



# City of Seagoville Meeting Agenda City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

| Monday, January 13, 2025          | 6:30 PM                         | Council Chambers              |
|-----------------------------------|---------------------------------|-------------------------------|
| LACKEY S SEBASTIAN<br>MAYOR       | RICK HOWARD<br>COUNCILMEMBER    | ALLEN GRIMES<br>COUNCILMEMBER |
| PATRICK STALLINGS<br>CITY MANAGER | JOSE HERNANDEZ<br>COUNCILMEMBER | JON EPPS<br>MAYOR PRO TEM     |
|                                   | HAROLD MAGILL<br>COUNCILMEMBER  |                               |

Notice is hereby given that the City Council of the City of Seagoville, Texas will meet in a Regular Meeting at 6:30 PM, to be held at City Hall 702 N. Hwy 175 Seagoville, Texas 75159.

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 regarding the GLO Initiative.
3. Receive an update regarding 111 West Farmers Road.
4. Discuss Regular Session agenda items.
5. Adjourn

## **REGULAR SESSION - 7:00 PM**

6. Call to Order
7. Invocation and Pledge of Allegiance
8. Recognition of City Employees
9. Mayor's Report
10. Public Comments

This portion of the meeting is to allow members of the public up to six (6) minutes to address the City Council. 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 Public Comment Form to the City Secretary prior to the start of the meeting.

## **Consent Agenda**

11. Consider approving the City Council meeting minutes: December 16, 2024.
12. Consider a Resolution approving and ratifying a contract between the Seagoville Economic Development Corporation and The Retail Coach for consulting services related to retail recruitment and commercial development for an amount not to exceed

eighteen thousand five hundred dollars and zero cents ( \$18,500.00); and authorizing the Executive Director to execute all necessary and related documents.

13. Consider a Resolution approving and ratifying contracts between Seagoville Economic Development Corporation and NTX Environmental, LLC and EviroPhase Environmental Consulting for services related to the asbestos abatement of certain property owned by the Seagoville Economic Development Corporation located at 202 N. Kaufman Street for an amount not to exceed four thousand four hundred fifty dollars and zero cents (\$4,450.00); and authorizing the Executive Director to execute all necessary and related documents.

#### Regular Agenda

14. Discuss and consider a Resolution naming the animal shelter and adoption building in honor of James and Norma Suddeth.
15. Discuss and consider an Ordinance amending the Code of Ordinances by amending Section 23.03.010 “Stormwater Collection and Conveyance Systems” of Article 3 “Subdivision Design Standards” of Chapter 23 “Subdivisions” of Title II, “Buildings; Development; Zoning” to allow but not require perimeter fencing for detention and retention basins; and providing an effective date.
16. Discuss and consider a Resolution designating the City Manager as the authorized official for Grant Number 5092601 titled Safer City Program and authorizing the submission of the grant application to the Office of Governor, Criminal Justice Division.
17. Discuss and consider a Resolution approving Work Order No. 20 with Garver, LLC for the provision of scoping and cost estimating services for the Malloy Bridge Road reconstruction project in an amount not to exceed fifteen thousand dollars and zero cents (\$15,000.00); and authorizing the City Manager to execute said Work Order No. 20.
18. 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, 6) announcements involving an imminent threat to public health and safety.
19. Discuss future agenda items.
20. 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 8th day of January 2025 by 5:00 p.m.

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Sara Egan, 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](mailto:citysecretary@seagoville.us) . (TDD access 1-800-RELAY-TX)

#### UPCOMING MEETING DATES:

- Monday, February 3, 2025
- Monday, February 17, 2025



TO: Mayor and City Council  
FROM: Emily Dougan, Program Analyst Senior  
DATE: January 13, 2025  
ITEM: 2  
DESCRIPTION: Receive a presentation regarding the GLO Initiative.

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**INTRODUCTION**

Emily Dougan and Eric Marsh will share updates on the EPA's free Get the Lead Out (GLO) Initiative, which the City of Seagoville joined October of 2024. While lead water pipes are not expected to be found in Seagoville, this initiative helps the city identify the material of pipes to ensure the health and safety of all residents. The team will share their progress on the Water Service line Inventory and explain next steps.

**ATTACHMENTS**

1. [GLO Presentation](#)



# Get the Lead Out!



## Lead Service Line Identification Efforts

The City of Seagoville

# City of Seagoville

## It's time to Get the Lead Out! (GLO)

The City of Seagoville accepted participation in the Environmental Protection Agency's (EPA) *Get the Lead Out (GLO) Initiative*, part of the comprehensive effort to tackle lead exposure nationwide, for its shared commitment to empower the City of Seagoville community to grow.

**Get the  
Lead Out!**



# Lead in Seagoville?

The City of Seagoville and the GLO Initiative do not expect many, if any, lead service lines in Seagoville.

Seagoville has never had high levels of lead in water samples, and the Water Department has never encountered lead during routine water service line work.

The service line inventory is an EPA mandate and Seagoville is committed to completing it in a timely manner.

**Get the  
Lead Out!**



**Our Commitment: To always take proactive measures to ensure water safety and a healthy Seagoville community through united action and community engagement.**

**Get the Lead Out!**

- Lead pipes can contaminate drinking water posing significant health risks.
- GLO aims to eliminate barriers to lead service line identification and replacement through technical assistance provision of:



# The Inventory

The Service Line Inventory is a record of the material type of all service lines in Seagoville. As we collect more information, we will be posting the inventory online.

| 1  | Location Information |            |           | System-Owned Portion                                       |                                | Customer-Owned Portion                                       |                                | Entire Service Line   |
|----|----------------------|------------|-----------|--|--------------------------------|--|--------------------------------|---|
| 2  | Address              | City*      | Zip Code* | System-Owned Portion Service Line Material Classification* | Service Line Installation Date | Customer-Owned Portion Service Line Material Classification* | Service Line Installation Date | Entire Service Line Material Classification (by Water System) |
| 12 | 100 GEORGIA LN       | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 14 | 100 ENVIRONMEN       | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 17 | 100 N HWY 175        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 18 | 100 N HWY 175        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 19 | 100 WALNUT DR        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 20 | 100 PHEASANT LN      | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 21 | 100 QUAIL RUN        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 22 | 100 PINECREST DR     | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 23 | 100 OAKHURST         | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 25 | 100 N HWY 175        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 29 | 101 GEORGIA LN       | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 33 | 101 HERITAGE         | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 34 | 101 CUBLEY           | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 39 | 101 PRENTICE DR      | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 40 | 101 QUAIL RUN        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 41 | 101 OAKHURST         | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 42 | 101 PINECREST DR     | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 44 | 102 E BLUFF          | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 50 | 102 COLONIAL CIR     | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 52 | 102 MODENE ST        | Seagoville | 75159     | Non-Lead   | After 2014                     | Non-Lead   | After 2014                     | Non-Lead  |
| 58 | 102 WALNUT DR        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |

Get the Lead Out!

