



City of Seagoville Meeting Agenda City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, June 17, 2024

6:30 PM

Council Chambers

**LACKEY STEPPER SEBASTIAN
MAYOR**

**RICK HOWARD
PLACE 1**

**ALLEN GRIMES
PLACE 4**

**PATRICK STALLINGS
CITY MANAGER**

**JOSE HERNANDEZ
PLACE 2**

**JON EPPS
PLACE 5- MAYOR PRO TEM**

**HAROLD MAGILL
PLACE 3**

Notice is hereby given that the City Council of the City of Seagoville, Texas will meet in a Regular Called Meeting at 6:30 p.m. for Work Session, and Regular Session will begin at 7:00 p.m., to be held at City Hall, 702 N. Hwy 175 Seagoville, Texas 75159.

As authorized by Section 551.071 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 reserves the right to reconvene, recess or realign any session or order of business at any time prior to adjournment. The purpose of the meeting is to consider the following items:

WORK SESSION – 6:30 PM

- 1. Call to Order**
- 2. Receive a presentation and discuss possible use of Bearden Park.**
- 3. Receive an update regarding storm debris management.**
- 4. Discuss and receive feedback on an ordinance amending Stormwater Protection and Specific Prohibitions and Requirements.**
- 5. Discuss and receive feedback on the Quarterly Newsletter and City Managers Weekly Update.**
- 6. Discuss Regular Session agenda items.**
- 7. Adjourn**

REGULAR SESSION – 7:00 PM

- 8. Call to Order**
- 9. Invocation**
- 10. Pledge of Allegiance**
- 11. Present the Waste Management Professionals Day Proclamation.**
- 12. Mayor's Report**

13. Citizen's Comments

This portion of the meeting is to allow each speaker up to six (6) minutes to address the City Council on items not posted on the current agenda. City Council may not discuss these items but may respond with factual data or policy information or place the item on a future agenda. Anyone wishing to speak should submit a Speaker Request Form to the City Secretary.

Consent Agenda

14. Consider approving the City Council meeting minutes: June 3, 2024.

Public Hearing

15. Conduct a public hearing and consider an Ordinance amending the comprehensive Zoning Ordinance to amend various subsections of Section 25.02.717 of Division 32 Regulations Applicable to All Districts of Article 25.02 Zoning Ordinance of Chapter 25 Zoning to revise regulations relating to portable outside storage containers; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

16. Conduct a public hearing and consider an Ordinance amending the comprehensive Zoning Ordinance, plan and zoning map as previously amended, by amending the Planned Development zoning of a tract of land consisting of 238.79+/- acres generally located at 1001 Alto Road, 1755 Malloy Bridge Road, and 1520 Alto Road, in the City of Seagoville, Dallas County, Texas, providing for the development of the property for single-family residential purposes; adopting development regulations and a concept plan; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense.

Regular Agenda

17. Discuss and consider adopting the realigned place numbering for all boards and commissions.

18. Conduct board applicant interviews and consider appointments to the City's Boards and Commissions for terms to start on July 1, 2024.

19. Discuss and consider a Resolution calling for a Public Hearing on the creation of the Rolling Meadows Public Improvement District and authorizing the mailing and publication of notice of the public hearing.

20. Discuss and consider a Resolution declaring certain city property surplus and authorizing disposition by the City Manager, in accordance with the process established by the Code of Ordinances.

21. Items of community interest and councilmember reports.

Pursuant to Section 551.0415 of the Texas Government Code, the City Council or City Administration may report information on the following items: 1) expression of thanks, congratulations, or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming City events, 5) information about community events, and 6) announcements involving an imminent threat to public health and safety.

EXECUTIVE SESSION

The City Council will convene into closed Executive Session pursuant to:

- 22. Texas Govt. Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: Presiding Municipal Court Judge**
- 23. Texas Govt. Code Section 551.071 Consult with Attorney, to seek legal advice related to:**
 - A. The Nuisance and abatement process for 109 and 111 West Farmers Road.**
 - B. The North Texas Municipal Water District.**

REGULAR SESSION

- 24. Take necessary action as a result of Executive Session.**
- 25. Discuss future agenda items.**
- 26. Adjourn**

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Seagoville, Texas on this 13th day of June 2024, by 5 p.m.

Casey Fillmore-Myers, Deputy City Secretary

The City of Seagoville does not discriminate based on 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 or email citysecretary@seagoville.us . (TDD access 1-800-RELAY-TX)

UPCOMING DATES:

- Monday, July 1, 2024, Regular City Council Meeting
- Monday, July 15, 2024, Regular City Council Meeting



TO: Mayor and City Council
FROM: Councilmember Allen Grimes
DATE: June 17, 2024
ITEM: 2
DESCRIPTION: Receive a presentation and discuss possible use of Bearden Park.

INTRODUCTION

This item was placed on the agenda at the request of Councilmember Allen Grimes.

ATTACHMENTS

1. Bearden Park Proposal

Bearden Park Proposal



ABOUT NCS & Pine Tar Sports

- NCS or National Championship Series is a baseball and fastpitch provider which serves over 10,000 League teams and hosts over 100,000 tournament games annually. NCS was founded by owners from DFW & Northern California and continues to grow every year. Over 10,000 teams compete annually in North Texas in baseball and fastpitch tournaments.
- Dugout Baseball was founded in 2015 as an academy to promote growth and development of baseball and softball players in North Texas. Dugout is home to over 30 teams who practice weekly.
- Pine Tar Sports is the tournament side of the operation. Founded in 2018, we will host over 2,000 teams this year in locations ranging from Galveston, Longview, Richardson, Waxahachie, Austin, Temple, White Settlement and Rowlett to name a few. We have three full time staff members apart from myself. Pine Tar experiences over a 15% growth each year.
- Tim & Lori Truman own Dugout Baseball and Pine Tar Sports. Tim is a former head coach in high school and college. Lori is currently entering her 19th year as an English professor at Kilgore College. Our daughter Abby is 24 and currently teaches English at Henderson Middle School. Our son Tate is 18, and a recent graduate from Kilgore High School. He will be attending Angelina College to play baseball.

TOURISM OPPORTUNITIES



**Adventure
Tourism**



**ECO
Tourism**



**Spiritual
Tourism**



**Heritage
Tourism**



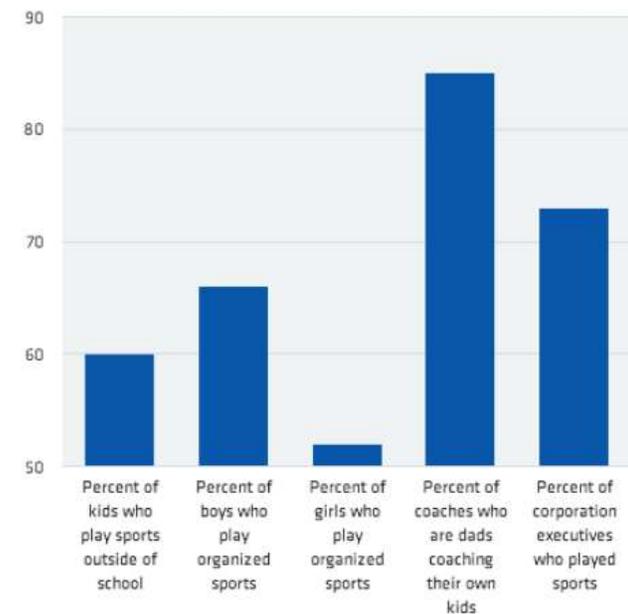
**Sports
Tourism**

SPORTS TOURISM

Sports tourism is one of the fastest growing sectors in tourism. More and more tourists are interested in sport activities during their trips whether sports are the main objective of travel or not. Sport events of various kinds and sizes attract tourists as participants or spectators and destinations try to add local flavors to them to distinguish themselves and provide authentic local experiences.

- As per wintergreen research, \$15.3 billion industry in 2017 on sports tourism (55% growth since 2010) & 19.2 billion in 2019
- Youth sports tourism is the fastest growing segment in travel – 45 + million
- Communities are supporting sport health and wellness
- Visitors spend \$ 250 a day (EA/average)
- 70 percent of children (6-17) are playing team sports

At a recent Pine Tar Sports tournament in Gladewater, TX, a McDonalds saw a 24% increase in gross sales on Saturday and a 29% gross sales increase on Sunday.



DUGOUT BASEBALL..

The fuel of Pine Tar Sports

- Dugout Baseball established in 2015 with two teams.
- Rented a facility and city field for practices.
- 2017 Installation of first turf field.
- 2018 Installation of 2nd grass field.
- 2019 Installation of new 3000 square foot hitting facility.
- 2020 Installation of 3rd turf field.



PINE TAR @ Bearden

- Pine Tar Tourneys would host approximately 40 tournaments in 2025. The teams come to the town and spend money at hotels, restaurants, gas stations, fast food etc.
- On 8 fields there will be approximately 64 teams per event. 64 teams with 11 athletes each is 704 athletes or an impact of \$92,000.00 PER WEEKEND.
- We've been tracking this industry for over 10 years and it appears it's growing at a rate of 7 percent per year," said Chip Greenberg, of Hobart. "The banking crises had no impact on the growth of this industry, which points to how families prioritize their family expenses.
- Youth sports also have a major financial impact. TD Ameritrade found that about 63 percent of American families whose kids are involved in sports spend from \$100 to \$499 per child per month on the sporting activities. Another 18 percent pay \$500 to \$999 per month and about 11 percent spend \$1,000 to \$1,999. And 8 percent report spending \$2,000 per month or more amounting to \$24,000 per year.

ROAD



Images by 43917/Corbis/Bettmann

Phase 1 (2-5 years)

Phase 2 (3-6 Years)



TO: Mayor and City Council
FROM: Mamata Bhandari, Director of Health Services
Zane Anderson, Fire Marshall
Chris Ryan, Director of Public Works
DATE: June 17, 2024
ITEM: 3
DESCRIPTION: Receive an update regarding storm debris management.

INTRODUCTION

Receive an update from the recent storm debris and brush removal response and procedure.

BACKGROUND

The greater area of Dallas County recently experienced significant damage from numerous storms. Essential city departments responded and engaged in restoring the community's condition. This is a review into how personnel proceeded after the major and subsequent storms.





TO: Mayor and City Council
FROM: Bill Medina, Director of Community Development
DATE: June 17, 2024
ITEM: 4
DESCRIPTION: Discuss and receive feedback on an ordinance amending Stormwater Protection and Specific prohibitions and requirements.

INTRODUCTION

The proposed ordinance will create maintenance requirements for storm water drainage facilities.

BACKGROUND

The proposed ordinance creates a definition for "Drainage facility" as "Any natural or manmade facility or configuration or condition of land used or functioning to collect, convey, hold, divert or discharge stormwater, including but not limited to drains, pipes, drainage channels, flumes, swales, ditches, bar ditches, culverts, creeks, and detention and retention basins and ponds."

Additionally, each property owner will be responsible for the following:

1. All drainage facilities located on private property shall be maintained by the owner of the property to prevent blockage and obstruction of water flow and to ensure adequate drainage and control of stormwater and rainfall runoff passing in and through such facilities. Each property owner of land adjacent to a natural drainage channel or creek not maintained by the city shall maintain the free flow character by prompt removal of debris, overgrowth, downed trees and limbs, and unapproved structures.
2. Maintenance of drainage facilities shall include keeping drainage facilities free and clear of weeds, brush and vegetation, the removal of debris and waste material that might impede or hinder the flow of stormwater, erosion repair, the removal of silt, and the maintenance of structural facilities.
3. The city may require the owner of retention or detention basins and associated facilities to furnish certification by a professional engineer licensed in the State of Texas that the retention/detention basin has the storage capacity designated by the plan approving its construction and that all associated facilities including inlet and outlet structures are fully functional.
4. If the grading of a swale is required for the conveyance of the 100-year flow, plan approval and the dedication of necessary easements to the city will be required. The maintenance of swales along property lines shall be the responsibility of the property owner."

FINANCIAL IMPACT

N/A



RECOMMENDATION

N/A

ATTACHMENTS

1. Proposed Ordinance

**CITY OF SEAGOVILLE, TEXAS
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF SEAGOVILLE, TEXAS, BY AMENDING CHAPTER 21 (BUILDING REGULATIONS) TO ADD DIVISION 12 TO ARTICLE 21.02 (TECHNICAL AND CONSTRUCTION CODES AND STANDARDS) ADOPTING TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR THE DESIGN OF STREET AND ALLEY PAVING, WATER AND SANITARY SEWER MAINS, AND STORM SEWER FACILITIES, AND BY AMENDING CHAPTER 19 (UTILITIES) TO AMEND SECTION 19.10.009 OF ARTICLE 19.10 (STORMWATER PROTECTION) TO REQUIRE MAINTENANCE OF CREEKS, CHANNELS AND DRAINAGE FACILITIES BY PROPERTY OWNERS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE IN ADDITION TO CIVIL AND ADMINISTRATIVE PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Seagoville, Texas, finds and determines that flood hazard areas exist throughout the City that are subject to periodic inundation, which can result in the loss of life and property, health and safety hazards, disruption of commerce and government services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect public health, safety and general welfare; and

WHEREAS, flood dangers and losses are created by the cumulative effect of obstructions in floodplains, floodways, and stormwater drainage channels which cause increases in flood heights and velocities; and

WHEREAS, the Council finds and determines that regulations adopted by this Ordinance are intended and designed to minimize flood losses, protect human life and health, minimize public expenditures for rescue and relief efforts and costly flood control projects, minimize prolonged business interruptions, and minimize damage to public and private property and facilities, and are in the best interest of the public health, safety and general welfare.

