEAST LINE OF SAID 145.58 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.89 FEET;

THENCE, ALONG THE NORTHWEST LINE OF SAID LOT ONE AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION FOR STARK ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 38 DEGREES 14 MINUTES 08 SECONDS EAST, A DISTANCE OF 589.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 51 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 17.33 FEET;

NORTH 44 DEGREES 16 MINUTES 49 SECONDS EAST, A DISTANCE OF 865.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID LOT ONE AND THE COMMON EAST CORNER OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION. SAID POINT BEING ON THE SOUTHWEST LINE OF AFORESAID "TRACT 3", FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 45 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 82.55 FEET;

THENCE, NORTH 45 DEGREES 24 MINUTES 31 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION AND THE COMMON SOUTHWEST LINE OF SAID "TRACT 3", A DISTANCE OF 40.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION AND THE COMMON WEST CORNER OF SAID "TRACT 3". SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STARK ROAD, SAME BEING A 3.05 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS, AS RECORDED IN VOLUME 222, PAGE 826, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 01 MINUTE 58 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID "TRACT 3" AND AFORESAID "TRACT 4", AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID STARK ROAD, A DISTANCE OF 1339.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID "TRACT 4". SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 45 DEGREES 55 MINUTES 43 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID "TRACT 4", AFORESAID "TRACT 2", AND AFORESAID "TRACT 1", AND WITH SAID SOUTHEAST RIGHT-OF-WAY LINE OF LASATER

ROAD, A DISTANCE OF 2348.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID "TRACT 1" AND THE COMMON NORTH CORNER OF A 1.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOT AND STELLA ELLIOT, AS RECORDED IN VOLUME 3270, PAGE 562, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 12 MINUTES 30 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT 1" AND THE COMMON NORTHWEST LINE OF SAID 1.000 ACRE TRACT, PASSING AT A DISTANCE OF 198.89 FEET A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 213.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 1.000 ACRE TRACT AND THE COMMON NORTH CORNER OF AFORESAID 41.267 ACRE "TRACT A" TRACT;

THENCE, ALONG THE NORTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 225.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 1.000 ACRE TRACT;

NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 18.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF A 2.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOTT AND STELLA ELLIOT, AS RECORDED IN VOLUME 3294, PAGE 563, DEED RECORDS, DALLAS COUNTY, TEXAS;

SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 495.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID 2.000 ACRE TRACT;

NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 191.93 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID 2.000 ACRE TRACT. SAID POINT BEING ON THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD, A DISTANCE OF 49.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A 1.01 ACRE TRACT OF LAND CONVEYED TO LARRY DOUGLAS WALKER, AS RECORDED IN

COUNTY CLERK'S FILE NO. 201900029745, OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS;

THENCE, ALONG THE EASTERLY LINE OF SAID 41.267 ACRE "TRACT A" TRACT,
THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE
NORTHWEST LINE OF SAID 1.01 ACRE TRACT AND A 1.012 ACRE TRACT
OF LAND CONVEYED TO LARRY DOUGLAS WALKER, AS RECORDED IN
COUNTY CLERK'S FILE NO. 201000089821, OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS, A DISTANCE OF 419.22 FEET TO A 3/4" IRON
ROD FOUND FOR THE WEST CORNER OF SAID 1.012 ACRE TRACT;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE
SOUTHWEST LINE OF SAID 1.012 ACRE TRACT, A DISTANCE OF 211.17
FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA
SURVEYING" SET FOR THE SOUTH CORNER OF SAID 1.012 ACRE TRACT.
SAID POINT BEING ON THE NORTHWEST LINE OF A 6.679 ACRE TRACT
OF LAND CONVEYED TO JERRY McFADDEN ANN CLAUDETTE McFADDEN,
AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS
COUNTY, TEXAS;