# How can I find my address in the online inventory?

Visit the Seagoville website and navigate to recent News Flash posts.

Find the most recent inventory update, click search your address, then press “control+f”. Type in your address to figure out what material your service line is.

Home > News Flash

**Home**

Posted on: November 15, 2024

### Important Information about the City of Seagoville's Water Service Line Inventory

In October of 2024, the City of Seagoville submitted a federally required Service Line Inventory to the Texas Commission on Environmental Quality. At the time of submission, the material of all water service lines in the city was unknown.

Since then, the Seagoville Water Department has partnered with the Get the Lead Out Initiative to accelerate the identification of water service lines in the community.

We are regularly updating the inventory and encourage you to view the most updated version here.

If you received a letter stating your service line material is unknown, please be assured that the Water Department will have your service line identified as soon as possible. See below for the steps we are taking to identify service line materials:

- The City of Seagoville is reviewing development plans, and Dallas and Kaufman County records to determine the years of construction for all buildings in Seagoville. **The State of Texas banned the use of lead in water service lines in 1989, all buildings constructed after this date are assumed to be lead free.**
- For buildings constructed before 1989, the water department will conduct exploratory digging at the location of the water meter to expose and identify the service line material.

The City of Seagoville has never had high levels of lead returned from compliance water testing and does not expect to find many lead service lines.

We are committed to identifying all service line materials quickly, efficiently, and with minimal disruption to water service. If you have additional questions, please contact the Water Department Director at [cryan@seagoville.us](mailto:cryan@seagoville.us) or see the below FAQs regarding lead.

[More Information](#)

[Search Your Address](#)

**Module Search**

Word or Phrase

All categories ▼

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**Tools**

RSS

Notify Me

View Archived

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**Categories**

- All Categories
- Home

| Location Information |            |           | System-Owned Portion                                       |                                | Customer-Owned Portion                                       |                                | Entire Service Line   |
|----------------------|------------|-----------|--|--------------------------------|--|--------------------------------|---|
| Address              | City*      | Zip Code* | System-Owned Portion Service Line Material Classification* | Service Line Installation Date | Customer-Owned Portion Service Line Material Classification* | Service Line Installation Date | Entire Service Line Material Classification (by Water System) |
| 100 GEORGIA LN       | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 100 ENVIRONMEN       | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
| 100 N HWY 175        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |
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| 102 MODENE ST        | Seagoville | 75159     | Non-Lead   | After 2014                     | Non-Lead   | After 2014                     | Non-Lead  |
| 102 WALNUT DR        | Seagoville | 75159     | Non-Lead   | Between 1989 and 2014          | Non-Lead   | Between 1989 and 2014          | Non-Lead  |

**Find and Replace**

Find

Find

Wildcards can expand search. For example, "sm?th" finds "smith". [Learn More](#)

> Search options

Find next Find all



# Historical Records Review

The first step in identifying lead service lines is reviewing records to determine when lines were installed.

In Texas, LSLs were banned in 1989 – so all homes built after 1989 are assumed to not be serviced by an LSL.

Through this process, 3,714 of Seagoville's 5,531 service lines have been deemed non-lead.

**Get the  
Lead Out!**



## Visual Inspection

We can't always determine the material of the line from records review – so some lines, especially those installed before 1989, will need to be visually inspected.

The GLO Initiative will assist Seagoville in developing a field verification plan using a process called “potholing”.

When potholing, a small hole is dug using a hydro-excavation truck to expose the line so the material type can be verified.

While Seagoville has the equipment to conduct these inspections in-house, the GLO Initiative can also cover the cost of a pre-determined number of potholes.

**Get the  
Lead Out!**



# Community Engagement

Getting the lead out involves everyone in Seagoville!

We need your support as we visually inspect lines and complete the inventory.



**Get the  
Lead Out!**

City Name of Department Utility Title:

## Exploratory Digging Resident Notice



**Valued Name Neighbor,**

On **00/00/0000**, we are initiating exploratory digging (also known as potholing) efforts and will be digging a small hole in front of your property to identify the material of the water service line that supplies water to your home. The process is straightforward, and we will restore any landscaping at no cost to you. **There will be no disruption to your water service.**

After the work is complete, please run a water tap for at least 5 minutes to flush debris that may have dislodged during the digging process.

We are conducting these inspections to complete a federally required water service line inventory, which must be submitted to the State Commission on Environmental Quality by Month Day, Year. If you have any questions, we encourage you to call **(000) 000-0000**.

**Thank you for your cooperation in helping us complete this important effort.**

Town/City  
Village Seal



# Community Specific Digging Notice, Potholing and Bill Insert Flyers with QR code (English and Spanish)

City Name of Department Utility Title:  
**Exploratory Digging Resident Notice**



**Valued Name Neighbor,**

On **00/00/0000**, we are initiating exploratory digging (also known as potholing) efforts and will be digging a small hole in front of your property to identify the material of the water service line that supplies water to your home. The process is straightforward, and we will restore any landscaping at no cost to you. **There will be no disruption to your water service.**

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We are conducting these inspections to complete a federally required water service line inventory, which must be submitted to the State Commission on Environmental Quality by Month Day, Year. If you have any questions, we encourage you to call (000) 000-0000.

Thank you for your cooperation in helping us complete this important effort.



El Departamento de Obras Públicas del Pueblo de Name:  
**Aviso a los residentes de excavación exploratoria**



**Estimado vecino de Name,**

El **00/00/0000**, iniciaremos esfuerzos de excavación exploratoria (también conocido como espateología) y cavaremos un pequeño hoyo en frente de su propiedad para identificar el material de la línea de servicio de agua que suministra agua a su casa. El proceso es sencillo, y restauraremos cualquier paisajismo sin costo alguno. **No habrá interrupción a su servicio de agua.**

Al finalizar el trabajo, por favor, deje correr su agua de grifo durante al menos 5 minutos para eliminar los residuos que pueden haberse desprendido durante el proceso de excavación. Estamos realizando estas inspecciones para completar el inventario de líneas de servicio de agua requerido por el gobierno federal, que debe ser presentado a la Comisión de Calidad Ambiental de State antes del 00 de Month de Year. Si tiene alguna pregunta, le invitamos a llamar al (000) 000-0000.

Gracias por su cooperación en ayudarnos a completar este importante esfuerzo.



**Get the Lead Out!**  
 Town/City/Village, State

**We're Ready to GLO!**

The Town/City/Village Name is in the process of inventorying all water service lines in town, and our contractor will be performing exploratory digging (also known as potholing) in front of your property, on city owned property, where the material of the line is needed to identify your water service line material.