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

SECTION 1. That the Code of Ordinances, City of Seagoville, Texas, be and is hereby amended by amending Article 21.02 (Technical and Construction Codes and Standards) of Chapter 21 (Building Regulations) to add a new Division 12, to be entitled “Technical Construction Standards and Specifications,” which shall be applicable to the design, construction and maintenance of street and alley paving, water and sanitary sewer mains, and storm sewer facilities, such that Division 12 shall read in its entirety as follows:

**“CHAPTER 21
BUILDING REGULATIONS**

...

**ARTICLE 21.02
TECHNICAL AND CONSTRUCTION CODES AND STANDARDS**

...

Division 12 Technical Construction Standards and Specifications

§ 21.02.600 Adopted.

The Technical Construction Standards and Specifications for the Design of Street and Alley Paving, Water and Sanitary Sewer Mains, and Storm Sewer Facilities, a copy of which is on file in the office of the city secretary, is hereby adopted as the city’s technical standards for street and alley paving, water and sanitary sewer mains, and storm sewer facilities, and is made a part hereof by reference. Copies of the Technical Construction Standards and Specifications adopted herein shall be kept and maintained in the office of the City Secretary and Building Official.”

SECTION 2. That the Code of Ordinances, City of Seagoville, Texas, be and is hereby amended by amending Article 19.10 (Stormwater Protection) of Chapter 19 (Utilities) to add a new definition of “drainage facility” to section 19.10.001 following the definition of “Discharger,” and preceding the definition of “Environmental protection agency (EPA),” and to add a new subsection (j) to section 19.10.009, such that the definition of “drainage facility” in section 19.10.001 and subsection (j) of Section 19.10.009 shall read in their entirety as follows:

**“CHAPTER 19
UTILITIES**

...

**ARTICLE 19.10
STORMWATER PROTECTION**

§19.10.001 Definitions.

For the purposes of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning, and any words not herein defined shall be construed in context used and by ordinary interpretation and not as a word of art:

...

Drainage facility. Any natural or manmade facility or configuration or condition of land used or functioning to collect, convey, hold, divert or discharge stormwater, including but not limited to drains, pipes, drainage channels, flumes, swales, ditches, bar ditches, culverts, creeks, and detention and retention basins and ponds.

...

§19.10.009 Specific prohibitions and requirements.

...

(j) Property owner's responsibilities.

- (1) All drainage facilities located on private property shall be maintained by the owner of the property to prevent blockage and obstruction of water flow and to ensure adequate drainage and control of stormwater and rainfall runoff passing in and through such facilities. Each property owner of land adjacent to a natural drainage channel or creek not maintained by the city shall maintain the free flow character by prompt removal of debris, overgrowth, downed trees and limbs, and unapproved structures.
- (2) Maintenance of drainage facilities shall include keeping drainage facilities free and clear of weeds, brush and vegetation, the removal of debris and waste material that might impede or hinder the flow of stormwater, erosion repair, the removal of silt, and the maintenance of structural facilities.
- (3) The city may require the owner of retention or detention basins and associated facilities to furnish certification by a professional engineer licensed in the State of Texas that the retention/detention basin has the storage capacity designated by the plan approving its construction and that all associated facilities including inlet and outlet structures are fully functional.
- (4) If the grading of a swale is required for the conveyance of the 100-year flow, plan approval and the dedication of necessary easements to the city will be required. The maintenance of swales along property lines shall be the responsibility of the property owner.”

SECTION 2. That any provisions of the ordinances of the City of Seagoville in conflict with the provisions of this ordinance be and same are hereby repealed and any provisions not so in conflict shall remain in force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. In addition to all civil and administrative penalties, sanctions and remedies provided for in Article 19.10 of the Code of Ordinances, City of Seagoville, Texas, all of which are nonexclusive, any person, firm, or corporation violating any of the provisions or terms of this

ordinance shall be subject to a penalty by fine not to exceed two thousand dollars (\$2,000.00) for each offense, and each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

DULY ADOPTED by the City Council of the City of Seagoville, Texas on the ____ day of _____, 2024.

APPROVED:

Lackey Stepper Sebastian, Mayor

ATTEST

Sara Egan, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney



TO: Mayor and City Council
FROM: Patrick Stallings, City Manager
DATE: June 17, 2024
ITEM: 5
DESCRIPTION: Discuss and receive feedback on the Quarterly and City Manager's Weekly Update.

INTRODUCTION

Discuss and receive feedback on the Quarterly Newsletter versus the City Manager's Weekly Update Newsletter.

BACKGROUND

The City of Seagoville currently operates a Quarterly Newsletter, distributed every three months, alongside the City Manager's Weekly Update, issued on a weekly basis. However, the frequent issuance of the Weekly Update often renders the Quarterly Newsletter outdated, leading to confusion among citizens seeking the most current information. To streamline communication and ensure residents receive timely updates, the City Manager's Office is proposing to retire the Quarterly Newsletter and designating the Weekly Update as the primary communication channel with citizens. This adjustment aims to enhance clarity, reduce redundancy, and improve the effectiveness of city outreach efforts.



Mayoral Proclamation

WHEREAS, June 17th, National Garbage Man Day takes time to recognize the dedicated efforts of the men and women who keep our communities clean; and

WHEREAS, we describe the experts who collect the garbage, recyclables, and castoffs from our homes and neighborhoods by several names. Whether they are sanitation specialists or waste management professionals, we appreciate their arrival on a regular basis; and

WHEREAS, the role of waste management professionals goes far beyond garbage collection. In fact, waste management professionals provide a variety of services and programs designed to protect and reduce the impact we have on our environment. Today's observance also celebrates the great strides industry and experts are taking to make a better world for all of us.

NOW, THEREFORE, I, Lackey Stepper Sebastian, Mayor of the City of Seagoville, do hereby proclaim June 17, 2024, to be

Waste Management Professionals Day

in the City of Seagoville and urge all citizens to thank Frontier Waste Solutions, all the employees, garbage and recycle collectors for their readiness and willingness to serve this community.

PROCLAIMED this 17th day of June 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Seagoville to be affixed this 17th day of June 2024.

Lackey Stepper Sebastian, Mayor



TO: Mayor and City Council
FROM: Sara Egan, City Secretary
DATE: July 17, 2024
ITEM: 14
DESCRIPTION: Consider approving the City Council meeting minutes: June 3, 2024

RECOMMENDATION

Recommend approval of the meeting minutes.

ATTACHMENTS

1. June 3, 2024, Minutes



City of Seagoville

Meeting Minutes

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, June 3, 2024

6:30 PM

Council Chambers

Present: Mayor Lackey Sebastian, Mayor Pro Tem Jon Epps, Councilmember Jose Hernandez, Councilmember Rick Howard, Councilmember Harold Magill and Councilmember Allen Grimes

Also present were City Manager Patrick Stallings, City Attorney David Berman, and City Secretary Sara Egan.

The City Council of the City of Seagoville met in a Regular Called Meeting on Monday, June 3, 2024, at 6:30 p.m. in the City Council Chambers at City Hall, 702 N. Hwy 175, Seagoville, Texas.

WORK SESSION – 6:30 PM

1. Call to Order

Mayor Sebastian called the Work Session to order at 6:30 p.m.

2. Discuss the penalties and/or fees relating to the sale, exchange, barter, give away of animals.

Councilmember Howard explained the need to provide a warning prior to issuing a ticket.

Sergeant Karl Bailey explained there is not a mechanism to track warnings efficiently. He also explained there is a need to deter “backyard breeders”. Their goal is financial gain without regard to the animals’ well-being. This includes forging documents claiming specific breeds, and these animals become unwanted after maturity and left at shelters. Animals that are not sold or given away are not socialized and groomed, developing into an aggressive and diseased animal.

Councilmember Hernandez expressed the issue should be left at the discretion of the officer.

Councilmember Howard stated he will continue to investigate the matter. No direction was provided to city staff.

3. Discuss an ordinance amending noise restrictions relating to construction activity.

4. Discuss the term renewal of the Municipal Court Judge.

Councilmember Hernandez requested to go into Executive Session regarding agenda item 3.

Councilmember Epps requested to go into Executive Session regarding agenda item 4.

Mayor Sebastian recessed the Work Session at 6:42 p.m. to convene into Executive Session in the Conference Room as authorized by section 551.071 of the Texas Government Code for the purpose of seeking legal advice from the City Attorney regarding agenda item 3 and 4. City Council reconvened into Work Session at 7:13 p.m.

City Attorney David Berman briefed the audience on agenda item 3 for public discussion to take place during the Regular Session at the time of consideration of the Ordinance. On agenda item 4 the Municipal Court Judge will be invited to attend the June 17, 2024 City Council meeting regarding his reappointment.

5. Discuss Regular Session agenda items.

There were no questions regarding the consent agenda.

6. Adjourn

Mayor Sebastian adjourned the Work Session at 7:14 p.m.

REGULAR SESSION – 7:00 PM**7. Call to Order**

Mayor Sebastian called the Regular Session to order at 7:19 p.m.

8. Invocation

Councilmember Magill led the invocation.

9. Pledge of Allegiance

City Council led the pledge of allegiance.

10. Present a Certificate of Recognition

Mayor Sebastian presented a Certificate of Recognition to Aleigh Person for her dedication in earning her Girl Scout Gold Award by starting a Teen Club in partnership with the Seagoville Public Library.

11. Mayor's Report

- With this rain and humidity come mosquitos. We urge everyone to drain standing water if possible and use repellents. Fortunately, there have been no reported human cases of West Nile Virus and Zika Virus in Dallas County for the year.
- We appreciate the patience of the community as the City continues to address damages from last week and ongoing rain. The well-being of our community remains a top priority, and every effort is being made to address reported situations promptly and effectively.
- Please note that on Wednesday, June 19, 2024 Seagoville City Hall, Library and Senior Center will be closed in observance of Juneteenth.

12. Citizen's Comments

- 1) William Dennis, Seagoville, TX, spoke regarding the need to maintain the creek behind his property and requested assistance.
City Manager Pat Stallings responded to the request stating that Code Enforcement would be tasked to look into the situation.

Consent Agenda

Councilmember Grimes requested to have agenda item 15 considered separately.

Councilmember Magill made a motion to approve Consent Agenda items 13-14 and 16, seconded by Councilmember Howard. The motion passed by a unanimous vote (5/0).

13. Consider approving the City Council meeting minutes: May 20, 2024**14. Consider a Resolution approving an agreement with Garver, LLC. as set forth in Work Order No. 15 for professional engineering services for City Senior Center parking lot improvements; attached thereto in an amount not to exceed sixty thousand one hundred sixty-seven dollars and zero cents (\$60,167.00); authorizing the City Manager to execute said agreement.**

Resolution No. 2024-45

16. Discuss and consider a Resolution authorizing the City Manager to execute the First Amendment to the Lower East Fork Wastewater Interceptor System with the North Texas Municipal District.

Resolution No. 2024-46

Regular Agenda

- 15. Consider a Resolution approving an agreement with Garver, LLC. as set forth in Work Order No. 16 for professional engineering services for Bearden Park parking lot improvements; attached thereto in an amount not to exceed one hundred ten thousand one hundred sixty-one dollars and seventy-five cents (\$110,161.75); authorizing the City Manager to execute said agreement.**

Councilmember Grimes stated he is currently in conversations with a third party that may be able to provide park-related services.

Councilmember Grimes moved to table item 15 to the July 1, 2024 City Council meeting, seconded by Councilmember Howard. The motion passed by a unanimous vote (5/0).

- 17. Discuss and consider the selection of movie(s) to view at the annual “Movie in the Park” events to be held on: Saturday August 17, 2024, and Saturday September 14, 2024.**

Public Works Director Chris Ryan briefed the City Council on the events.

Mayor Pro Tem Epps made a motion to have Migration and Kong Fu Panda 4 screened, seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

- 18. Discuss and consider an Ordinance amending the Code Of Ordinances, City of Seagoville, by amending Section 13.03.003, “Exceptions,” of Article 13.03, “Noise,” of Chapter 13, “Offenses and Nuisances,” to replace Subsection (3) to allow noise related to construction activity between specified hours on certain dates; and providing for a penalty of fine not to exceed the sum of five hundred dollars (\$500.00) for each offense.**

Community Development Director Bill Medina briefed the City Council and answered questions.

A Contractor spoke in favor of this item to allow for concrete pours during early morning or later in the evening during cooler temperatures.

Mayor Pro Tem Epps made a motion to approve item 18 seconded by Councilmember Magill. The motion passed by a unanimous vote (5/0).

Ordinance No. 2024-03

- 19. Discuss and consider authorizing the City Secretary to realign the place numbering system of current terms for boards and commissions to be presented during the annual appointment/reappointment of board members.**

City Secretary Sara Egan briefed the City Council and answered questions.

Councilmember Magill made a motion to approve item 19 seconded by Councilmember Hernandez. The motion passed by a unanimous vote (5/0).

- 20. Items of community interest and councilmember reports.**

Councilmember Magill provided a report regarding his efforts to advocate for a post office location in the city. He also addressed the public and stated to continue to be patient as brush clean up occurs during this rainy weather.

- 21. Discuss future agenda items.**

Councilmember Grimes inquired about general creek maintenance.

- 22. Adjourn**

There being no further business before the City Council, the meeting was adjourned at 7:45 p.m.