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG SAID
NORTHWEST LINE OF SAID 6.679 ACRE TRACT, A DISTANCE OF 379.57
FEET TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID 6.679
ACRE TRACT;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE
SOUTHWEST LINE OF SAID 6.679 ACRE TRACT, A DISTANCE OF 349.67
FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA
SURVEYING" SET FOR THE SOUTH CORNER OF SAID 6.679 ACRE TRACT.
SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E.
SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG SAID
NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, PASSING AT A
DISTANCE OF 89.58 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A TRACT
OF LAND OCCUPIED BY SAID DENNIS WOLFORD AND JANIS WOLFORD, (
NO DEED RECORD FOUND), AND CONTINUING IN ALL, A TOTAL
DISTANCE OF 558.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC
CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF
SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON WEST CORNER
OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHEAST
LINE OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 25.486 ACRE "TRACT A" TRACT, AND THE COMMON SOUTHWEST LINE OF SAID OCCUPIED TRACT, A DISTANCE OF 88.71 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID OCCUPIED TRACT, AND THE COMMON NORTHWEST CORNER OF AFORESAID LOT 3 OF THE NABORS SUBDIVISION SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE NORTH LINE OF SAID LOT 3, THE COMMON SOUTH LINE OF SAID OCCUPIED TRACT AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 54 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 39.89 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.84 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 3 AND THE COMMON SOUTHEAST CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID E. SIMONDS ROAD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 25 MINUTES 51 SECONDS, A RADIUS OF 1366.30 FEET, AND A LONG CHORD THAT BEARS SOUTH 18 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 224.64 FEET;

THENCE, THE EAST LINE OF SAID LOT 3 AND SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 224.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID LOT 3 AND A COMMON NORTH CORNER OF A 2.24 ACRE TRACT OF LAND CONVEYED TO LOWELL SHERMAN AND BARBARA SHERMAN, AS

RECORDED IN VOLUME 99051, PAGE 4686, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 74 DEGREES 45 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE COMMON NORTH LINE OF SAID 2.24 ACRE TRACT, A DISTANCE OF 41.27 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, A COMMON ANGLE POINT IN SAID 2.24 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, ALONG THE EASTERLY LINES OF SAID 25.486 ACRE "TRACT A" TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 49 MINUTES 06 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID 2.24 ACRE TRACT, A DISTANCE OF 433.93 FEET TO A PK NAIL FOUND FOR THE WEST CORNER OF SAID 2.24 ACRE TRACT;

SOUTH 45 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 2.24 ACRE TRACT AND A 2.83 ACRE TRACT OF LAND CONVEYED TO CLYDE CARMAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 200900225070, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 398.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 25.486 ACRE "TRACT A" TRACT, AND AN ANGLE POINT IN SAID SOUTHWEST LINE OF SAID 2.83 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 68 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 25.486 ACRE "TRACT A" TRACT AND THE COMMON NORTHEAST LINE OF SAID 4.527 ACRE TRACT PASSING AT A DISTANCE OF 1787.41 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 25.486 ACRE "TRACT A" TRACT, THE COMMON NORTHWEST CORNER OF SAID 4.527 ACRE TRACT, A SOUTH CORNER OF AFORESAID 41.267 ACRE "TRACT A" TRACT, AND THE COMMON NORTHEAST CORNER OF A 0.886 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. 171439, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTHEAST LINE OF SAID 0.886 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 2163.03 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR A SOUTHWEST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTHWEST CORNER OF SAID 0.886 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF A 0.46 ACRE TRACT OF LAND

CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 41.267 ACRE "TRACT A" TRACT AND SAID 0.46 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 35.76 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR AN INTERIOR ELL CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON EAST CORNER OF SAID 0.46 ACRE TRACT;

NORTH 43 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WESTERN MOST SOUTHWEST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTH CORNER OF SAID 0.46 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF AFORESAID LOT ONE, BLOCK ONE;

THENCE, ALONG THE SOUTHERLY LINES OF SAID LOT ONE, BLOCK ONE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 56 MINUTES 45 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT ONE AND THE COMMON NORTHWEST LINE OF SAID 0.46 ACRE TRACT, PASSING AT A DISTANCE OF 7.90 FEET A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 82.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF AFORESAID TEXAS POWER & LIGHT COMPANY TRACT, (NO RECORD DOCUMENT FOUND);

NORTH 59 DEGREES 54 MINUTES 53 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID TEXAS POWER & LIGHT COMPANY TRACT, A DISTANCE OF 125.04 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF SAID TEXAS POWER & LIGHT COMPANY TRACT;

SOUTH 43 DEGREES 19 MINUTES 07 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID TEXAS POWER & LIGHT COMPANY TRACT, A DISTANCE OF 82.65 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 9,719,193 SQUARE FEET OR 223.122 ACRES OF LAND.