We invite your participation in our national water testing! Residents of the U.S. Environmental Protection Agency (EPA) are offering **FREE** water testing of your home before and after the exploratory digging. If you participate, EPA will share your testing results with you when available, which will give you information about potential lead levels in your tap water. EPA's study will examine tap water flushing times that long to run your water after potholing.

If you are interested in water testing, please let us know. Visit <https://mytaplead.com/0000000> or scan the QR code below. If you have any questions about EPA's study, please call **Christina Devine** at (313) 569-7334 or email [Devine.Christina@epa.gov](mailto:Devine.Christina@epa.gov).

**What Town Name volunteers can expect:**

- EPA's team will contact with you approximately 1 week in advance, to visit your house at the same time an exploratory digging will occur. During the sampling visit (approximately 2 hours), you will be asked to not use water in your house. (If you cannot commit to 2 hours, we may be able to schedule two shorter visits.)
- You will be notified of all testing results for your home. The laboratories will report results within 3-5 months of the sampling. Any lead results above 1.5ppm will be shared within you within 2 days of EPA receiving them.
- Participants at homes with identified lead service lines may be asked to collect additional samples or schedule one additional 45-minute visit.




Scan the QR code to learn more about the Get the Lead Out! (GLO) initiative.

**¡Elimina el plomo!**  
 Town/City/Village, State

**¡Estamos listos para eliminar el plomo!**

El Town/City/Village Name es en el proceso de inventariar todas las líneas de servicio de agua en la ciudad, y nuestro contratista realizará excavaciones exploratorias (también conocido como espateología) en frente de su propiedad, en propiedad de la ciudad, donde se encuentra el alambre de cobre para identificar el material de su línea de servicio de agua.

Le invitamos a participar en nuestro estudio nacional de agua. Los investigadores de la Agencia de Protección del Medio Ambiente de EE. UU. (EPA) están ofreciendo pruebas de agua **GRATIS** en su casa antes y después de la excavación exploratoria. Si participa, la EPA compartirá con usted los resultados de las pruebas cuando estén disponibles, lo que le dará información sobre los posibles niveles de plomo en el agua de su grifo. El estudio de la EPA examinará los tiempos de descarga del agua de grifo (cuanto tiempo debe dejar correr el agua después de la espateología).

Si está interesado en participar en el estudio de agua, por favor, déjenos saber. Visite <https://mytaplead.com/0000000> o escanee el código QR a continuación. Si tiene alguna pregunta sobre el estudio de la EPA, por favor llame a **Christina Devine** al (313) 569-7334 o envíe un correo electrónico a [Devine.Christina@epa.gov](mailto:Devine.Christina@epa.gov).

**Lo que los voluntarios de Town Name pueden esperar:**

- El equipo de EPA contactará con usted aproximadamente 1 semana de anticipación, para visitar su casa al mismo tiempo que se realice la excavación exploratoria. Durante la visita de muestreo (aproximadamente 2 horas), se le pedirá que no use agua en su casa. (Si no puede comprometerse a 2 horas, podemos programar dos visitas más cortas.)
- Se le notificará de los resultados de todas las pruebas realizadas en su casa. Los laboratorios compartirán los resultados en un plazo de 3 a 5 meses a partir de la fecha de muestreo. Los resultados de plomo que excedan 1.5ppm se compartirán en un plazo de 2 días después de que los recibe la EPA.
- Es posible que a los participantes de viviendas con líneas de servicio de plomo identificadas se les pida que tomen muestras adicionales o que programen una visita adicional de 45 minutos.




Escanea el código QR para obtener más información sobre la iniciativa Get the Lead Out! (GLO).

**Get the Lead Out! (GLO)**  
 Taking Action for a Thriving City Name!

**IMPORTANT NOTICE REGARDING YOUR WATER SERVICE**

The City of Name Home makes your help identifying the water service line materials in the City's drinking water system. Water service lines that contain lead materials pose lower health risks. Currently, the City of Name Home is undergoing a Lead Service Line Inventory & Replacement Program, which requires the replacement of any lead materials. Lead service line replacements will be completed at the next to the homeowner.

**AT A GLANCE: Service Line Testing Methods and Material Types**

- Lead:** A dull, white-gray color that is easily scratched with a coin. Scratched areas will turn a shiny silver color. A magnet **WILL NOT** stick to lead.
- Copper:** Will resemble a bright, clean penny where scratched. A magnet **WILL NOT** stick to copper.
- Galvanized Steel:** A dull, silver-gray color that is not easily scratched. Scratched areas will remain dull. A magnet **WILL** stick to galvanized steel.
- Polychlorinated Polyethylene (PEX):** Right plastic, can't be scratched. A magnet **WILL NOT** stick to plastic.

**MATERIAL VERIFICATION TEST TO IDENTIFY A WATER SERVICE LINE**

**1** Find the water meter on your property. Your water meter can be located between the road and the house. Or, your water meter may be inside the basement, crawlspace, or garage.

**2** Look for the pipe that comes through your waterline wall. The remaining pipe should have a valve on it. Grab your water meter handle. Be sure to keep the meter on the same wall. If your water meter is copper, then the pipe should enter the house closer to that wall.

**3** If the pipe is metal, use a key or coin to gently scratch the pipe. For colored pipes, use sandpaper to expose the metal. Use the Service Line Testing Methods and Material Types guide below for more information.

**4** Place a magnet on the pipe to see if it sticks to the pipe. A magnet will stick to galvanized steel, iron, or copper. A magnet **WILL NOT** stick to plastic.



**AT A GLANCE: How to Report Your Service Line Material to the City**



- Outline: Scan the QR code or use the link to fill out the City of Name Home Service Line, Lead Identification Form: <https://mytaplead.com/submitform>
- Mail: Please detach and fill out the Home Service Line Material Reporting Form below. Then mail using the provided return envelope.
- Sign-up: Contact the Water Office at (000) 000-0000 or [mytaplead@namehome.com](mailto:mytaplead@namehome.com) to schedule an appointment for a utility representative to come to the City Name Home Water Office. If you have a utility representative to visit your home and identify your service line material.

If you have questions, need assistance, or would like to schedule an appointment for a utility representative to come to the City Name Home Water Office, please contact the City Name Home Water Office. We are happy to assist you!

Call: (000) 000-0000  
 Email: [mytaplead@namehome.com](mailto:mytaplead@namehome.com)

**WATER SERVICE LINE MATERIAL REPORTING FORM**

To report your water service line material by mail, please complete the form below and return using the enclosed envelope.

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**Water Service Line Material** (Please refer to the other side of the page for information and instructions; then, verify your water service line material.)

Lead  Galvanized Steel  PVC (Plastic)

Copper  PEX (Plastic)

Unsure (If you have questions, please contact the City of Name Home Water Department.)

