



**MINUTES OF CITY COUNCIL
WORK SESSION
FEBRUARY 27, 2023**

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:30 p.m. on Monday, February 27, 2023, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

Dennis Childress	Mayor
Harold Magill	Mayor Pro Tem
Jose Hernandez	Councilmember
Rick Howard	Councilmember
Mike Fruin	Councilmember
Jon Epps	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Assistant Police Chief Steve Davis, Planner/Interim Community Development Director Bill Medina, City Attorney Victoria Thomas, Finance Director Gail French, Public Works Director Chris Ryan, Health Director Mamata Bhandari, Utility Billing Supervisor Ashley Penn, Purchasing Agent Steven Daggs, Community Development Supervisor/Interim Building Official Kailey Lampkin, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

A. Receive a presentation concerning the Solid Waste Application and Franchise Agreement

Director of Administrative Services Brown provided and update concerning the Solid Waste Application and Franchise Agreement.

B. Receive a presentation concerning Short-Term Rentals

Assistant Police Chief Davis provided a presentation concerning Short-Term Rentals.

C. Discuss regular session agenda items

CONSENT AGENDA- The Consent Agenda contains items which are routine in nature and will be acted upon in one motion.

3. Consider approving City Council Meeting minutes for February 6, 2023 (City Secretary)

No questions.

4. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing continued participation with the Steering Committee of Cities served by ONCOR; and authorizing the payment of Ten Cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC (Director of Administrative Services)

Director of Administrative Services Brown explained that this Resolution authorizes continued participation with the Steering Committee of Cities served by ONCOR; and authorizes the payment of Ten Cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

5. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute Amendment No. 1 to the Dallas County Community Development Block Grant (“CDBG”) Project Implementation Agreement Seagoville Street Reconstruction Project as set forth in Exhibit “A”; and providing an effective date (Public Works Director)

Public Works Director Ryan stated that this Resolution authorizes the City Manager to execute Amendment No. 1 to the Dallas County Community Development Block Grant (“CDBG”) Project Implementation Agreement Seagoville Street Reconstruction Project as set forth in Exhibit “A”; and providing an effective date.

REGULAR AGENDA-

6. Receive a presentation of City of Seagoville’s 1st Quarter Financial Report for Fiscal Year 2023 (Finance Director)

City Manager Stallings stated that Item #6 will be heard during Regular Session.

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

Purchasing Agent Daggs stated that this Resolution declares certain city property surplus and authorizes the City Manager to sell, trade, and/or dispose of it in accordance with the process established in the Code of Ordinances; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date.

8. Discuss and consider appointing an elected public official to serve on the Board of Directors for STAR Transit Place 7 (City Secretary)

City Secretary Jackson stated that STAR Transit has contacted Staff concerning a vacancy for Place 7 on their Board of Directors. STAR Transit invites the City of Seagoville to nominate an elected official to fill the vacancy. She also stated if Council nominates a candidate that STAR Transit is also requesting the nomination of an alternate.

9. Conduct a public hearing and discuss a zoning change from the R-5 Single-Family Dwelling District (R-5) to the Local Retail (LR) Zoning District on approximately 4.797 ± acres described as being situated within part of the Herman Heider Survey Abstract No. 541, Dallas County, Texas, commonly known as 2410 North US Highway 175, Seagoville, Dallas County, Texas (Community Development)

City Manager Stallings stated that Item #9 will be heard during Regular Session.

10. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from R-5 (R-5 Single Family Dwelling) to LR (Local Retail), on approximately 4.797± acres located in the Herman Heider Survey Abstract 541, Tracts 1 and 2, described and depicted in Exhibit “A”, attached hereto, and commonly known as 2410 North U.S. Highway 175, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development)

City Manager Stallings stated that Item #10 will be heard during Regular Session.

11. Conduct a public hearing and discuss a zoning change from the R-5 Single-Family Dwelling District (R-5) to Apartment (A) District on approximately .45 ± acres described as being a tract of land situated within the Herman Heider Survey Abstract No. 541, commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas (Community Development)

City Manager Stallings stated that Item #11 will be heard during the Regular Session.

12. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from R-5 (Residential-5) to A (Apartment), on approximately 0.45± acre located in the Herman Heider Survey Abstract 541, Tract 6, described and depicted in Exhibit “A”, attached hereto, and commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause;

providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development)

City Manager Stallings stated that Item #12 will be heard during Regular Session.