ATTEST:

APPROVED:

Sara Egan, City Secretary

Lackey Stepper Sebastian, Mayor



TO: Mayor and City Council

FROM: Bill Medina, Director of Community Development

DATE: June 17, 2024

ITEM: 15

DESCRIPTION: Conduct a public hearing and consider an Ordinance amending the comprehensive Zoning Ordinance to amend various subsections of Section 25.02.717 of Division 32 Regulations Applicable to All Districts of Article 25.02 Zoning Ordinance of Chapter 25 Zoning to revise regulations relating to portable outside storage containers; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense

INTRODUCTION

Council has asked Staff to examine the possibility of amending Section 25.02.717 Outside display, storage and retail sales of the Seagoville Municipal Code of Ordinances.

BACKGROUND

In review of the current zoning ordinance, Staff has identified a component of the Outside Storage Unit section which could be modified to allow the use of cargo and portable outside storage units in a larger yet manageable capacity. The current ordinance states that portable storage units may be permitted on a short-term basis in any zoning district. The proposed ordinance would allow the use of outside storage containers for a period of more than 30 days, or permanently, if placed onto a concrete foundation and fully screened.

The current ordinance states all cargo containers must be completely screened from view of public streets. The proposed ordinance would allow for the exterior of cargo container to be modified in appearance with siding and a roof so as to meet this screening requirements. Additionally, the ordinance amendments would allow for one cargo container for each residential lot which is one acre in size or greater, and the allowance of one cargo container per business. The visual screening requirements must still be maintained for the use of each cargo container.

Included in this staff report is a mark-up of the existing ordinance which outlines the aforementioned amendments.

FINANCIAL IMPACT

N/A



RECOMMENDATION

Staff recommend approval of the request. The Planning and Zoning Commission recommended approval of the request on June 11th, 2024.

ATTACHMENTS

1. Current ordinance, Outside display, storage and retail sales.
2. Proposed amendment to the existing Ordinance.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 25.02.717 Outside display, storage and retail sales.

- (a) Outside display. Where it is allowed, outside display of merchandise and seasonal items (e.g., Christmas trees, pumpkins or other seasonal produce items, landscaping/gardening materials, temporary floral or other holiday-oriented sales tents, etc.) shall:
- (1) Not be placed/located more than twenty feet (20') from the main building nor on top of any structure.
 - (2) Not occupy any required parking spaces (except on a temporary basis only, which is a maximum of 45 calendar days per display and a maximum of two displays per calendar year - a city permit shall be required for any allowed outside display occupying any required parking spaces for any length of time).
 - (3) Not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on site or off site, in any way.
 - (4) Not extend above ten (10) feet in height nor into public right-of-way, over any easement, or onto adjacent property.
 - (5) Not be left outside overnight - all outside display items shall not remain outside overnight, but shall be removed and stored within a building at the end of business each day (except for seasonal landscaping/gardening and large new/unused/non-consumable items that cannot reasonably be moved indoors each evening such as landscaping materials, plants, trees, fertilizer/soil amendments, Christmas trees, swingsets/play structures, etc. which may remain outside for as long as sales of such seasonal items is actively occurring - a city permit shall be required for any outside display remaining outside overnight for any length of time).
 - (6) Be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (b) Outside storage.
- (1) Where it is allowed, outside storage shall:
 - (A) Be limited to a maximum of five percent (5%) of the total lot area in the Local Retail (LR) zoning district;
 - (B) Be limited to a maximum of ten percent (10%) of the total lot area in the Commercial (C) zoning district;
 - (C) Be limited to a maximum of twenty percent (20%) of the total lot area in the Light Manufacturing (LM) and Heavy Manufacturing (HM) zoning districts;
 - (D) Not be located in front of (i.e., on any street side of), or on top of, any structure;
 - (E) Be screened, at a minimum height of six feet (6'), by one or a combination of the following methods (i.e., cannot be visible from any public street or adjacent property):
 - (i) Solid masonry (brick, concrete block or concrete panels) wall similar in materials and color to the main building(s);
 - (ii) Wrought iron with solid landscape screening; or
 - (iii) Alternate equivalent screening may as be approved through the site plan approval process.

- (F) Not exceed the height of the screening wall/fence - outside storage exceeding eight feet (8') in height shall require a specific use permit in accordance with Division 26 (Special Uses).
- (2) Outside storage units, portable (PODs). Portable outside storage units shall:
 - (A) Be ~~allowed, without a permit, or allowed on~~ a short-term basis (see subsection (G) below) in any zoning district; and may be permitted on a long-term or permanent basis within the Local Retail, Commercial, Light Manufacturing, Heavy Manufacturing districts and residentially zoned lots being larger than one (1) acre in size.
 - (B) Not be located in front of the main building(s), except as provided for a residence in subsection (L) below;
 - (C) Not be located within any required front, side or rear yard setback (except as provided for a residence in subsection (L) below), or within any fire lane, easement or right-of-way;
 - (D) Not occupy any required vehicular parking (except as provided for a residence in subsection (L) below), stacking, loading or maneuvering space;
 - (E) Be completely screened from view of public streets (either by the building itself or by a screening device), except as provided for a residence in subsection (L) below;
 - (F) Be easily accessible by transport vehicle;
 - (G) ~~Not remain on site for longer than thirty (30) calendar days (for Aa~~ storage unit that is needed to temporarily store/secure construction materials at a city-permitted construction site or to temporarily store/secure personal residential possessions while moving/relocating or during house remodeling, such time frame may be extended for the duration of the construction, or the moving/relocation or house remodeling, provided a permit is first issued by the city, provided the building permit for the construction site remains valid (if applicable), and provided that such unit is immediately removed from the premises upon completion of construction or upon completion of moving/relocation or house remodeling, as applicable);
 - (H) Be limited to the placement of no more than two (2) storage units on any lot, tract or parcel (unless such units are needed for a city-permitted construction site, in which case more than two units may be approved and permitted by the building official);
 - (I) Not exceed twenty (20) feet in length, or eight (8) feet in width, or eight (8) feet in height (a container of larger size in one or more of these dimensions shall be defined as a “cargo container”);
 - (J) Not be illuminated in any way;
 - (K) Not be used for any use other than the storage of materials or goods (i.e., no business operations, etc.); and
 - (L) A maximum of one (1) portable outside storage unit may be used for a single-family or two-family residence, on a short-term basis only in accordance with subsection (G) above, during home construction, moving/relocation, or house remodeling. Such storage unit may be placed in the driveway of such residence (with no screening required) and within the front, side or rear setback (as applicable to driveway location), but shall not encroach into any fire lane, easement, adjacent property or right-of-way.
 - (M) All Portable outside storage containers being placed for a period of more than 30 days shall be placed onto a concrete foundation.

(N) One (1) portable outside storage unit may be permitted on a permanent basis within residentially zoned lots being greater or equal to one (1) acre in size.

(O) Each business may be permitted one (1) portable outside storage unit on a permanent basis.

(P) The exterior of a cargo container may be altered to change the look of the unit. The addition of siding and roofing may be utilized to fully screen the cargo container. Altering the exterior of the cargo container does not exempt the unit from City regulations and must conform to all adopted municipal regulations.

(3) Cargo containers. Cargo containers shall:

(A) Not be allowed in any residential zoning district (except for a nonresidential use only, such as a school or day care or church, in a residential district, on a short-term basis, and subject to all the same requirements as a portable outside storage unit except as provided below); and

(B) Be subject to all of the same requirements as a portable outside storage unit, except they may not exceed forty (40) feet in length, or eight (8) feet in width, or ten (10) feet in height.

(c) Outside retail sales. All retail sales shall occur completely within a permanent main building on the site (i.e., not in a parking lot, on the street or a public sidewalk, in a vehicle or trailer, under a tent, etc.) except for a drive-in restaurant where a carhop delivers food, and collects payment for such food, at designated outdoor ordering stations, and except for temporary holiday tent sales (such as Christmas trees, holiday floral tent sales, etc.) provided that the outside sales operation is by the actual owner/tenant of the property (i.e., not by itinerant vendors who are not affiliated with the actual owner/tenant of the property).

(Ordinance 04-10 adopted 5/6/10)

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF SEAGOVILLE, TEXAS, BY AMENDING THE CITY'S COMPREHENSIVE ZONING ORDINANCE TO AMEND VARIOUS SUBSECTIONS OF SECTION 25.02.717 OF DIVISION 32 ("REGULATIONS APPLICABLE TO ALL DISTRICTS") OF ARTICLE 25.02 ("ZONING ORDINANCE") OF CHAPTER 25 ("ZONING") TO REVISE REGULATIONS RELATING TO PORTABLE OUTSIDE STORAGE CONTAINERS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY 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.

WHEREAS, the City Council of the City of Seagoville finds and determines that the existing regulations pertaining to portable outside storage units should be revised, and that the revisions set forth in this Ordinance will serve the public interest; and

WHEREAS, the Planning and Zoning Commission of the City of Seagoville, Texas, and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the adoption of zoning classifications and regulations, have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that the City's zoning regulations should be revised as set forth hereinafter, and that the Comprehensive Zoning Ordinance should be amended as provided for hereinafter.

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

SECTION 1. That the Code of Ordinances of the City of Seagoville, Texas, be and the same is hereby amended by amending Section 25.02.717 of Division 32, "Regulations Applicable to All Districts," of Article 25.02, "Zoning Ordinances," of Chapter 25, "Zoning," to revise regulations pertaining to portable outside storage containers, by amending subsection (b)(2) of said section to revise subparts (A) and (G) and to add new subparts (M), (N), (O), and (P), without amendment or repeal of other subparts of subsection (b)(2), such that subparts (A), (G), (M), (N), (O), and (P) of subsection (b)(2) of section 25.02.717 shall read as follows (struck-through wording is deleted, underlined wording is added):

§25.02.717 Outside display, storage and retail sales.

...

(b) Outside storage.

...

(2) Outside storage units, portable (PODs). Portable outside storage units shall:

(A) Be allowed, ~~without a permit,~~ on a short-term basis (see subsection (G) below) in any zoning district, and may be permitted on a long-term or permanent basis within the Local Retail, Commercial, Light Manufacturing, Heavy Manufacturing districts and on residentially zoned lots being larger than one (1) acre in size;

...

(G) ~~Not remain on site for longer than thirty (30) calendar days (for a A storage unit that is needed to temporarily store/secure construction materials at a city-permitted construction site or to temporarily store/secure personal residential possessions while moving/relocating or during house remodeling, such time frame may be extended for the duration of the construction, or the moving/relocation or house remodeling, provided a permit is first issued by the city, provided the building permit for the construction site remains valid (if applicable), and provided that such unit is immediately removed from the premises upon completion of construction or upon completion of moving/relocation or house remodeling, as applicable);~~

...

(K) Not be used for any use other than the storage of materials or goods (i.e., no business operations, etc.); ~~and~~

(L) A maximum of one (1) portable outside storage unit may be used for a single-family or two-family residence, on a short-term basis only in accordance with subsection (G) above, during home construction, moving/relocation, or house remodeling. Such storage unit may be placed in the driveway of such residence (with no screening required) and within the front, side or rear setback (as applicable to driveway location), but shall not encroach into any fire lane, easement, adjacent property or right-of-way;

(M) All portable outside storage containers being placed for a period of more than 30 days shall be placed onto a concrete foundation.

- (N) One (1) portable outside storage unit may be permitted on a permanent basis within residentially zoned lots being greater or equal to one (1) acre in size;
- (O) Each business may be permitted one (1) portable outside storage unit on a permanent basis; and
- (P) The exterior of a cargo container may be altered to change the look of the unit. The addition of siding and roofing may be utilized to fully screen the cargo container. Altering the exterior of the cargo container does not exempt the unit from other applicable regulations and must conform to all adopted municipal regulations.

SECTION 2. All provisions of the ordinances of the City of Seagoville in conflict with the provisions of this ordinance be and the same are hereby repealed and all other provisions of the ordinances of the City of Seagoville not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Seagoville, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas, this the ___ day of _____, 2024.

APPROVED:

Lackey Stepper Sebastian, Mayor

ATTEST:

Sara Egan, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney



TO: Mayor and City Council

FROM: Bill Medina, Director of Community Development

DATE: June 17, 2024

ITEM: 16

DESCRIPTION: Conduct a public hearing and consider an Ordinance amending the comprehensive Zoning Ordinance, plan and zoning map as previously amended, by amending the Planned Development zoning of a tract of land consisting of 238.79+/- acres generally located at 1001 Alto Road, 1755 Malloy Bridge Road, and 1520 Alto Road, in the City of Seagoville, Dallas County, Texas, providing for the development of the property for single-family residential purposes; adopting development regulations and a concept plan; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense.

INTRODUCTION

Consider approving an amendment to the Lakes of Rolling Meadows Planned Development Zoning District (PD).

BACKGROUND

The subject property consists of multiple tracts at and around 1755 E. Malloy Bridge Road, being approximately 239.15 ± acres. The request to amend the current Planned Development (PD) Zoning District is primarily driven by the developer wishing to update their existing concept plan and development standards. Since the adoption of the current PD, Ordinance No. 14-2022, the prospective developer has identified several components of the existing PD in which they wish to amend. The proposed amendments are as follows:

- The removal of the cottage area, an age restricted high density multifamily/townhome section, has been removed. Associated development standards with the cottages have been eliminated from the proposed PD.
- Improved landscape requirements to include a minimum 3-foot wide irrigated landscape bed with a stone/masonry garden wall adjacent to each front building line.
- Façade variation requirements were included to ensure a diversity of the single-family homes elevations.
- Inclusion of an amenity center, cabanas, pool, two dog parks, two playground areas, four pickleball courts, a full basketball court, and an 8' wide hiking trail.