**THANK YOU FOR SHARING OUR MISSION TO UPHOLD A THRIVING COMMUNITY!**



**Get the Lead Out!**





**It's time to GLO!**  
www.epa.gov/water-infrastructure/get-lead-out-initiative

**Get the Lead Out!**

(Elimina el plomo!)



**City of Fostoria, Ohio**

**Get the Lead Out!**



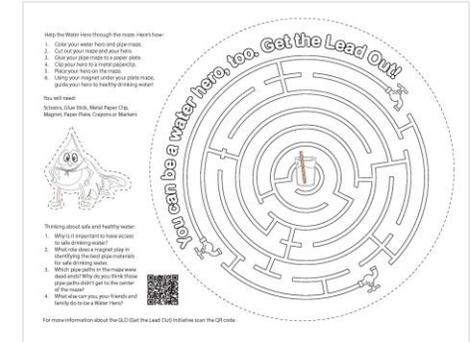
**LEAD THE CHANGE:**  
**SAFE WATER FOR ALL**  
GET THE LEAD OUT!



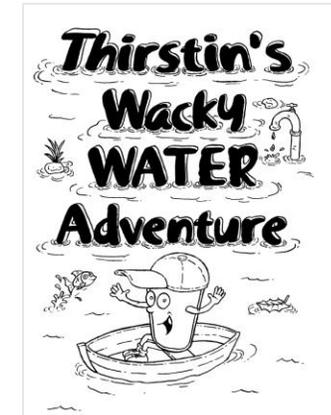
# Kid Zone Engagement Activities



Button Maker and Button Supplies



Activity Packets



Get the Lead Out!



# But what if we find lead?

While the GLO Initiative and the City of Seagoville do not expect to find lead, we cannot fully rule that out until the inventory is complete.

**Get the Lead Out!**

## If lead is found, Seagoville and the GLO Initiative will:



Prepare a plan to remove lead service lines, prioritizing sensitive populations. Filters will be distributed to impacted residents.



Write and submit grant applications to the Drinking Water State Revolving Fund.



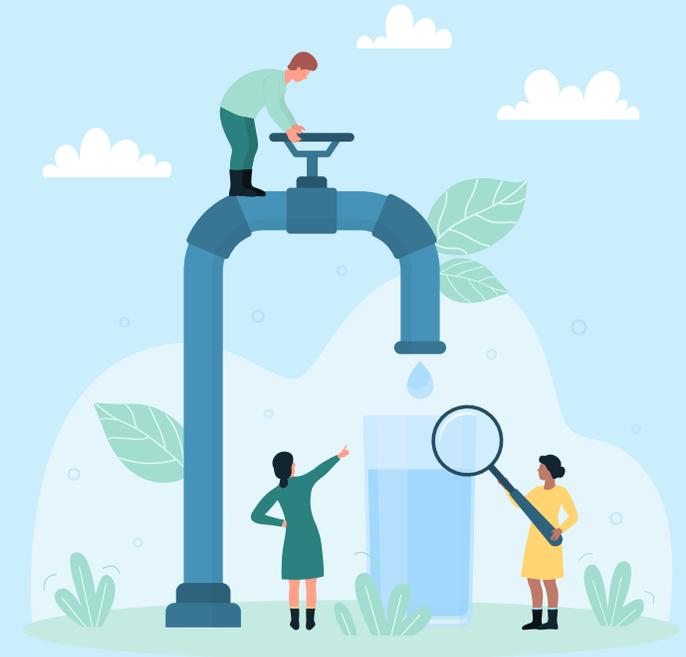
Assist with creating a plan to remove all lead service lines in a determined time with minimal disruption to residents.

## A Movement: The City of Seagoville's GLO Mission Requires Collective Action

Your support is valuable! You can help us mobilize our GLO mission by:

-  **Encouraging Seagoville resident participation** in the inventory process.
-  **Encouraging partnership with local organizations,** health department staff, and schools to broaden community outreach and promote collaboration.
-  **Connecting residents** to the online inventory, as well as City of Seagoville GLO Resources.

**Get the  
Lead Out!**



**Every record reviewed and pothole counts and helps us understand our service line materials. Together, we can ensure a safer and healthier future for the Seagoville community.**

**Contact the City of Seagoville GLO Efforts Resource at 972-287-6827 for questions, assistance identifying your service line material, or to learn more about our GLO efforts. We are happy to assist you!**

**Get the Lead Out!**





TO: City Council  
FROM: Kailey Lampkin, Chief Building Official  
DATE: January 13, 2025  
ITEM: 3  
DESCRIPTION: Receive an update regarding 111 West Farmers Road.

---

**INTRODUCTION**

The presentation will include an update on the status of 111 West Farmers Road.

**BACKGROUND**

The structures at 111 West Famers have been demolished and removed from the subject property. Staff would like to update the City Council on the status of the property and future steps.



TO: City Council  
FROM: Sara Egan, City Secretary  
DATE: January 13, 2025  
ITEM: 11  
DESCRIPTION: Consider approving the City Council meeting minutes: December 16, 2024.

---

**RECOMMENDATION**

Recommend approval of the meeting minutes.

**ATTACHMENTS**

1. [2024-12-16 MIN CC](#)



City of Seagoville  
Meeting Minutes  
City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

Monday, December 16, 2024

6:30 PM

Council Chambers

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

Also present were City Manager Patrick Stallings, Asst. City Attorney Chris Metcalf, and City Secretary Sara Egan.

The City Council of the City of Seagoville met in a Regular Called Meeting on Monday, December 16, 2024, at 6:30 p.m. in the Council Chamber at City Hall, 702 N. Hwy 175, Seagoville, Texas.

**WORK SESSION – 6:30 PM**

**1. Call to Order**

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

**2. Receive a presentation of the 4th Quarterly Financial Report for Fiscal Year 2024.**

Director of Finance Gail French provided a presentation summarizing revenues and expenditures.

**3. Receive an update regarding Frontier Waste Solutions service rate.**

Director of Health Services Mamata Bhandari presented the base rate adjustment per the Consumer Price Index. The calculated rate is 3.8% and will be effective February 1, 2025.

**4. Receive a presentation and discuss the use of golf carts within city limits.**

Director of Community Development Bill Medina presented this item and requested City Council direction.

The City Council's consensus was to not pursue an ordinance amending use of golf carts at this time.

**5. Discuss Regular Session agenda items.**

There were no questions on Regular Session agenda items.

**6. Adjourn**

Mayor Sebastian adjourned the Work Session at 6:51 p.m.

**REGULAR SESSION – 7:00 PM**

**7. Call to Order**

Mayor Sebastian called the Regular Session to order at 7:00 p.m.

**8. Invocation**

Pastor Dennis Childress representing The Way Church led the invocation.