13. Conduct a public hearing and discuss a zoning change from the Office District (O) to the Commercial (C) District on approximately 2.146 ± acres described as being a tract of land situated within Lot No. 3 of the Oliver Hall Subdivision, commonly known as 1102 North U.S. Highway 175 Seagoville Road, Seagoville, Dallas County, Texas (Community Development)

City Manager Stallings stated that Item #13 will be heard during Regular Session.

14. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the O (Office) to C (Commercial), on approximately 2.146± acres located in the Oliver Hall Subdivision, Lot 3, described and depicted in Exhibit "A", attached hereto, and commonly known as 1102 North U.S. Highway 175, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development)

City Manager Stallings stated that Item #14 will be heard during Regular Session.

15. Conduct a public hearing and discuss a zoning change from Agricultural (AG) and Planned Development (PD) to Planned Development- R5 Single Family Dwelling (PD) zoning district to a Planned Development (PD) zoning district on approximately 168.1828 ± acres described as being a tract of land situated in the John Lanier Survey, Abstract 805 and the Herman Heider Survey, Abstract 541, commonly referred to 1001 Alto Road, 1301 Alto Road, 15006 Lasater Road, 1308 Malloy Bridge Road, and 1309 Malloy Bridge Road, Seagoville, Dallas County, Texas (Community Development)

City Manager Stallings stated that Item #15 will be heard during Regular Session.

16. Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG) and Planned Development (PD) to Planned Development- R5 single-family dwelling (PD) for single-family residential on approximately 168.1828± described as follows: Tract 1 described as being within the John Lanier Abstract 805 Page 705 Tract 7 commonly referred to as 1001 Alto Road; Tract 2 described as being within the Herman

Heider Abstract 541 Page 425 Tract 31 commonly known as 1301 Alto Road; Tract 3 described as being within the John Lanier Abstract 805 Page 705 Tract 6 commonly known as 15006 Lasater Road; Tract 4 described as being within the Hannah Wicker Abstract 1590 Page 525 Tract 8 commonly known as 1308 Malloy Bridge Road, and Tract 5 described as being within the Hannah wicker Abstract 1590 Page 525 Tract 9 commonly known as 1309 Malloy Bridge Road, all in the city of Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit "A", attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as Exhibit "B"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development)

City Manager Stallings stated that Item #16 will be heard during Regular Session.

17. Discuss and consider the continuation of business when City Hall is closed (Mayor Pro Tem Magill)

City Manager Stallings stated that Item #17 will be heard during Regular Session.

18. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Professional Services Contract with Pipeline Analysis, LLC, for the purpose of performing various field tests and inspections of the wastewater collection system within the Glen Road Lift Station, Ard Road Lift Station Area, and Lasater Lift Station Service Areas, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration in an amount not to exceed One Hundred Ten Thousand Dollars and Zero cents (\$110,000.00), which is attached hereto and incorporated herein as Attachment 1; authorizing the City Manager to execute said Agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date (Public Works Director)

Public Works Director Ryan stated that this Resolution approves a Professional Services Contract with Pipeline Analysis, LLC, for the purpose of performing various field tests and inspections of the wastewater collection system within the Glen Road Lift Station, Ard Road Lift Station Area, and Lasater Lift Station Service Areas, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration in an amount not to exceed One Hundred Ten Thousand Dollars and Zero cents (\$110,000.00), which is attached hereto and incorporated herein as Attachment 1; authorizing the City Manager to execute said Agreement.

19. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a dump trailer and a utility trailer in the amount of Seventeen Thousand Four Hundred Nineteen Dollars and Ninety Four Cents \$17,419.94; from RJ Trailers; authorizing the City Manager to execute any and all documents; and providing an effective date (Public Works Director)

Public Works Director Ryan stated that this Resolution authorizes the purchase of a dump trailer and a utility trailer in the amount of Seventeen Thousand Four Hundred Nineteen Dollars and Ninety Four Cents \$17,419.94; from RJ Trailers; authorizing the City Manager to execute any and all documents.

20. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a Caterpillar 303.5 Mini-Ex in an amount not to exceed Sixty Three Thousand Eight Hundred Fifty Four Dollars and Zero Cents \$63,854.00, from Holt Cat; authorizing the City Manager to execute any and all documents and disburse the funds for said purchase; and providing an effective date (Public Works Director)

Public Works Director Ryan stated that this Resolution authorizes the purchase purchase of a Caterpillar 303.5 Mini-Ex in an amount not to exceed Sixty Three Thousand Eight Hundred Fifty Four Dollars and Zero Cents \$63,854.00, from Holt Cat; authorizing the City Manager to execute any and all documents and disburse the funds for said purchase.

Adjourned at 6:57 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