FINANCIAL IMPACT

N/A



RECOMMENDATION

The Planning and Zoning Commission recommended approval of the zoning request, with the following inclusions:

- Amenity Center moved to phase 1.
- Amenity Center to include bathrooms and being 2,250sqft in size.
- Required pictures/elevations of proposed amenity center, trails, dog parks, basketball courts, pickle ball courts, and playgrounds.
- Additional home elevation exhibits.

ATTACHMENTS

1. Application
2. Proposed Ordinance
3. Concept plans and elevation
4. Surveys of the subject property



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: _____ City Council: June 17, 2024
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Lakes of Rolling Meadows

Physical Location of Property: The northwestern boundary will be approximately 1400ft southeast of the portion of Alto Road that runs Southwest
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): Lakes of Rolling Meadows will generally be bound by East Malloy Bridge Road to the Southeast and the East Fork Trinity River to the Northeast. See attached metes and bounds.
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: +/- 239.15 Existing Zoning: PD 5 Requested Zoning: PD (See attached).
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: BRD Land & Investment Applicant or Owner? (circle one)

Contact Person: John Swanson Title: _____

Company Name: _____

Street/Mailing Address: 1801 South Mopac, Suite 100 City: Austin State: TX Zip: 78746

Phone: (512) 627-1733 Fax: () Email Address: _____

Engineer / Representative's Name: Winstead PC

Contact Person: Ross Martin Title: Attorney for Applicant

Company Name: Winstead PC

Street/Mailing Address: 2728 N. Harwood Street, Suite 500 City: Dallas State: TX Zip: 75201

Phone: (214) 745-5353 Fax: () Email Address: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

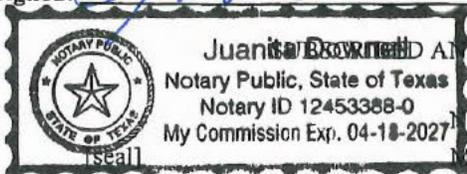
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: [Signature] Title: IOC Date: May 20th, 2024



AND SWORN TO before me, this the 20th day of May, 2024
[Month] [Year]
Notary Public in and for the State of Texas: [Signature]
My Commission Expires On: April 18, 2027

Office Use Only: Date Rec'd: _____ Fees Paid: \$ _____ Check #: _____ Receipt #: _____
Zoning Case # _____ Accepted By: _____ Official Submittal Date: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, PLAN AND ZONING MAP OF THE CITY OF SEAGOVILLE, TEXAS, AS PREVIOUSLY AMENDED, BY AMENDING THE PLANNED DEVELOPMENT ZONING OF A TRACT OF LAND CONSISTING OF 238.79+/- ACRES GENERALLY LOCATED AT 1001 ALTO ROAD, 1755 MALLOY BRIDGE ROAD, AND 1520 ALTO ROAD, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, PROVIDING FOR THE DEVELOPMENT OF THE PROPERTY FOR SINGLE-FAMILY RESIDENTIAL PURPOSES; ADOPTING DEVELOPMENT REGULATIONS AND A CONCEPT PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Seagoville, on or about May 16, 2022, has adopted Ordinance No. 14-2022, which ordinance adopted planned development zoning for a tract of land consisting of 238.79+/- acres generally located at 1001 Alto Road, 1755 Malloy Bridge Road, and 1520 Alto Road, in the City of Seagoville, Dallas County, Texas, which property is more specifically described in Exhibit “A,” attached hereto (the “Property”); and

WHEREAS, the owner of the Property has requested an amendment to the existing planned development zoning regulations applicable thereto to allow the tract to be developed and used for single family residential purposes; and

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Seagoville, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Seagoville Zoning Ordinance, Comprehensive Plan and Zoning Map of the City of Seagoville, Texas, as previously amended, should be further amended.

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

SECTION 1. The City of Seagoville Comprehensive Zoning Ordinance, Comprehensive Plan, and Zoning Map of the City of Seagoville, Texas, are hereby amended by amending Ordinance No. 14-2022, adopted by the City Council of the City of Seagoville, Texas, on or about May 16, 2022, and the planned development zoning granted therein, regarding the use and development of a 238.79+/- acre tract of land generally located at 1001 Alto Road, 1755 Malloy Bridge Road, and 1520 Alto Road, in the City of Seagoville, Dallas County, Texas, which property is more specifically described in Exhibit “A,” attached hereto (the “Property”).

SECTION 2. The Property shall be developed and used in accordance with the provisions of all building regulations, zoning ordinances, subdivision regulations, and any other applicable ordinances of the City, except as may be specifically amended herein, including compliance with the R-5 Dwelling District regulations in those portions of the Property designed for single family residential use in the Concept Plan attached hereto and incorporated herein as Exhibit “C,” except where modified and in conflict with the Planned Development District Regulations attached hereto and incorporated herein as Exhibit “B” (“Development Regulations”), the said Exhibits “B” and “C” being hereby approved and adopted.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Seagoville governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 4. All provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as applicable to the Property be and are hereby repealed and all other provisions of the ordinances of the City of Seagoville, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 7. Any person, firm, or corporation violating any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to a penalty by fine not to exceed two thousand dollars (\$2,000.00) for each offense, and each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS ON THIS THE ___DAY OF _____, 2024.

APPROVED:

Lackey Stepper Sebastian, Mayor

ATTEST:

Sara Egan, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney

Exhibit "A"
[Legal Description of the Property]

239.15 Acres

John Merchant Survey, Abstract No. 850 and the Andrew Nail Survey, Abstract No. 1070,
Seagoville, Dallas County Texas

BEING a 239.15 acre tract of land located in the John Merchant Survey, Abstract No. 850 and the Andrew Nail Survey, Abstract No. 1070, Dallas County Texas, being all of Tracts 1 & 2 as described in Special Warranty Deed to Rolling Meadows Development, LLC, as recorded in Instrument No. 202200106718, and all of that parcel described in General Warranty Deed to Rolling Meadows Development, LLC, as recorded in Instrument No. 202200104630, both of the Official Public Records Dallas County Texas (OPRDCT), said 239.15 acres being more particularly described as follows:

BEGINNING at the intersection of the common line for the A. Nail Survey, Abstract No. 1070, and the John Merchant Survey, Abstract No. 850, with the center of Malloy Bridge Road (an asphalt roadway with a prescriptive 100-foot fenced right of way), from said intersection a found 3/8-inch iron rod bears N 41°40' E, 51.3 feet and a found I-inch iron rod bears N 45° E, 51.5 feet;

THENCE North 44° 59' 31" West, a distance of 1300.18 feet to a found 5/8-inch iron rod for the northeast corner of that parcel described in Warranty Deed with Vendors Lien to Jaun and Maria Flores, as recorded in Volume 96002, Page 751, Deed Records Dallas County Texas (DRDCT);

THENCE South 44° 58' 46" West with the north line of said Flores tract, a distance of 958.61 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "HALFF" for the easterly southeast corner of that parcel described in Special Warranty Deed to the City of Seagoville, as recorded in Instrument NO. 201900305819, OPRDCT;

THENCE with the easterly and northerly lines of said City parcel as follows:

North 68° 27' 35" West, a distance of 370.62 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "HALFF";

South 44° 34' 36" West, a distance of 183.75 feet to a point for corner on the easterly line of Brook Valley 7, Phase 2 an Addition to the City of Seagoville as recorded in Volume 2002123, Page 11, DRDCT;

THENCE North 45° 25' 51" West with the east line of Brook Valley 7, Phases 2 and 3, a distance of 607.66 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "CCG INC RPLS 5129";

THENCE North 44° 14' 40" East, a distance of 60.41 feet found 1/2-inch iron rod with yellow plastic cap stamped "HALFF";

THENCE North 45° 01' 26" West, a distance of 1438.98 feet to a found I-inch iron rod;

THENCE North 44° 57' 30" East, a distance of 1246.46 feet to a found 1/2-inch iron rod;

THENCE South 45° 39' 56" East, a distance of 233.73 feet to a found 60d nail;

THENCE North 44° 30' 22" East, a distance of 3183.3 feet to a point in the called center of the East Fork of the Trinity River;

THENCE generally southerly with said called centerline as follows:

South 54° 58' East, a distance of 107.8 feet;

South 43° 15' East, a distance of 162.9 feet;

South 37° 10' East, a distance of 119.9 feet;

South 53° 34' East, a distance of 162.5 feet;

South 29° 37' East, a distance of 359.9 feet;

South 11° 05' East, a distance of 134.4 feet;

South 16° 55' West, a distance of 92.5 feet;

South 36° 35' West, a distance of 202.8 feet;

South 67° 46' West, a distance of 62.5 feet;

North 76° 32' West, a distance of 111.8 feet;

North 54° 13' West, a distance of 198.5 feet;

North 90° 00' West, a distance of 97.7 feet;

South 35° 46' West, a distance of 81.3 feet;

South 33° 09' West, a distance of 117.8 feet;

South 34° 30' East, a distance of 147.9 feet;

South 50° 47' East, a distance of 152.2 feet;

South 15° 12' West, a distance of 151.4 feet;

South 35° 33' West, a distance of 170.2 feet;

South 03° 31' West, a distance of 100.0 feet;

South 35° 58' East, a distance of 118.6 feet;

South 52° 38' East, a distance of 213.8 feet;

South 39° 23' East, a distance of 213.0 feet;

South 25° 39' East, a distance of 286.2 feet;

South 29° 45' East, a distance of 208.8 feet;

South 22° 27' East, a distance of 372.0 feet;

South 36° 44' East, a distance of 426.7 feet;

South 34° 35' East, a distance of 331.8 feet;

South 21° 10' East, a distance of 173.5 feet to a point in the center of Malloy Bridge Road (a prescriptive 100-foot roadway);

THENCE westerly with said centerline as follows:

South 44° 20' 00" West, a distance of 1439.52 feet to the beginning of a curve;

Along the arc of a tangent curve to the left, having a central angle of 02° 23' 35", a radius of 818.50 feet, an arc length of 34.19 feet, and a chord of South 43° 08' 12" West, 34.18 feet to the POINT OF BEGINNING and containing 239.15 acres, more or less.

Included within the limits of this description is 8.0 acres between the called center of the Trinity River and the west high bank of said river, and 1.5 acres located between the center of Malloy Bridge Road and the apparent north right of way line located 50-feet northerly of and parallel or concentric with said centerline. Leaving a net acreage of 229.65 acres

EXHIBIT B

Development Regulations

The property shall be developed and used in accordance with the City of Seagoville Code of Ordinances, including the City of Seagoville Zoning Ordinance and Construction Standards, and the R-5 Dwelling District regulations, except as amended herein, and the following development regulations:

1. Development shall be in accordance with the approved concept plan.
2. Area Regulations (single family lots).
 - a) Lot size shall be a minimum of 6,000 square feet;
 - b) Lot width shall be a minimum of 50 feet when measured along the front setback;
 - c) Lot length shall be a minimum of 120 feet depth;
 - d) Front yard shall be a minimum of 25 feet from rights-of-way line;
 - e) Side yard shall be a minimum of 5 feet, except corner lots which shall have a 20-foot side yard;
 - f) Each unit shall have a minimum 400 square foot 2-car garage; and
 - g) Rear yard shall have a minimum 5% of the total lot depth or a maximum of 10- feet.
 - h) Area of Dwelling (excluding garages):
 - 25% of the dwelling units shall be a minimum 1,600 square feet of living area;
 - 50% of the dwelling units shall be a minimum 1,700 square feet of living area; and
 - 25% of the dwelling units shall be a minimum 1,800 square feet of living area.
 - i) Structure height of each Single-Family structure shall not exceed 35 feet.
3. Streets, Roadways and Sidewalks.
 - a) A four-lane divided major arterial extending Lasater Road, that portion that runs the full length of the property abutting Lasater Road, shall be constructed (paved concrete, curb, and gutter).
 - b) All Collectors, major and minor, constructed on the site shall include 5-foot-wide sidewalks along both sides of the pavement; and
 - c) All other streets to have 4-foot-wide sidewalks on both sides.
4. Landscaping Requirements. Except as provided herein, landscaping shall comply with the City of Seagoville Zoning Ordinance.
 - a) All lots shall include minimum three-foot irrigated landscape bed directly adjacent to each front building line of each single-family structure.
 - b) Landscaping beds must include a brick and/or stone masonry garden wall with vapor barrier and weep holes for property drainage.
 - c) All landscape beds shall have a minimum of eight five-gallon, and four one-gallon shrubs.
 - d) Interior Lots
 - (1) All plant material shall be planted along the front elevation of single-family structures and may wrap three feet (allowing a minimum of three shrubs) around the side of the single-family structure.
 - (2) All shrubs shall be located within the landscape bed.

(3) Trees required for interior lots shall be in accordance with the City of Seagoville Landscape Ordinance

e) Corner Lots

(1) Required shrub planting shall continue on the side of a single-family structure facing the street and the side yard fence and provide appropriate irrigation. The shrubs should be five (5) gallons in size and planted every 24" on center. The shrubs shall be kept trimmed behind the edge of the sidewalk.

(2) Corner lot trees shall be a minimum two (2) three-inch (3") caliper shade trees to be planted with a minimum 40' spacing along the side of the lot.

(3) Three-inch caliper shade trees shall be planted every 40 feet on center along both sides of Lasater Road.