**9. Pledge of Allegiance**

City Council led the pledge of allegiance.

**10. Recognition of City Employees**

Mayor Sebastian presented the Certificate of Achievement for Excellence in Financial Reporting to Ms. Gail French.

He also recognized Ms. Ashley Penn, Accounts Manager; Casey Fillmore, Exec. Asst./ Dpty. City Secy.; Jessica Sherman, Human Resource Generalist.

**11. Mayor's Report**

- Walmart's drone pad at has officially passed inspection and is one step closer to providing its service.
- City Council will be hosting a casual meet and greet Monday, January 6<sup>th</sup> in the Council Chambers from 4:30-5:30 p.m. – all are welcome.
- A reminder City facilities will be closed for the holidays on December 25-26 and January 1-2.

**12. Citizen's Comments**

There were no speakers.

**Consent Agenda**

Councilmember Hernandez made a motion to approve the Consent Agenda items 13-15, seconded by Councilmember Magill. The motion passed unanimously (5/0).

**13. Consider approving the City Council meeting minutes: December 2, 2024.****14. Consider a Resolution authorizing the purchase of water meters from Aqua Metric Sales Company in an amount not to exceed, one hundred one seventy-four thousand eight hundred eighty-eight dollars and eighty-five cents (\$174,888.85); and authorizing the City Manager to execute any documents necessary for the purchase.**

Resolution No. 2024-112

**15. Consider a Resolution awarding a contract to FNH Construction, LLC for the reconstruction of West Simonds Road from Cloverhill Road to US HWY 175, in an amount not to exceed three million one hundred seventy thousand twenty-one dollars and zero cents (\$3,170,021.00); authorizing the City Manager to negotiate and execute any and all necessary documents.**

Resolution No. 2024-113

**Regular Agenda****16. Receive an update from the City Secretary's Office.**

City Secretary Sara Egan briefed the City Council on lobby furnishings, the Social Media Center webpage, the status of the agenda management software implementation, and the appreciation event for board members.

**17. Items of community interest and councilmember reports.**

Councilmember Magill commended the Public Works Department specifically the water and sewer division for their response to water main breaks last week.

Councilmember Epps commended staff for all efforts.

Mayor Sebastian recessed the Regular Session at 7:17 p.m.

**EXECUTIVE SESSION****18. The City Council will convene into closed Executive Session pursuant to Texas Government Code Section 551.071 Consultation with Attorney, to seek legal advice on pending litigation, to-wit: Seagoville Residents Association v. City of Seagoville and Target Builders, LLC, Cause No. DC-23-20340 in the 134th Judicial District Court of Dallas County, Texas.**

Mayor Sebastian adjourned the Executive Session at 7:43 p.m.

**REGULAR SESSION**

Mayor Sebastian reconvened the Regular Session at 7:44 p.m.

**19. Take any necessary action as a result of Executive Session.**

There was no action taken.

**20. Discuss future agenda items.**

There were no future agenda items.

**21. Adjourn**

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

APPROVED:

ATTEST:

\_\_\_\_\_  
Jon Epps, Mayor Pro Tem

\_\_\_\_\_  
Sara Egan, City Secretary



TO: City Council

FROM: Kirk McDaniel, Director of Economic Development

DATE: January 13, 2025

ITEM: 12

DESCRIPTION: Consider a Resolution approving and ratifying a contract between the Seagoville Economic Development Corporation and The Retail Coach for consulting services related to retail recruitment and commercial development for an amount not to exceed eighteen thousand five hundred dollars and zero cents (\$18,500.00); and authorizing the Executive Director to execute all necessary and related documents.

---

**INTRODUCTION**

Consider a Resolution approving and ratifying a contract with The Retail Coach for consulting services related to retail recruitment and commercial development for an amount not to exceed eighteen thousand five hundred dollars and zero cents (\$18,500.00); and authorizing the Executive Director to execute all necessary and related documents.

**BACKGROUND**

As part of the City and Economic Development Corporation's ongoing efforts to recruit retail and commercial businesses, The Retail Coach has provided critical data and facilitated valuable connections. Their contributions have been integral to the success of the economic development program. With their current contract now expired, staff is requesting the City Council ratify approval of the contract renewal.

**RECOMMENDATION**

Staff recommends approval of the Resolution.

**FINANCIAL IMPACT**

Funds budgeted.

**ATTACHMENTS**

1. [RES - The Retail Coach, LLC](#)
2. [Exhibit A - Retail Coach Contract](#)

**A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS APPROVING AND RATIFYING A CONTRACT BETWEEN THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION AND THE RETAIL COACH, LLC FOR CONSULTING SERVICES RELATED TO RETAIL RECRUITMENT AND COMMERCIAL DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED \$18,500.00; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City is required to approve expenditures of the Seagoville Economic Development Corporation (“SEDC”); and

**WHEREAS**, the SEDC actively works to recruit retail establishments and continue to grow and stimulate the economy; and

**WHEREAS**, The Retail Coach, LLC provides consulting services to assist select municipalities with retail recruitment and commercial development; and

**WHEREAS**, SEDC staff has obtained a contract proposal from The Retail Coach for ongoing consulting services related to economic development for a total price not to exceed \$18,500.00; and

**WHEREAS**, the City Council has determined that the contract will help promote and retain new and expanded business enterprises within the City of Seagoville; and

**WHEREAS**, SEDC has determined that expending the funds for the consultant will benefit the City and the City’s inhabitants and will promote local economic development and stimulate business and commercial activity in the City.

**WHEREAS**, the City Council finds that the expenditure of funds by SEDC in undertaking the Project is authorized by the Act and that the contract should be approved and ratified; and

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

**SECTION 1.** The City Council hereby approves and ratifies the contract between the Seagoville Economic Development Corporation and The Retail Coach, LLC to provide ongoing consulting services related to economic development, and retail recruitment, said contract to be in

substantially the form of that attached hereto and incorporated herein by this reference as Exhibit “A,” for compensation not to exceed \$18,500.00.

**SECTION 2.** Any prior resolutions of the City Council of the City of Seagoville, Texas, in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

**SECTION 3.** If any article, paragraph, subdivision, clause or provision of this Resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgement or holding shall not affect the validity of this Resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

**SECTION 4.** This resolution shall take effect immediately from and after its passage in accordance with State law and it is accordingly resolved.

**DULY PASSED** by the City Council of the City of Seagoville on the 16<sup>th</sup> day of January 2025.

APPROVED:

\_\_\_\_\_  
Jon Epps, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Sara Egan, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Chris Metcalf, Asst. City Attorney

**EXHIBIT A**  
Contract with The Retail Coach, LLC  
[to be attached]

4918-5068-4941, v. 1

**ONGOING SUPPORT**  
Seagoville, Texas  
Contract Extension

Because we believe retail recruitment is an ongoing process, and not an event, we offer the ability to extend a standard project agreement for additional years. Your agreement can be extended at any time to ensure you have the tools and resources you need to successfully recruit retailers.