TRACT 2

BEING A 22.791 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A 1.098 ACRE TRACT OF LAND CONVEYED AS "TRACT B" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND ALL OF A 21.916 ACRE TRACT OF LAND CONVEYED AS "TRACT B" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 22.791 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND FOR THE WEST CORNER OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON SOUTH CORNER OF A 0.46 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 129.052 ACRE TRACT OF LAND CONVEYED TO CHARLOTTE LEE TAYLOR, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070095728, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON SOUTHEAST LINE OF SAID 0.46 ACRE TRACT, A DISTANCE OF 53.08 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON WEST CORNER OF A 0.886 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. 171439, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 68 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 1.098 ACRE "TRACT B" TRACT AND AFORESAID 21.916 ACRE "TRACT B" TRACT, AND THE COMMON SOUTHWEST LINE OF SAID 0.886 ACRE TRACT AND A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 2356.14 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 4.527 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF A 2.07 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED VOLUME 3844, PAGE 413, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 21.916 ACRE "TRACT B" TRACT AND SAID 2.07 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 21.916 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 2.07 ACRE TRACT;

SOUTH 45 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 300.20 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON SOUTH CORNER OF SAID 2.07 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 41 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 540.59 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID 21.916 ACRE "TRACT B" TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF THE REMAINDER OF A 10.0 ACRE TRACT OF LAND CONVEYED TO O.D. OGLETREE AND WIFE, BILLIE OGLETREE, AS RECORDED IN VOLUME 240, PAGE 856, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTHEAST LINE OF SAID REMAINDER 10.0 ACRE TRACT AND A 3.33 ACRE TRACT OF LAND CONVEYED TO J.R. YARBROUGH, AS RECORDED IN VOLUME 92202, PAGE 1127, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1067.71 FEET TO A 1/2" IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTH CORNER OF SAID 3.33 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 04 MINUTES 12 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTHWEST LINE OF SAID 3.33 ACRE TRACT, A DISTANCE OF 399.93 FEET TO A 1/2" IRON PIPE FOUND FOR AN EXTERIOR ELL CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON WEST CORNER OF SAID 3.33 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 129.052 ACRE TRACT;

THENCE, NORTH 44 DEGREES 57 MINUTES 39 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND AFORESAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON NORTHEAST LINE OF SAID

129.052 ACRE TRACT, A DISTANCE OF 1393.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 992,774 SQUARE FEET OR 22.791 ACRES OF LAND.

TRACT 3

BEING A 1.052 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OCCUPIED BY DENNIS WOLFORD AND JANIS WOLFORD, (NO RECORD DOCUMENT FOUND). SAID 1.052 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID OCCUPIED TRACT AND A COMMON SOUTH CORNER OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON SOUTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, A DISTANCE OF 468.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EAST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON SOUTH CORNER OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN AND CLAUDETTE McFADDEN, AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.58 FEET;

THENCE, ALONG THE EASTERLY LINES OF SAID OCCUPIED TRACT AND THE COMMON WESTERLY RIGHT-OF-WAY LINES OF SAID E. SIMONDS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 116.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 09 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 160.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHEAST CORNER OF LOT 3 OF NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE COMMON LINES OF SAID OCCUPIED TRACT, SAID LOT 3, AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 71 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 50.84 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

SOUTH 79 DEGREES 12 MINUTES 50 SECONDS WEST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 39.89 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST CORNER OF SAID LOT 3. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, NORTH 45 DEGREES 30 MINUTES 30 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST LINE OF SAID 25.486 ACRE "TRACT A" TRACT, A DISTANCE OF 88.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 45,834 SQUARE FEET OR 1.052 ACRES OF LAND.

Regular Session Agenda Item: 12

Meeting Date: August 30, 2021

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: 13

Meeting Date: August 30, 2021

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