5. Design and Elevations.

a) Facades of single-family structures shall be provided in accordance with Exhibit D, attached herein.

b) At least three different elevations must be provided between a single-family structure with the same plan on the same side of the street.

c) A minimum of four (4) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street.

d) Architectural standards.

(1) The front facade of every single-family structure shall incorporate at least three (3) of the following into its design and construction:

i. Distinctive window patterns;

ii. Balconies, bays, box-outs, faux balconies, window overhangs, or secondary roof eaves with exaggerated projections and decorative supporting rafter beams;

iii. Changes of color, texture, or material, either diagonally, horizontally or vertically, aesthetically proportional to the facade;

iv. Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, aesthetically proportional to the facade; and

v. Changes in roofline, such as variations in roof pitch, overhangs, projections, exaggerated cornices, dormers, and extended eaves.

vi. Exterior Façade Material. Deed restrictions shall be adopted and imposed and enforced that contain the following requirements: All single-family residential units shall have a minimum of eighty (80%) percent, excluding windows, window boxes, doors and other openings, of the exterior facade composed of kiln-fired clay brick, rock or masonry stucco. Dormers, second story walls or other elements supported by the roof structure may be siding or composite masonry materials when offset at least six (6) inches from the floor exterior wall. Vinyl siding and EIFS materials shall not be used for exterior walls.

e) Fencing and Screening.

(1) Side and rear yard fences (if provided) shall be permitted to a height of 6 feet maximum, and constructed of wood with metal posts and rails to the inside.

(2) Pressure treated wood is prohibited.

6. Amenities and Open Space. The following amenities and open space elements shall be provided as below and in accordance with the approved concept plan.

a) Major Amenity Center and Pool.

(1) The amenity center shall be a minimum of 2,250 square feet located on a minimum 1-acre lot.

(2) The amenity center shall be fenced off with a minimum 4-foot height extruded wrought iron style fence.

(3) The Pool shall be a minimum of 1,000 square feet.

(4) The Cabana shall be a minimum of 500 square feet.

(5) Playground.

(6) Pickle Ball Court.

(7) Basketball Court.

b) Dog Park. The dog park shall be fenced off with a minimum 4-foot height extruded wrought iron style fence.

c) Major trail system. Provided trails shall be a minimum of 8' wide and constructed of concrete.

d) A six foot (6') solid masonry wall and columns constructed of brick, rock or a combination thereof shall be required along Alto and Lasater Road.

e) All common areas and amenities, including but not limited to the Amenity Center, the Pool, the Cabana, the Playgrounds, the Pickleball and Basketball courts, the Dog Park, and the trail system, shall be owned, operated, and maintained by the Homeowners Association.

f) All signage shall comply with all City Codes unless otherwise provided in these development regulations.

7. Special Conditions.

a) Residential lots.

(1) Maximum number of residential lots shall not exceed the number shown in the approved concept plan.

(2) No alleys shall be required within the Planned Development, and all homes shall be front entry.

b) Open Space.

(1) Maintenance of the Open Space areas will be the responsibility of a homeowners association (HOA).

(2) Developer will be the contact entity with the City for all concerns regarding maintenance of park and open space until the control of the HOA has been turned over to the residents or successor property owners. The responsibilities of amenities include:

i. Clean up and litter removal.

ii. Landscaping installation, care, and maintenance.

iii. Trimming, clearing, and removal of unwanted vegetation.

iv. Maintain irrigation system, pay for the water used in the system.

v. Maintain benches, concrete trail, and any other installed improvements.

(3) The Open Space may be used for drainage and on-site detention as required by the City Engineer. Drainage improvements will be approved by the City Engineer and will be at the cost of the developer. The Open Space areas shall be available for public use.

- Upon completion of said improvements, the Open Space may, at the City's sole option, be dedicated to the City and incorporated into the existing City-owned open space; provided, however, that any such dedication shall not relieve the HOA of the Open Space maintenance obligations specified in these Development Regulations.
- c) Homeowners Association (HOA). There shall be a permanent homeowners' association which shall have the authority to impose mandatory dues and assessments for, among other purposes, the maintenance and operational obligations of Open Space, the Amenity Center, the Pool, all playgrounds, the pickleball and basketball courts, and the Dog Park. The Deed Restrictions and Covenants, Conditions and Restrictions (collectively, "CCRs") applicable to all residential properties shall provide for mandatory annual assessments enforceable by liens and the foreclosure thereof in the event of nonpayment. The CCRs shall contain provisions that enable the City, at the City's sole option, to assume all HOA responsibilities in the event of default in the foregoing maintenance obligations, including the authority to impose and collect assessments and foreclose past due assessments against individual properties.
 - d) Each residential dwelling unit must comply with the energy component of the building code and the adopted edition of the International Energy Conservation Code, as amended. All street and roadway lighting shall be of a design and size compatible with and reviewed as an integral part of the overall development design. The development shall include street lights at all intersections and spaced at a maximum of 300' at the illumination of .50 to 1 foot candlelight. In meeting the CPTED standards, lighting in the proposed development will also be reviewed for compatibility with city wide goals and objectives, Street lights used shall be ornamental or decorative in style as approved by the Director of Public Works at the time of review. Ornamental street lights may be combined with similarly designed street signs, mail boxes, parks and open space fencing and other fixtures throughout the neighborhood.

8. Amendments.

Amendments to the provisions of these Development Regulations may be granted administratively by the City Manager or designee without formal city council approval if the proposed amendment does not increase the density or number of residential units, decrease minimum dwelling, lot, yard or lot coverage requirements, or reduce or modify the acreage and locations of Open Space areas.

EXHIBIT “C”
[Concept Plan]

COMING SOON!



Exhibit D

WINSLOW

Single Family Home

 2132 sq ft

Requ

COMING SOON!



COVINGTON

Single Family Home

 1607 sq ft

Requ

COMING SOON!



Exhibit D

DUPONT

Single Family Home

 1774 sq ft

Rec

COMING SOON



GARDNER

Single Family Home

 2180 sq ft

Rec









WINSLOW PLAN



COVINGTON PLAN



DUPONT PLAN



MAIN LEVEL



UPPER LEVEL

GARDNER PLAN



MAIN LEVEL



UPPER LEVEL

RADFORD PLAN



















E Simonds Rd

Alto Rd

E Malloy Bridge Rd

E Farmers Rd

Dakota Ln
Brandon Dr
Emily Ln
Makaya Ln
Tiffany

Stelby Dr
Woodside Ln
Way Ln





TO: Mayor and City Council
FROM: Sara Egan, City Secretary
DATE: June 17, 2024
ITEM: 17
DESCRIPTION: Discuss and consider adopting the realigned place numbering for all boards and commissions.

INTRODUCTION

The purpose of this item is to realign the place numbering system of current terms for boards and commissions. Realignment means that odd numbered places are set to expire on odd numbered years and even numbered places are set to expire on even numbered years.

BACKGROUND

Place numbering systems for board positions is a tool to track appointments, vacancies, staggered terms, and overall appointment details. The change in board members over time caused an imbalance in the staggered terms to occur. This realignment also identifies places or positions within each board that may require a 1-year term to realign

FINANCIAL IMPACT

N/A

RECOMMENDATION

City Secretary recommends approval.

ATTACHMENT

1. 2024 Place Number Realignment

Boards & Commissions

2024 PLACE NUMBERING REALIGNMENT

Animal Shelter Advisory Committee

EXISTING		MODIFIED		ALIGNED		RECOMMENDATION*
No.	Term	No.	Term	No.	Term	
1	6/2024	2	6/2024	1	6/2025	
2	6/2025	1	6/2025	2	6/2024	
3	6/2024	4	6/2024	3	6/2025	
4	6/2025	3	6/2025	4	6/2024	
5	6/2024	5	6/2024	5*	6/2024	1 year term to expire 6/2025

Board of Adjustments

EXISTING		MODIFIED		ALIGNED		RECOMMENDATION*
No.	Term	No.	Term	No.	Term	
1	6/2024	2	6/2024	1	6/2025	
2	6/2025	1	6/2025	2	6/2024	
3	6/2024	3	6/2024	3*	6/2024	1 year term to expire 6/2025
4	6/2024	4	6/2024	4	6/2024	
5	6/2024	5	6/2024	5*	6/2024	1 year term to expire 6/2025

Keep Seagoville Beautiful Commission

EXISTING		MODIFIED		ALIGNED	
No.	Term	No.	Term	No.	Term
1	6/2024	4	6/2024	1	6/2025
2	6/2024	2	6/2024	2	6/2024
3	6/2024	6	6/2024	3	6/2025
4	6/2025	1	6/2025	4	6/2024
5	6/2025	5	6/2025	5	6/2025
6	6/2025	3	6/2025	6	6/2024
7	6/2025	7	6/2025	7	6/2025

Boards & Commissions

2024 PLACE NUMBERING REALIGNMENT

Library Advisory Board

EXISTING		MODIFIED		ALIGNED		RECOMMENDATION*
No.	Term	No.	Term	No.	Term	
1	6/2025	1	6/2025	1	6/2025	
2	6/2024	2	6/2024	2	6/2024	
3	6/2025	3	6/2025	3	6/2025	
4	6/2024	4	6/2024	4	6/2024	
5	6/2025	5	6/2025	5	6/2025	
6	6/2025	6	6/2025	6*	6/2025	1 year term to expire 6/2026

Planning and Zoning Commission

EXISTING		MODIFIED		ALIGNED	
No.	Term	No.	Term	No.	Term
1	6/2025	1	6/2025	1	6/2025
2	6/2025	5	6/2025	2	6/2024
3	6/2025	3	6/2025	3	6/2025
4	6/2025	7	6/2025	4	6/2024
5	6/2024	2	6/2024	5	6/2025
6	6/2024	6	6/2024	6	6/2024
7	6/2024	4	6/2024	7	6/2025

Seagoville Economic Development Corporation

EXISTING		MODIFIED		ALIGNED	
No.	Term	No.	Term	No.	Term
1	6/2025	1	6/2025	1	6/2025
2	6/2024	2	6/2024	2	6/2024
3	6/2024	4	6/2024	3	6/2025
4	6/2025	3	6/2025	4	6/2024
5	6/2025	5	6/2025	5	6/2025
6	6/2025	7	6/2025	6	6/2024
7	6/2024	6	6/2024	7	6/2025



TO: Mayor and City Council
FROM: Sara Egan, City Secretary
DATE: June 17, 2024
ITEM: 18
DESCRIPTION: Conduct board applicant interviews and consider appointments to the City's Boards and Commissions for terms to start on July 1, 2024.

INTRODUCTION

The purpose of this item is for the City Council to meet new applicants interested in serving on a board or commission. This is also a time for the City Council to discuss possible appointments.

BACKGROUND

The City Secretary's Office launched a marketing campaign to recruit applicants for the month of May. A total of 31 applications were received, however 1 applicant withdrew their application. Applicants have been screened for eligibility requirements including a background check.

RECOMMENDATION

There are a total of 20 Places available for an appointment to a city board or commission. The City Secretary recommends that the City Council make the necessary appointments.

ATTACHMENTS

1. Board Details
2. 2024 Appointment Slate List



Animal Shelter Advisory Committee

PURPOSE

Assist with regard to the standards required for the maintenance and operation of the animal shelter, animal health and disease control, humane care, treatment, and the transportation of animals.

BOARD COMPOSITION

Members: 5 Regular Members

Quorum: 4

Term Length: 2 years

Special Qualifications:

- one (1) licensed veterinarian
- one (1) city official
- one (1) person whose duties include the daily operation of an animal shelter
- one (1) representative from an animal welfare

BOARD LIAISON

City Secretary - Sara Egan

MEETINGS

Meets at least 3 times per year. Generally, scheduled to meet once a Quarter at City Hall.

ROSTER

Place	Name	Office Role	Term Start	Term End
1	Sgt. Karl Bailey	City Official, Chair	staff	6/30/2025
2	Karen Williams, DVM	Vet	11/2018	6/30/2024
3	Justin Harley	Animal Shelter	staff	6/30/2025
4	Bettye Baker	Animal Welfare	8/2012	6/30/2024
5*	Stephanie Boyett	Resident	6/2020	6/30/2024

*PLACE 5 – Recommending a 1-year term to expire 6/30/2025.



Board of Adjustments

(Building and Standards Commission)

PURPOSE

Consider individual cases related to zoning regulations as circumstances may require in accordance with state law and local ordinances. The Board conducts public hearings and consider variances, exceptions, and appeals. The Board of Adjustment also serves as the Building and Standards Commission (§ 21.04.005).

BOARD COMPOSITION

Members: 5 Regular Members

Quorum: 4

Term Length: 2 years

Special Qualifications:

BOARD LIAISON

Community Development Director - Bill Medina

MEETINGS

Meets on an "as-needed" basis.

ROSTER

Place	Name	Office Role	Term Start	Term End
1	John Rice		1/2021	6/30/2025
2	Steve Wright	Vice Chair	3/2022	6/30/2024
3*	Johnnie Goins		1/2024	6/30/2024
4	William Underwood		6/2022	6/30/2024
5*	Lorin Mullens	Chair	6/2016	6/30/2024

*PLACE 3 and 5 – Recommending a 1-year term to expire 6/30/2025.



Keep Seagoville Beautiful Commission

PURPOSE

As the local Keep Texas Beautiful (KTB) affiliate, the KSB coordinates a Trash Off Day in the Spring and promotes beautification of the City in partnership with civic, community, and student groups. The Commission recommends policies related to litter prevention, beautification and community improvement, and the minimization of solid waste to the City Council.