## Annual Contract Extension

**\$17,000**

Extends your agreement by an additional 12 months. During the 12 month period, you will continue to receive the following:

Plus \$1,500 in reimburseable travel expenses Not to exceed \$18,500

- Updated Research, Analysis, and Reports (2025)
- Continued Recruitment of Retailers
- Retail Trade Show Representation
- Coaching and Support from the The Retail Coach Team
- Designated Point of Contact for Recruitment and Data Needs
- Access to GIS Mapping and Data Resources

## Payments

\$17,000 Upon execution of contract

## Signatures

\_\_\_\_\_ Date \_\_\_\_\_  
Aaron Famrer , President , The Retail Coach, LLC.

\_\_\_\_\_ Date \_\_\_\_\_  
Kirk McDaniel , Seagoville Economic Development Corporation

—



TO: City Council

FROM: Kirk McDaniel, Director of Economic Development

DATE: January 13, 2025

ITEM: 13

DESCRIPTION: Consider a Resolution approving and ratifying contracts between Seagoville Economic Development Corporation and NTX Environmental, LLC and EviroPhase Environmental Consulting for services related to the asbestos abatement of certain property owned by the Seagoville Economic Development Corporation located at 202 N. Kaufman Street for an amount not to exceed four thousand four hundred fifty dollars and zero cents (\$4,450.00); and authorizing the Executive Director to execute all necessary and related documents.

---

**INTRODUCTION**

Consideration of a resolution approving and ratifying a contract for asbestos abatement within 202 North Kaufman Street.

**BACKGROUND**

As part of the inspection period for the purchase of 202 North Kaufman Street, the EDC had an asbestos survey completed and determined that there was some asbestos present within the building. Staff requested that the firm provide a quote for abatement of the asbestos, and Staff now recommends moving forward with the asbestos abatement.

**RECOMMENDATION**

Staff recommends approval of the resolution.

**FINANCIAL IMPACT**

Funds budgeted.

**ATTACHMENTS**

1. [RES - Asbestos Contracts](#)
2. [Exhibit A - Asbestos Quotes](#)

**A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE APPROVING AND RATIFYING CONTRACTS BETWEEN THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION AND NTX ENVIRONMENTAL, LLC AND ENVIROPHASE ENVIRONMENTAL CONSULTING FOR SERVICES RELATED TO THE ASBESTOS ABATEMENT OF CERTAIN PROPERTY OWNED BY THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION LOCATED AT 202 NORTH KAUFMAN STREET FOR AN AMOUNT NOT TO EXCEED \$4,450.00; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY AND RELATED DOCUMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Seagoville Economic Development Corporation (“SEDC”) recently purchased the real property located at 202 N Kaufman Street (the “Property”); and

**WHEREAS**, a portion of the Property does has asbestos within it; and

**WHEREAS**, in order to develop the Property into a commercial enterprise, asbestos abatement will need to take place; and

**WHEREAS**, SEDC staff has obtained quotes from EnviroPhase Environmental Consulting and NTX Environmental, LLC for asbestos abatement of the Property, as set forth in the quotes attached hereto and incorporated herein by this reference as collective Exhibit “A,” for a total price not to exceed \$4,450.00; and

**WHEREAS**, SEDC has determined that expending the funds for the asbestos abatement of the Property will benefit the City and the City’s inhabitants and will promote local economic development and stimulate business and commercial activity in the City, particularly in the City’s Downtown area.

**WHEREAS**, the City Council finds that the expenditure of funds by SEDC in undertaking the asbestos abatement is authorized by the Act and that it is in the best interest of the City.

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

**SECTION 1.** The City Council hereby approves and ratifies contracts between the Seagoville Economic Development Corporation and EnviroPhase Environmental Consulting and NTX Environmental, LLC for asbestos abatement services for the SEDC-owned Property, said

contracts to be substantially in the form of those attached hereto and incorporated herein by this reference collectively as Exhibit “A,” for a total purchase price not to exceed \$4,450.00.

**SECTION 2.** Any prior Resolutions of the City Council of the City of Seagoville, Texas, in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

**SECTION 3.** If any article, paragraph, subdivision, clause or provision of this Resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgement or holding shall not affect the validity of this Resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

**SECTION 4.** This resolution shall take effect immediately from and after its passage in accordance with State law and it is accordingly resolved.

**DULY PASSED** by the City Council of the City of Seagoville on the 16<sup>th</sup> day of January 2025.

APPROVED:

\_\_\_\_\_  
Jon Epps, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Sara Egan, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Chris Metcalf, Asst. City Attorney

**EXHIBIT A**  
Price Quotes (Contracts) with Envirophase and NTX  
[to be attached]

4917-8102-0941, v. 1

## Quote for Services

|   |  |                                       |                   |
|---|--|---------------------------------------|-------------------|
| <b>CLIENT NAME:</b> City of Seagoville    |  | <b>DATE:</b> 11/13/2024               |                   |
| <b>CONTACT NAME:</b> Kirk McDaniel        |  | <b>Email:</b> kmcdaniel@seogoville.us |                   |
| <b>ADDRESS:</b>                           |  |                                       |                   |
| <b>CITY:</b>                              |  | <b>STATE:</b>                         | <b>ZIP:</b>       |
| <b>PHONE:</b> <b>Direct:</b> 469-319-5002 |  | <b>Mobile:</b>                        |                   |
| <b>SITE NAME:</b> Seagoville City Hall    |  |                                       |                   |
| <b>STREET:</b> 202 N. Kaufman             |  |                                       |                   |
| <b>CITY:</b> Seagoville                   |  | <b>STATE:</b> TX                      | <b>ZIP:</b> 75159 |
| <b>SITE INFO:</b>                         | <b>SIZE</b>  | <b>AGE</b>                            | <b>OPERATION</b>  |
|   | 2,376 SF   | 1951                                  | City Hall         |
| <b>ASBESTOS CONSULTING SERVICES</b>       |  |                                       |                   |
| <b>SCOPE OF WORK</b>                      | <p>CLIENT has requested EnviroPhase to provide asbestos project design and specifications for the abatement contractor and daily air monitoring consulting during abatement activities.</p>  |                                       |                   |
|   | <p>Asbestos Abatement Consulting Services<br/>           EnviroPhase will provide a Texas licensed Individual Asbestos Consultant (IAC) to conduct the following:</p> <ul style="list-style-type: none"> <li>• Preparation of a project-specific asbestos abatement specification for contractor use</li> <li>• Assist CLIENT personnel in the selection of an abatement contractor after bids have been submitted.</li> <li>• Liaise and coordinate with CLIENT personnel on project deliverables and scheduling.</li> <li>• Participate in conference calls as requested by CLIENT.</li> <li>• Coordinate and conduct a single pre-bid meeting onsite with prospective abatement contractors.</li> </ul>   |                                       |                   |
|   | <p>Asbestos Abatement Oversight &amp; Air Monitoring<br/>           EnviroPhase's services will provide appropriately licensed/certified personnel to conduct the following:</p> <ul style="list-style-type: none"> <li>• Preparation of a project-specific asbestos abatement specifications for contractor use.</li> <li>• Participate in a site safety meeting with the abatement contractor selected by CLIENT and CLIENT's designated representative(s), if available, at the beginning of the work shift(s) regarding potential safety issues and project progress.</li> <li>• Inspect the work area(s) prior to commencement of asbestos abatement activities.</li> <li>• Conduct area/perimeter air monitoring in areas adjacent to the abatement area during abatement activities at the building. Air monitoring will help ensure that airborne contaminant levels are not being surpassed per Work Plan and/or regulatory limits and that fiber levels outside the regulated area are within regulatory and specified guidelines. Air monitoring will be accomplished using the National Institute of Occupational Safety and Health (NIOSH) 7400 Method. Air sample analysis shall utilize Phase Contrast Microscopy (PCM).</li> <li>• Perform ongoing observations of the work area(s), to document that abatement work is being carried out safely and in compliance with the requirements of the specification, or regulatory requirements, and to collect abatement progress data.</li> <li>• Maintain a record of relevant observations and findings made during the abatement project. A copy of this record will be provided to CLIENT after project completion.</li> <li>• Communicate with CLIENT project personnel as appropriate to provide status of project and any issues that may arise requiring their attention.</li> </ul> |                                       |                   |

|                           |  | Lump Sum       |
|---------------------------|--|----------------|
| FEES                      | <b>Asbestos Abatement Consulting Services</b><br>Includes: asbestos abatement specification, travel, per-diem, onsite meeting, communications. After 2nd mobilization travel and mileage to be added per event.  | \$1,500        |
|                           | <b>Asbestos Abatement Oversight &amp; Air Monitoring</b><br>Air Monitoring: Estimated 1 days (to be determined) @ \$650/shift<br>Includes: onsite project management, air monitoring and air sample analysis, field supplies, travel and per-diem.   | \$650          |
| <b>Total:</b>             |  | <b>\$2,150</b> |
| ASSUMPTIONS & LIMITATIONS | <ul style="list-style-type: none"> <li>Any activities beyond those specified in the scope of work will be considered supplemental services and will be invoiced on a time-and-materials basis or covered under a separate, written proposal. However, no such services will be undertaken without CLIENT authorization.</li> <li>These services are limited to abatement consulting as described in Scope of Work above and does not include abatement oversight services during asbestos abatement activities.</li> </ul>   |                |
| TERMS & CONDITIONS        | <b>PAYMENT TERMS:</b> Payment due upon receipt of invoice. If payment is not received within 30 days of invoice date, then finance charges of 1.5% per month on outstanding balance will apply starting 30 days from invoice date.   |                |
| APPROVAL                  | <p><i>I approve the consulting services and authorize the work to be performed for the fees and terms as described above. Signee assumes financial responsibility even if for subject property is tied to a real estate transaction that is not completed, abandoned or does not close. Signee agrees to pay any interest charges on outstanding balance due to late payment if subject property closing is delayed.</i></p> <p><b>Name:</b> <input type="text"/></p> <p><b>Company:</b> <input type="text"/></p> <p><b>Title:</b> <input type="text"/></p> <p><b>Signature:</b> <input type="text"/></p> <p><b>Date:</b> <input type="text"/></p> |                |



## **Asbestos–Mold–Demolition**

Asbestos Removal Professionals  
Proposal # 2024-105AW  
**City of Seagoville TX.**  
Att: Kirk McDaniel

November 7, 2024

**Project Address:** 202 N. Kaufman Rd. Seagoville, TX 75159.

**RE: Asbestos Abatement Proposal for-** Kirk McDaniel.

NTX Environmental, LLC, appreciates the opportunity to provide you with this proposal for Asbestos Abatement at the above referenced property. The abatement activities will focus on the professional removal of various asbestos-containing materials (ACMs).

- **Black concrete/tan floor tile-** NTX will remove approximately 200 sf of black concrete/tan floor tile from the old vault room under full containment for **\$1,700.00.**
- **Water and Electricity-** NTX will supply water and electricity to perform abatement services for **\$300.00.**
- **Mobilization and asbestos disposal-** NTX will mobilize equipment, material and do the asbestos disposal for **\$300.00.**

### **NTX Environmental LLC licenses:**

1. Asbestos Abatement Contractor License # 801185
2. Asbestos Transporter License # 400601

### **NTX Environmental LLC Insurances:** *(If additional insurance is required, there will be a change order.)*

- Commercial General Liability
- Automobile Liability
- Workers Compensation & Employers Liability



## **Asbestos–Mold–Demolition**

### **NTX Environmental LLC:**

- a) Follow all Federal, State, and local regulations to be in total compliance during the asbestos removal.
- b) Supply Texas State licensed supervisor(s) and Texas State licensed worker(s) for the asbestos abatement project. All workers will use full respirator protection and disposable clothing, as per OSHA 29 CFR 1910 and 1926 regulations.
- c) Build containments around the areas containing asbestos.
- d) Supply the containment with controlled environmental pressures to assure safety.
- e) Wet wipe and HEPA vacuum all structures and related surfaces where necessary.
- f) Encapsulate all of the abated surfaces.
- g) Double bag all of the asbestos contaminated waste and load the bags into a plastic lined waste transporter.
- h) Fill out all of the hazardous materials manifests and have a licensed transporter take the materials to an EPA approved landfill for manifesting:
- i) Provide all documentation to your company for recording purposes. This documentation will reflect all final results of the project after payment is received.

### **Requirements & Responsibilities of Owner/Others:**

- All work to be performed per Owner's Representatives Project Design and in compliance with Federal, State and Local Regulations.
- Contractor to supply water and electricity required to perform abatement services.
- Proposal does not include any permit/notification fees, Sales Tax, including Without.
- Limitation Texas Sales Tax on Repair and Remodeling Services.
- Pricing includes labor, material, disposal, to complete the job per in compliance with all applicable regulations.



## Asbestos–Mold–Demolition

### **Project Duration:**

This Asbestos Abatement project is estimated at 1 working day(s).  
NTX will work Monday - Friday all day shift(s), up to 10 hours per work shift.