BOARD COMPOSITION

Members: 7 Regular Members

Quorum: 4

Term Length: 2 years

BOARD LIAISON

Library Director - Vivian Rawlings

MEETINGS

Meets monthly on the 3rd Tuesday at City Hall at 7:00 p.m.

ROSTER

Place	Name	Office Role	Term Start	Term End
1	Sandra Waggoner		4/2021	6/30/2025
2	Vacant			6/30/2024
3	Vacant			6/30/2025
4	Rosia Cornish		6/2022	6/30/2024
5	Charlotte Hernandez	Chair	6/2009	6/30/2025
6	Diane Marshall		9/2020	6/30/2024
7	Vacant			6/30/2025



Library Advisory Board

PURPOSE

Serves as an advisory body to the City Council on matters pertaining to the Library. The Board also develops and promotes programs for the improvement of the Library services.

BOARD COMPOSITION

Members: 6 Regular Members

Quorum: 4

Term Length: 2 years

BOARD LIAISON

Library Director - Vivian Rawlings

MEETINGS

Meets monthly on the 3rd Tuesday at City Hall at 5:00 p.m.

ROSTER

Place	Name	Office Role	Term Start	Term End
1	Sandra Waggoner		4/2021	6/30/2025
2	Reba Groblebe	Vice Chair	6/2008	6/30/2024
3	Jorge Mata Otero		11/6/2023	6/30/2025
4	Judy Whitehead		6/2016	6/30/2024
5	Pat Bearden	Chair	6/2007	6/30/2025
6*	Linda F. Garrett		7/2023	6/30/2025

*PLACE 6 – Recommending a 1-year term to expire 6/30/2026. (For next year)



Planning and Zoning Commission

PURPOSE

Conduct public hearings on requests for zoning changes and variances to the zoning code of ordinance. Advises the City Council on regarding the City's Comprehensive Zoning Plan and other zoning matters.

BOARD COMPOSITION

Members: 7 Regular Members

Quorum: 4

Term Length: 2 years

BOARD LIAISON

Community Development Director - Bill Medina

MEETINGS

Meets monthly on the 2nd and 4th Tuesday at City Hall at 6:30 p.m.

ROSTER

Place	Name	Office Role	Term Start	Term End
1	Philip Pelayo		7/2023	6/30/2025
2	Amanda Moore		8/2023	6/30/2024
3	Robert Boyett		7/2023	6/30/2025
4	Debra Burkham Haney		12/2020	6/30/2024
5	Shelley Sipriano	Vice Chair	12/2021	6/30/2025
6	Cheri Childress		8/2022	6/30/2024
7	Tommy Lemond	Chair	8/2019	6/30/2025



Seagoville Economic Development Corporation

PURPOSE

Partner with the City Administration and the Chamber of Commerce to promote business and commerce within the City. Oversee the funding of projects pertaining to the promotion of economic development and growth.

BOARD COMPOSITION

Members: 7 Directors

Quorum: 4

Term Length: 2 years

Special Qualifications:

Each Director shall be a resident in the City of Seagoville for one year.

In addition, a Director shall meet at least one (1) of the following qualifications:

- (a) Serve, or have served as Chief Executive Officer (CEO) of a company; or
- (b) Serve, or have served in a position of executive management of a company; or
- (c) Serve, or have served in a professional capacity.

No more than two (2) City Council members may be appointed.

BOARD LIAISON

Economic Development Director - Kirk McDaniel

MEETINGS

Meets monthly on the 3rd Thursday at City Hall at 6:30 p.m.

ROSTER

Place	Name	Office Role	Term Start	Term End
1	Barbara Sherman		7/2015	6/30/2025
2	Blair Mathews		7/2023	6/30/2024
3	Philip Pelayo		6/2021	6/30/2025
4	Dennis K. Childress		6/2023	6/30/2024
5	Jose Hernandez	Councilmember, Chair	1/2016	6/30/2025
6	Shelley Sipriano		2/2022	6/30/2024
7	Harold Magill	Councilmember, Vice Chair	6/2016	6/30/2025

2024 Appointment Slate List

Terms Start on July 1, 2024

Board	Place	Name	Office Role	Term Start	Term End	Applicants		Place	Term End	Applicant to be Appointed
ASAC	1	Sgt. Karl Bailey	City Official, Chair	staff	6/30/2025	Bettye	Baker	2	6/30/2026	
ASAC	2	Karen Williams, DVM	Vet	11/2018	6/30/2024	Karen	Williams DVM	4	6/30/2026	
ASAC	3	Justin Harley	Animal Shelter	staff	6/30/2025	Stephanie	Boyett	5*	6/30/2025	
ASAC	4	Bettye Baker	Animal Welfare	8/2012	6/30/2024	Olivia	Chavez-Esquivel			
ASAC	5	Stephanie Boyett	Resident	6/2020	6/30/2024					
BOA	1	John Rice		1/2021	6/30/2025	Lorin	Mullens	2	6/30/2026	
BOA	2	Steve Wright	Vice Chair	3/2022	6/30/2024	William	Underwood	3*	6/30/2025	
BOA	3	Johnnie Goins		1/2024	6/30/2024	Johnnie	Goins	4	6/30/2026	
BOA	4	William Underwood		6/2022	6/30/2024	Cheri	Childress	5*	6/30/2025	
BOA	5	Lorin Mullens	Chair	6/2016	6/30/2024	Denise	Austin			
						Stephanie	Boyett			
KSBC	1	Sandra Waggoner		4/2021	6/30/2025	Rosia	Cornish	2	6/30/2026	
KSBC	2	Vacant			6/30/2024	Diane	Marshall	3	6/30/2025	
KSBC	3	Vacant			6/30/2025	Donna	Hudson	4	6/30/2026	
KSBC	4	Rosia Cornish		6/2022	6/30/2024	Gordon	Hudson	6	6/30/2026	
KSBC	5	Charlotte Hernandez	Chair	6/2009	6/30/2025	Jorge	Mata Otero	7	6/30/2025	
KSBC	6	Diane Marshall		9/2020	6/30/2024	Mary	Schimmel			
KSBC	7	Vacant			6/30/2025	Ronald	Brown			
						Judy	Whitehead			
						Reba	Groblebe			
						Debra	Haney			

*Odd numbered Places recommended for a 1-year term as part of realignment.

2024 Appointment Slate List

Terms Start on July 1, 2024

Board	Place	Name	Office Role	Term Start	Term End	Applicants		Place	Term End	Applicant to be Appointed
LAB	1	Sandra Waggoner		4/2021	6/30/2025	Judy	Whitehead	2	6/30/2026	
LAB	2	Reba Groblebe	Vice Chair	6/2008	6/30/2024	Reba	Groblebe	4	6/30/2026	
LAB	3	Jorge Mata Otero		11/2023	6/30/2025					
LAB	4	Judy Whitehead		6/2016	6/30/2024					
LAB	5	Pat Bearden	Chair	6/2007	6/30/2025					
LAB	6	Linda F. Garrett		7/2023	6/30/2025					
PZC	1	Philip Pelayo		7/2023	6/30/2025	Amanda	Moore	2	6/30/2026	
PZC	2	Amanda Moore		8/2023	6/30/2024	Cheri	Childress	4	6/30/2026	
PZC	3	Robert Boyett		7/2023	6/30/2025	Debra	Haney	6	6/30/2026	
PZC	4	Debra Burkham Haney		12/2020	6/30/2024	Cindy	Burkett			
PZC	5	Shelley Sipriano	Vice Chair	12/2021	6/30/2025	Daniel	Chaffin			
PZC	6	Cheri Childress		8/2022	6/30/2024	Debra	Beam			
PZC	7	Tommy Lemond	Chair	8/2019	6/30/2025	Dyrickeyo	Johnson			
						Jessica	Schiele			
SEDC	1	Barbara Sherman		7/2015	6/30/2025	Shelley	Sipriano	2	6/30/2026	
SEDC	2	Blair Mathews		7/2023	6/30/2024	Thomas B.	Mathews	4	6/30/2026	
SEDC	3	Philip Pelayo		6/2021	6/30/2025	Dennis	Childress	6	6/30/2026	
SEDC	4	Dennis K. Childress		6/2023	6/30/2024	Denise	Austin			
SEDC	5	Jose Hernandez	Chair	1/2016	6/30/2025	Olivia	Chavez-Esquivel			
SEDC	6	Shelley Sipriano		2/2022	6/30/2024	Stephania	Brown			
SEDC	7	Harold Magill	Vice Chair	6/2016	6/30/2025	Carl	Henley			

*Odd numbered Places recommended for a 1-year term as part of realignment.



TO: Mayor and City Council
FROM: Kirk McDaniel, Director of Economic Development
DATE: June 17, 2024
ITEM: 19
DESCRIPTION: Discuss and consider a Resolution calling for a Public Hearing on the creation of the Rolling Meadows Public Improvement District and authorizing the mailing and publication of notice of the public hearing.

INTRODUCTION

The purpose of this item is to discuss the acceptance of a petition for and calling for a public hearing on the creation of Rolling Meadows Public Improvement District.

BACKGROUND

The City of Seagoville has been presented with a petition to establish the Rolling Meadows Public Improvement District. This petition seeks the formation of a Public Improvement District (PID) under Chapter 372 of the Texas Local Government Code. The petition has garnered support from over fifty percent (50%) of the record owners of taxable real property within the proposed PID, as indicated by the most recent certified appraisal roll for Dallas County. Additionally, it has secured backing from record owners of taxable real property constituting over 50% of the total area of taxable real property liable for assessment within the proposed PID.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval.

ATTACHMENT

1. Resolution
2. 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 ROLLING MEADOWS 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 Rolling Meadows 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 Rolling Meadows 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, 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; and

WHEREAS, in order to hold a public hearing for the creation of the PID, notice must be: (i) published in a newspaper of general circulation in the City, and (ii) mailed to the address of each owner of property located in the proposed District, as reflected on the tax rolls, before the fifteenth (15th) day before the date of the hearing in accordance with the Act; and

WHEREAS, the City Council believes that 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 SEGOVILLE, TEXAS:

Section 1. That all of the above recitals in this resolution 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.

Section 1. That the City Council hereby accepts the Petition, which is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes. The Petition is filed with the office of the City Secretary and is available for public inspection.

Section 2. That a public hearing is hereby scheduled at 6:30 p.m. on July 15, 2024, in the City Council Chamber at 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 Exhibit "A" to the Petition, pursuant to the Act.

Section 3. 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 before the 15th day prior to the hearing as required by the Act.

Section 4. 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.

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. This resolution shall take effect immediately from and after its passage by the City Council of the City of Seagoville.

[Signature Page Follows]

INTRODUCED, READ and PASSED by the affirmative vote of the City Council of the City of Seagoville, Texas, on the 17th day of June, 2024.

APPROVED:

Lackey Stepper Sebastian, Mayor
City of Seagoville, Texas

ATTEST:

Sara Egan, City Secretary
City of Seagoville, Texas

EXHIBIT A

Petition
(see attached Petition)

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

TO THE HONORABLE GOVERNING BODY OF THE CITY OF SEAGOVILLE:

COMES NOW ROLLING MEADOWS DEVELOPMENT, LLC, a Texas limited liability company (the “Petitioner”), and hereby requests and petitions the City of Seagoville, Texas (the “City”) to establish the Rolling Meadows 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 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 or interests in real property 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 interests in real property in connection with each authorized improvement, is presently estimated to be a total of approximately \$45,500,000.00 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, 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 individual executing this Petition is duly authorized to execute this Petition, and the Petitioner 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 Petitioner requests that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioner.

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, Petitioner prays 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 Petitioner shall show itself to be entitled.

[SIGNATURE TO FOLLOW]

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

BEING a 239.15 acre tract of land located in the John Merchant Survey, Abstract No. 850 and the Andrew Nail Survey, Abstract No. 1070, Dallas County Texas, being all of Tracts 1 & 2 as described in Special Warranty Deed to Rolling Meadows Development, LLC, as recorded in Instrument No. 202200106718, and all of that parcel described in General Warranty Deed to Rolling Meadows Development, LLC, as recorded in Instrument No. 202200104630, both of the Official Public Records Dallas County Texas (OPRDCT), said 239.15 acres being more particularly described as follows:

BEGINNING at the intersection of the common line for the A. Nail Survey, Abstract No. 1070, and the John Merchant Survey, Abstract No. 850, with the center of Malloy Bridge Road (an asphalt roadway with a prescriptive 100-foot fenced right of way), from said intersection a found 3/8-inch iron rod bears N 41°40' E, 51.3 feet and a found 1-inch iron rod bears N 45° E, 51.5 feet;

THENCE North 44° 59' 31" West, a distance of 1300.18 feet to a found 5/8-inch iron rod for the northeast corner of that parcel described in Warranty Deed with Vendors Lien to Jaun and Maria Flores, as recorded in Volume 96002, Page 751, Deed Records Dallas County Texas (DRDCT);

THENCE South 44° 58' 46" West with the north line of said Flores tract, a distance of 958.61 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "HALFF" for the easterly southeast corner of that parcel described in Special Warranty Deed to the City of Seagoville, as recorded in Instrument NO. 201900305819, OPRDCT;

THENCE with the easterly and northerly lines of said City parcel as follows:

North 68° 27' 35" West, a distance of 370.62 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "HALFF";

South 44° 34' 36" West, a distance of 183.75 feet to a point for corner on the easterly line of Brook Valley 7, Phase 2 an Addition to the City of Seagoville as recorded in Volume 2002123, Page 11, DRDCT;

THENCE North 45° 25' 51" West with the east line of Brook Valley 7, Phases 2 and 3, a distance of 607.66 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "CCG INC RPLS 5129";

THENCE North 44° 14' 40" East, a distance of 60.41 feet found 1/2-inch iron rod with yellow plastic cap stamped "HALFF";

THENCE North 45° 01' 26" West, a distance of 1438.98 feet to a found 1-inch iron rod;

THENCE North 44° 57' 30" East, a distance of 1246.46 feet to a found 1/2-inch iron rod;

THENCE South 45° 39' 56" East, a distance of 233.73 feet to a found 60d nail;

THENCE North 44° 30' 22" East, a distance of 3183.3 feet to a point in the called center of the East Fork of the Trinity River;

THENCE generally southerly with said called centerline as follows:

South 54° 58' East, a distance of 107.8 feet;

South 43° 15' East, a distance of 162.9 feet;

South 37° 10' East, a distance of 119.9 feet;

South 53° 34' East, a distance of 162.5 feet;

South 29° 37' East, a distance of 359.9 feet;

South 11° 05' East, a distance of 134.4 feet;

South 16° 55' West, a distance of 92.5 feet;

South 36° 35' West, a distance of 202.8 feet;

South 67° 46' West, a distance of 62.5 feet;

North 76° 32' West, a distance of 111.8 feet;

North 54° 13' West, a distance of 198.5 feet;

North 90° 00' West, a distance of 97.7 feet;

South 35° 46' West, a distance of 81.3 feet;

South 33° 09' West, a distance of 117.8 feet;

South 34° 30' East, a distance of 147.9 feet;

South 50° 47' East, a distance of 152.2 feet;

South 15° 12' West, a distance of 151.4 feet;

South 35° 33' West, a distance of 170.2 feet;

South 03° 31' West, a distance of 100.0 feet;

South 35° 58' East, a distance of 118.6 feet;

South 52° 38' East, a distance of 213.8 feet;

South 39° 23' East, a distance of 213.0 feet;

South 25° 39' East, a distance of 286.2 feet;

South 29° 45' East, a distance of 208.8 feet;

South 22° 27' East, a distance of 372.0feet;

South 36° 44' East, a distance of 426.7 feet;

South 34° 35' East, a distance of 331.8 feet;

South 21° 10' East, a distance of 173.5 feet to a point in the center of Malloy Bridge Road (a prescriptive 100-foot roadway);

THENCE westerly with said centerline as follows:

South 44° 20' 00" West, a distance of 1439.52 feet to the beginning of a curve;

Along the arc of a tangent curve to the left, having a central angle of 02° 23' 35", a radius of 818.50 feet, an arc length of 34.19 feet, and a chord of South 43° 08' 12" West, 34.18 feet to the POINT OF BEGINNING and containing 239.15 acres, more or less.

Included within the limits of this description is 8.0 acres between the called center of the Trinity River and the west high bank of said river, and 1.5 acres located between the center of Malloy Bridge Road and the apparent north right of way line located 50-feet northerly of and parallel or concentric with said centerline. Leaving a net acreage of 229.65 acres

EXHIBIT B

CITY OF SEAGOVILLE, TEXAS

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 6:30 p.m. on July 15, 2024, 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 corporate limits of the City.

In accordance with the Act, the City Council has received a petition (the “Petition”) from a certain property owner within the corporate limits of the City (the “Petitioner”), 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, 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 \$45,500,000 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 Petitioner.

BOUNDARIES OF THE PROPOSED PID: Includes approximately 239.15 Acres of Land within the City of Seagoville, Dallas County, Texas, said property generally bound by East Malloy Bridge Road to the Southeast and the East Fork Trinity River to the Northeast. The northwestern boundary will be approximately 1400 ft southeast of the portion of Alto Road that runs Southwest to Northeast. The PID will be generally northeast of the development titled Cottonwood Creek. 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 ROLLING MEADOWS
COUNTY OF DALLAS § PUBLIC IMPROVEMENT DISTRICT

TO THE HONORABLE GOVERNING BODY OF THE CITY OF SEAGOVILLE:

COMES NOW ROLLING MEADOWS DEVELOPMENT, LLC, a Texas limited liability company (the “Petitioner”), and hereby requests and petitions the City of Seagoville, Texas (the “City”) to establish the Rolling Meadows 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 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 or interests in real property 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 interests in real property in connection with each authorized improvement, is presently estimated to be a total of approximately \$45,500,000.00 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, 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 individual executing this Petition is duly authorized to execute this Petition, and the Petitioner 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 Petitioner requests that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioner.

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, Petitioner prays 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 Petitioner shall show itself to be entitled.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, this Petition has been executed by the duly authorized representative of the Petitioner on MAY 17th, 2024.

PETITIONER

ROLLING MEADOWS DEVELOPMENT, LLC,
a Texas limited liability company

By: [Signature]
Name: MOHAMMAD HUSSAIN
Title: MANAGER
Date: 5-17-2024

STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned authority, on this day personally appeared Mohammad Hussain, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he/she acknowledged to me that he/she is the Manager and duly authorized representative of Rolling Meadows Development, LLC, a Texas limited liability company, and that he/she executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of May, 2024.

[Signature]
Notary Public, State of Texas
My Commission Expires: June 28, 2024

[NOTARY SEAL]

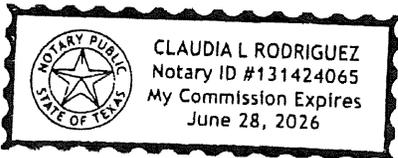


EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

BEING a 239.15 acre tract of land located in the John Merchant Survey, Abstract No. 850 and the Andrew Nail Survey, Abstract No. 1070, Dallas County Texas, being all of Tracts 1 & 2 as described in Special Warranty Deed to Rolling Meadows Development, LLC, as recorded in Instrument No. 202200106718, and all of that parcel described in General Warranty Deed to Rolling Meadows Development, LLC, as recorded in Instrument No. 202200104630, both of the Official Public Records Dallas County Texas (OPRDCT), said 239.15 acres being more particularly described as follows:

BEGINNING at the intersection of the common line for the A. Nail Survey, Abstract No. 1070, and the John Merchant Survey, Abstract No. 850, with the center of Malloy Bridge Road (an asphalt roadway with a prescriptive 100-foot fenced right of way), from said intersection a found 3/8-inch iron rod bears N 41°40' E, 51.3 feet and a found 1-inch iron rod bears N 45° E, 51.5 feet;

THENCE North 44° 59' 31" West, a distance of 1300.18 feet to a found 5/8-inch iron rod for the northeast corner of that parcel described in Warranty Deed with Vendors Lien to Jaun and Maria Flores, as recorded in Volume 96002, Page 751, Deed Records Dallas County Texas (DRDCT);

THENCE South 44° 58' 46" West with the north line of said Flores tract, a distance of 958.61 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "HALFF" for the easterly southeast corner of that parcel described in Special Warranty Deed to the City of Seagoville, as recorded in Instrument NO. 201900305819, OPRDCT;

THENCE with the easterly and northerly lines of said City parcel as follows:

North 68° 27' 35" West, a distance of 370.62 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "HALFF";

South 44° 34' 36" West, a distance of 183.75 feet to a point for corner on the easterly line of Brook Valley 7, Phase 2 an Addition to the City of Seagoville as recorded in Volume 2002123, Page 11, DRDCT;

THENCE North 45° 25' 51" West with the east line of Brook Valley 7, Phases 2 and 3, a distance of 607.66 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "CCG INC RPLS 5129";

THENCE North 44° 14' 40" East, a distance of 60.41 feet found 1/2-inch iron rod with yellow plastic cap stamped "HALFF";

THENCE North 45° 01' 26" West, a distance of 1438.98 feet to a found 1-inch iron rod;

THENCE North 44° 57' 30" East, a distance of 1246.46 feet to a found 1/2-inch iron rod;

THENCE South 45° 39' 56" East, a distance of 233.73 feet to a found 60d nail;

THENCE North 44° 30' 22" East, a distance of 3183.3 feet to a point in the called center of the East Fork of the Trinity River;

THENCE generally southerly with said called centerline as follows:

- South 54° 58' East, a distance of 107.8 feet;
- South 43° 15' East, a distance of 162.9 feet;
- South 37° 10' East, a distance of 119.9 feet;
- South 53° 34' East, a distance of 162.5 feet;
- South 29° 37' East, a distance of 359.9 feet;
- South 11° 05' East, a distance of 134.4 feet;
- South 16° 55' West, a distance of 92.5 feet;
- South 36° 35' West, a distance of 202.8 feet;
- South 67° 46' West, a distance of 62.5 feet;
- North 76° 32' West, a distance of 111.8 feet;
- North 54° 13' West, a distance of 198.5 feet;
- North 90° 00' West, a distance of 97.7 feet;
- South 35° 46' West, a distance of 81.3 feet;
- South 33° 09' West, a distance of 117.8 feet;
- South 34° 30' East, a distance of 147.9 feet;
- South 50° 47' East, a distance of 152.2 feet;
- South 15° 12' West, a distance of 151.4 feet;
- South 35° 33' West, a distance of 170.2 feet;
- South 03° 31' West, a distance of 100.0 feet;
- South 35° 58' East, a distance of 118.6 feet;
- South 52° 38' East, a distance of 213.8 feet;
- South 39° 23' East, a distance of 213.0 feet;
- South 25° 39' East, a distance of 286.2 feet;
- South 29° 45' East, a distance of 208.8 feet;

South 22° 27' East, a distance of 372.0 feet;

South 36° 44' East, a distance of 426.7 feet;

South 34° 35' East, a distance of 331.8 feet;

South 21° 10' East, a distance of 173.5 feet to a point in the center of Malloy Bridge Road (a prescriptive 100-foot roadway);

THENCE westerly with said centerline as follows:

South 44° 20' 00" West, a distance of 1439.52 feet to the beginning of a curve;

Along the arc of a tangent curve to the left, having a central angle of 02° 23' 35", a radius of 818.50 feet, an arc length of 34.19 feet, and a chord of South 43° 08' 12" West, 34.18 feet to the POINT OF BEGINNING and containing 239.15 acres, more or less.

Included within the limits of this description is 8.0 acres between the called center of the Trinity River and the west high bank of said river, and 1.5 acres located between the center of Malloy Bridge Road and the apparent north right of way line located 50-feet northerly of and parallel or concentric with said centerline. Leaving a net acreage of 229.65 acres



TO: Mayor and City Council
FROM: Steven Daggs, Purchasing Agent
DATE: June 17, 2024
ITEM: 20
DESCRIPTION: Discuss and consider a Resolution declaring certain city property surplus and authorizing disposition by the City Manager, in accordance with the process established by the Code of Ordinances.

INTRODUCTION

Consider a Resolution declaring certain city property surplus and authorizing the City Manager to dispose of it via Global Asset, in accordance with the process established in the Code of Ordinances; providing to the repeal of any and all resolutions in conflict; providing for a severability clause; and providing an effective date.

BACKGROUND

City Staff have identified multiple aged electronic equipment that have out-lived their useful value, or no longer functioning properly, or have already been replaced. City Ordinance requires that Council declare these items as surplus property before the City Manager may dispose, sell, or trade these items in accordance with established City Ordinance Guidelines.

Staff propose to sell and/or auction the related vehicles and equipment through an electronics recycling company called Global Asset (GA). GA will dispose of these items while adhering to a Zero Landfill Policy. In addition, they will issue certificates of data destruction and disposition for our records.

FINANCIAL IMPACT

The City of Seagoville will be using Buyboard contract #661-22. GA will not charge us for the pickup or disposal of equipment. If there are any items that they retire deemed to be of value, the City will receive payment the following month at the close of the project.

RECOMMENDATION

Staff recommends approval.

ATTACHMENT

1. Resolution
2. Exhibit A- Description of property

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE CITY MANAGER TO DISPOSE OF IT VIA GLOBAL ASSET, 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.

WHEREAS, the City Council recognizes that in the normal course of providing municipal services, the various Departments will exhaust the useful life of its capital equipment, and other property that does not meet the capital equipment threshold, to the point where it is no longer cost effective to maintain and operate; and

WHEREAS, the above categories of property and equipment do not contribute to providing municipal services and need to be removed from City inventories and storage; and

WHEREAS, the City Council, according to the Code of Ordinances, declares the properties more specifically described under “Exhibit A” as surplus property; and

WHEREAS, the Purchasing Agent shall maintain inventory records of each item of surplus property disposed of and the sale price of or destination of each item; and

WHEREAS, the City Council has determined that declaring this property as surplus is in the best interest of the City of Seagoville; and

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

SECTION 1. The City Council declares the property described in the attached Exhibit “A” as surplus property and authorizes the City Manager to dispose of the property according to law.

SECTION 2. All resolutions of the City of Seagoville heretofore adopted which are in conflict with the provisions of this 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.

DULY ORDERED by the City Council of the City of Seagoville, Texas, this the 17th Day of June, 2024

APPROVED:

Lackey Stepper Sebastian, Mayor

ATTEST:

Sara Egan, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney

EXHIBIT "A"					
<u>Product</u>	<u>MN</u>	<u>SN</u>	<u>Type</u>	<u>Quantit</u>	<u>Categor</u>
				y	y
APC Smart-UPS 700	QS0223211052	SU700NET	Emergency Battery	(1	Antiquat ed
Epson Printer WF-2540	Model C471A	SN QKEY219702	Printer	(1	Antiquat ed
HP Laser Jet 4250	Q5400A	CNRXG98291	Printer	(1	Antiquat ed
HP Desk Jet 882C	C6409B	MX93J1B145	Printer	(1	Antiquat ed
Keyboard SK-6000	PN KK600CS08U	C9809004072	Keyboard	(1	Antiquat ed
HP Office JET 6500A Plus	PN CN557A / Option B1H	CN1BQ343MF	Printer	(1	Antiquat ed
HP Pro 3130 MT		MXL1161WGM	PC Tower	(1	Antiquat ed
HP Photosmart 6520		TH3B1470RC	Printer	(1	Antiquat ed
South Hills Datacom Cable		Part: 10300	Data Cable	(1	Antiquat ed
Acer LED Monitor Plate	V247Y BMIX		Monitor	(4	Antiquat ed
Dell laser printer	B2360dn	Dxxmss1	Printer	1	Antiquat ed
Desk			Desk	(1	Antiquat ed
Samsung Office Serv	DS-5021D	2P4P180867A	Desk Phone	(1	Antiquat ed
		2P4P181029K	Desk Phone	(1	
		2P4P211076K	Desk Phone	(1	
		2P4P211015T	Desk Phone	(1	
		2P4P381307E	Desk Phone	(1	
		2P4P181203M	Desk Phone	(1	
		2P4P211070M	Desk Phone	(1	
		2P4P181283E	Desk Phone	(1	
		2P4P180862T	Desk Phone	(1	
		2P4P211057N	Desk Phone	(1	
		2P4P211012W	Desk Phone	(1	
		2P4M101976T	Desk Phone	(1	
		2P4P211005Z	Desk Phone	(1	
		2P4P181188L	Desk Phone	(1	
		2P4P181310P	Desk Phone	(1	
		2P4P180974M	Desk Phone	(1	
		2P4P211034R	Desk Phone	(1	
		2P4P181033R	Desk Phone	(1	
		2P4P180969Y	Desk Phone	(1	
		2P4P181287J	Desk Phone	(1	

		2P4P181194F	Desk Phone	(1	
		2P4M052361B	Desk Phone	(1	
		2P4P180866Y	Desk Phone	(1	
		2P4P211075B	Desk Phone	(1	
		2P4P211037M	Desk Phone	(1	
		2P4P211079A	Desk Phone	(1	
		2P4P180965T	Desk Phone	(1	
		2P4P181286H	Desk Phone	(1	
		2P4P211077Z	Desk Phone	(1	
		2P4P211078Y	Desk Phone	(1	
		2P4P211085V	Desk Phone	(1	
		2P4P211094H	Desk Phone	(1	
		2P4P180825M	Desk Phone	(1	
		2P4P180844X	Desk Phone	(1	
		2P4P190242K	Desk Phone	(1	
		2P4P180869D	Desk Phone	(1	
		2P4P211084W	Desk Phone	(1	
		2P4P180861L	Desk Phone	(1	
		2P4P181195R	Desk Phone	(1	
Samsung	iDCS 18D	2F3J110509V	Desk Phone	(1	Antiquated
		2F3J400992Z	Desk Phone	(1	
		2F3J400993Y	Desk Phone	(1	
		2F3G411350	Desk Phone	(1	
		2F3J400986E	Desk Phone	(1	
Samsung	IDCS 28D	2F2K442437Y	Desk Phone	(1	Antiquated
		2F2M414615A	Desk Phone	(1	
		2F2N315368K	Desk Phone	(1	
		2F2N452534J	Desk Phone	(1	
		2F2N452526T	Desk Phone	(1	
Samsung	SMT-W5100C	RT1B308BS/6-G	Desktop Phone Charger		Antiquated
		RT1C319BS/6-G			
Samsung	SMT-W5120		Desktop Phone	(2	Antiquated
Samsung Office Serv	SMT-i5210D/XAR	2U5P204691A	Desk Phone	(1	Antiquated
		2U5P204685R			
		2U5N012396N			
Brother P-Touch	PT-1800	H9S539989	Label Maker		Antiquated
Brother P-Touch Extra	PT-330	J79526563	Label Maker		Antiquated

Dell	1909Wb		Monitor Screen (No base)		Antiquated
Netgear Prosafe 24Port10/100 Switch	JFS524	1DW1933W01D7F	Ethernet Port		Antiquated
Engenius Freestyl 1		119100464	Cordless telephone		Antiquated
APC Battery	RBC17	7A1647L38440	Battery	1	Antiquated
		7A1647L38542		1	
APS Battery Small	RBC35	7A1505L03730			Antiquated
		7A1806L33296			
		7A1505L03722			
		7A1642L10100			
		7A1642L10081			
		7A1505L03857			
		7A1215L05721			
		7A1505L03879			
		7A1505L03749			
		7A1505L03911			
		7A1505L03700			
		7A1505L03868			
		7A1505L03880			
		7A1505L03806			
		7A1505L03666			
		7A1505L03523			
		7A1505L03753			
APC Battery	RBC2J	7A1609L48546	Battery	1	Antiquated
		7A1609L48701	Battery	1	
		7A1609L48725	Battery	1	
APC Battery	RBC110	7A1647L22119	Battery	1	Antiquated
		7A1809L25497	Battery	1	
APC Backups XS 1300			External Type	1	Antiquated
APC Backups XS 900			External Type	1	Antiquated
Keyboard	F21-WE28	1454092008	Keyboard	1	Antiquated
Logitech Mouse B100	M-U0003		Mouse	1	Antiquated
Sigmastek	SP12-9HR		Battery	4	Antiquated
Dell Computer Tower Optiplex 780	DCNE1F		Tower	1	Antiquated
WorldCard Office Penpower	JSFA8601CU			1	Antiquated

ACER LCD V193W Ejb	V193W		Monitor	1	Antiquated
Viewsonic PJ402D DLP Projector	VS10400		Projector	1	Antiquated
HP Wireless Keyboard	KBRF1921			1	Antiquated
Dell Inspiron 5000 Series	P58F	53831C2	Laptop	1	Antiquated
Dell Inspiron 5000 Series	P58F	43831C2	Laptop	1	Antiquated
HP Pavilion Laptop	dv6-6140us	5CH12916WL	Laptop	1	Antiquated
Canon Powershot SX10IS	7128315551	PSSX10IS	Camera	1	Antiquated
Texas Instruments Calculator BAI Pluss		S-0203A	Calculator	1	Antiquated
HP Keyboard	KBRF1291	PK1A0943000684	Keyboard	1	Antiquated
Dell Keyboard	SK-8135		Keyboard	1	Antiquated
Lenovo Keyboard	KU-1619	94133	Keyboard	1	Antiquated
Cyber Power Surge Protector	B1006T		Surge Protector	1	Antiquated
Netgear Ethernet Switch	FS605v2	11E2623N020DF		1	Antiquated
Logitech S-150	S-00038		Speakers	1	Antiquated
Earpiece				1	Antiquated
Logitech Mouse	M-UAS144	810000622	Mouse	1	Antiquated
Sony Multi-Card Reader	MRW62E	30013697	Card Reader/Writer	1	Antiquated
HP Officejet J5780 All-in-one	SDGOB-0701	CN72BB40HG	Printer	1	Antiquated
ASUS LCD Monitor	VS208N-P		Monitor	1	Antiquated
Swingline Shredder	EX-100-07	XC14223H	Shredder	1	Antiquated
HP Officejet 4650	SDGOB-1502		Printer	1	Antiquated
HP Mouse	672652-001		Mouse	1	Antiquated
HP Printer D110A	CN731-64003		Printer	1	Antiquated
TFT LCD Monitor	M2400HL	LED236W3-8N	Monitor	1	Antiquated
Dell E170Sb		CN-0N445N-74261-9C5-0RUU	Monitor PC	2	Antiquated
Dell Keyboard	KB212-B	05P02F	Keyboard	1	Antiquated
		0N8WF8	Keyboard	1	Antiquated

Keyboard	SK-2085	LK54100687	Keyboard	1	Antiquated
HP Keyboard	KU-1156		Keyboard	1	Antiquated
Microsoft Keyboard 3000 v1.0	WUR0563	7837300681465	Keyboard	1	Antiquated
Microsoft Keyboard 200	1406	200707806098	Keyboard	1	Antiquated
Dell Keyboard	SK-8115		Keyboard	1	Antiquated
HP Photosmart	D110A	CN15RG4062	Printer	1	Antiquated
Lenovo	CEM2017-04-24	94143	Keyboard	1	Antiquated
Epson WF-4640	C511B	SD6Y011228	Printer	1	Antiquated
Casio Mouse Pad	KL-P1000		Mouse Pad	1	Antiquated
Lexmark	4443-101	000JC68350L	Printer	1	Antiquated
HP Office Jet Pro 8620	SNPRC-1401-02	CN57FFW07Y	Printer	1	Antiquated
HP Office Jet Pro 8610		CN57DF3078	Printer	1	Antiquated
HP Office Jet Pro 8600 Premium		CN26EBR067	Printer	1	Antiquated
HPLaser Jet	P2055dn	CNB9N23475	Printer	1	Antiquated
Tripplite Surge Protector	CCi Plus		Surge Protector	1	Antiquated
HP Pro curve Networking		CN0452G00N	Ethernet Switches	1	Antiquated
Gateway Laptop	M465-E	38581250	Laptop	1	Antiquated
Dell Monitor	E-198FPF		Monitor	1	Antiquated
Gateway Monitor	FPD1530	MUL5022C0136133	Monitor	1	Antiquated
Planar Monitor	LE22BW		Monitor	1	Antiquated
Symbol Sagebrush	CRD1800-1000S	S99A455355	Barcode Reader	1	Antiquated
Lenovo Keyboard	CEM2017-04-24	94143	Keyboard	1	Antiquated
iPad 5th gen	DMPTTQAGH LF9		Tablet	1	Antiquated
iPad 4th gen	DMPMVZH0F182		Tablet	1	Antiquated
iPad 5th gen	DMPTWQT2H LF9		Tablet	1	Antiquated
iPad 4th gen	DMPM9X66F182		Tablet	1	Antiquated
iPad 5th gen	GCVV4DLKHP9X		Tablet	1	Antiquated

HP Printer Office Jet 6310		SDGOB-0506	Printer	1	Antiquated
HP Desk Jet 6988	Q3447L	SG72S210F9	Printer	1	Antiquated
HP Color Laser Jet Pro	M452dw	VNBD03256	Printer	1	Antiquated
HP Laser Jet	4050TN		Printer	1	Antiquated
Dell Monitor	E193FPC	CN-0G8432-64180-584-20PS	Monitor	1	Antiquated
Hannstar LCd Monitor	JC199DPBUFB00	703GJ3JY02349	Monitor	1	Antiquated
Lenovo Keyboard	CEM2023-05-12	05EB	Keyboard	1	Antiquated
ACER Monitor LCD	V203H	ETLJ20W0381230099E4323	Monitor	1	Antiquated
Hanns G LCD Monitor	HE247DPB	3177M3WY00877	Monitor	1	Antiquated
Planar Monitor	PLL2410W	PL529LSD02180	Monitor	1	Antiquated
Planar Monitor	PLL2410W	PL603LT500856	Monitor	1	Antiquated
KOSS UR29			Headphones	1	Antiquated



1815 Monetary Lane
Suite 100
Carrollton, TX 75006
972-695-8600

DATE: 04/17/2024
TO: City of Seagoville
ATTENTION: Steven Daggs
SUBJ: Buy Board Approved # 661-22 IT Asset Recycle SOW

Global Asset's clear mission is to provide a ***single source program*** & minimize your cost, while maximizing your ROI by working with City of Seagoville to identify your needs and customize a program. It is Global Asset's responsibility to provide these solutions in a way that helps keep our planet beautiful by delivering a **scalable recovery & recycling** program adhering to our strict **Zero Landfill Policies**.

Global Asset will provide an IT asset disposition strategy / program outlined in this document for your retired IT assets.

Global Asset's Logistics Program Includes:

- Provide **single point of contact** for your Technology Support Department.
- **Scheduled pick up & transportation of your retired IT assets** from your designated centralized location(s)!
- **Provide man power & equipment to load and remove** retired IT assets!
- Global Asset will **provide an asset audit report by mfg., model, s/n, configuration** for all assets recovered by Global Asset deemed to have value in today's market. Assets deemed to have zero value in today's market (fax, AV stands, printers, older projectors...) will be audited by equipment type, qty., and weight. Older TV's & CRT's can be recycled for a fee of .35 cents per pound.
- **D.O.D. compliant 5220. 22M data destruction service** for all HDD's.
- Adhere to **Strict Zero Landfill Policy**.
- **Issue Certificates of Data Destruction & Disposition** for your IT Asset records.

WHY GLOBAL ASSET'S PRODUCTS & SERVICES?

- Single source for every aspect of your IT asset's life (procurement, imaging, installation, redeployment, warranty repair, break fix & IT recycling)
- DIR Authorized Reseller
- Authorized Public Sector Dell, HP, Lenovo Reseller
- HUB/MWOB
- Buy Board / TIPS Approved
- Global Asset supports over 2M users within the Tx. Public Sector
- Celebrating 13+ years of positive growth
- Focus on high volume, technology refresh deployments bundled with proven retired IT asset recovery solutions ranging from 10-20K devices per project.
- Proven high volume, quality, quick turnaround, competitively priced break/fix solutions including weekly local pickup & delivery.

Thank you in advance for your time & consideration with the hopes of earning your business.

Should you require any information or additional services to this program Global Asset is open for discussion to meet your districts requirements.

Sincerely,

Tom Earley
Business Development Manager
Global Asset
Ph. 972-318-2600 # 5010