Total Lump Sum Base Bid: \$2,300.00

Authorized Signature:

Wilson Lopez, Owner

### **NOTICE TO PROCEED:**

Please sign and return a copy of this proposal to NTX Environmental, LLC Scheduling of work can be initiated upon receipt of a signed faxed/ emailed copy of this agreement. A copy of the signed document will be returned for your records. This proposal is considered valid for a period of thirty (30) days from the date of issue.

### **ACCEPTANCE OF PROPOSAL:**

You are authorized to do the work as specified. Payment will be made as outlined above. By signing my name below, I certify that I have read and accepted the proposal to proceed with the project. Any questions concerning this proposal have been discussed. I have kept a copy of this document for my records.

Date of Acceptance: \_\_\_\_\_  
(Please type date)

Name/Signature: \_\_\_\_\_  
(Please type, it will be taken as your signature)

Title: \_\_\_\_\_  
(Please type)



## **Asbestos–Mold–Demolition**

**Payment to be as follows: DUE NET 15 DAYS**

In the event payments are not made as outlined herein, the undersigned agrees to pay all cost of collection and attorney's fees incurred by NTX Environmental including all expenses associated with collections litigation, court cost allowed by law and all attorney fees and expenses. All work is to be completed in a workmanlike manner according to standard industry practice. Any deviation or alteration from the above estimate involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.



TO: City Council

FROM: Jon Epps, Mayor Pro Tem

DATE: January 13, 2025

ITEM: 14

DESCRIPTION: Discuss and consider a Resolution naming the animal shelter and adoption building in honor of James and Norma Suddeth.

---

**INTRODUCTION**

At the request of Mayor Pro Tem Epps this item has been added to the agenda for City Council to consider a proposed name for the new animal shelter and adoption building to: *James and Norma Suddeth Animal Shelter and Adoption Center*.

**ATTACHMENTS**

1. [RES - ASAC Naming](#)

**A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS NAMING THE ANIMAL SHELTER AND ADOPTION BUILDING IN HONOR OF JAMES AND NORMA SUDDETH AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, James and Norma Suddeth have been generous in supporting animal services and operations through financial contributions and volunteer work; and

**WHEREAS**, their contributions embody a genuine love and care for the welfare of animals alongside City services aimed to operate a no-kill shelter for the City of Seagoville; and

**WHEREAS**, the new 6,000 square foot animal shelter and adoption building will serve as a legacy and beacon to all visitors supporting the welfare of animals within City limits; and

**WHEREAS**, the City Council of the City of Seagoville has chosen to honor the dedication to the community and the positive public impact demonstrated by James and Norma Suddeth.

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

**SECTION 1.** The new animal shelter and adoption building is hereby named James and Norma Suddeth Animal Shelter and Adoption Center.

**SECTION 2.** This Resolution is effective immediately.

**DULY PASSED** by the City Council of the City of Seagoville on the 13<sup>th</sup> day of January 2025.

APPROVED:

\_\_\_\_\_  
Jon Epps, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Sara Egan, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Chris Metcalf, Asst. City Attorney



TO: City Council

FROM: Bill Medina, Director of Community Development

DATE: January 13, 2025

ITEM: 15

DESCRIPTION: Discuss and consider an Ordinance amending the Code of Ordinances by amending Section 23.03.010 "Stormwater Collection and Conveyance Systems" of Article 3 "Subdivision Design Standards" of Chapter 23 "Subdivisions" of Title II, "Buildings; Development; Zoning" to allow but not require perimeter fencing for detention and retention basins; and providing an effective date.

---

**INTRODUCTION**

The proposed ordinance will amend the stormwater ordinance requirement for fencing around the perimeter of detention and retention ponds.

**BACKGROUND**

The current stormwater ordinance requires that every detention and retention pond be fenced in with a minimum of a 6' tall wrought iron or black vinyl chain-link fence. Due to the wide range of detention/retention pond size, depth, and project complexity, Staff believes that a mandatory fence may no longer be applicable for all development projects. The proposed ordinance would remove the perimeter fencing requirement and allow a licensed engineer to recommend if a fence is necessary. A perimeter fence may still be installed, but will be assessed by an engineer on a case by case basis.

While researching nearby municipal stormwater regulations, the cities of Mesquite, Forney, and Balch Springs do not require fencing around detention and retention ponds.

**RECOMMENDATION**

Staff recommends approval of the text amendment to the subdivision ordinance.

**ATTACHMENTS**

1. [ORD - Proposed Text Amendment](#)
2. [Redline of Existing Text](#)

**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF SEAGOVILLE, TEXAS  
ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEAGOVILLE BY AMENDING SECTION 23.03.010 "STORMWATER COLLECTION AND CONVEYANCE SYSTEMS" OF ARTICLE 3 "SUBDIVISION DESIGN STANDARDS" OF CHAPTER 23 "SUBDIVISIONS" OF TITLE II, "BUILDINGS; DEVELOPMENT; ZONING" TO ALLOW BUT NOT REQUIRE PERIMETER FENCING FOR DETENTION AND RETENTION BASINS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City currently requires perimeter fencing around all detention and retention basins within the city; and

**WHEREAS**, because such fencing may not be necessary or recommended in some circumstances, staff has recommended amendment to allow but not require such fencing in accordance with the recommendation of a licensed engineer; and

**WHEREAS**, the City Council finds that the proposed amendment will serve the health, safety and general welfare of the citizens of the City and should be adopted;

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

**SECTION 1.** The Code of Ordinances of the City of Seagoville, Texas, as heretofore amended, is hereby amended at Title II "Buildings; Development; Zoning", Chapter 23 "Subdivisions", Article 3 "Subdivision Design Standards" by amending Section 23.03.010 "Stormwater collection and conveyance systems" to read as follows:

**"Title II: Buildings; Development; Zoning**

...

**Chapter 23. Subdivisions**

...

**ARTICLE 3 Subdivision Design Standards**

**Sec. 23.03.010 Stormwater collection and conveyance systems.**

...

(j) The perimeter boundary of a detention/retention basin or a portion thereof shall not be situated within street right-of-way designated on the city's thoroughfare plan. Detention/retention basins may be fenced in accordance with a licensed engineer's recommendation.

...

(l) The city requires that all detention and retention basins on public/private lands shall be sodded, sprinkled, and irrigated and further, if fenced, that a double six foot wide gate (12 foot wide total) be provided to allow access for city vehicles. If these lots are on private property or in neighborhoods, the homeowner's association (HOA) is responsible for upkeep, mowing, repairs, sprinkler system, fence at inlet area and fence outfall area as well as letting the city know if there are any problems with flow. Maintenance includes but is not limited to cleaning of silt fence, as well as making sure that inlets are free and clear from debris. The person or operator must ensure all long-term operation and maintenance of post-construction stormwater runoff control mechanisms, such as detention and retention basins, dry wells, and other measures as described in city regulations. Maintenance of detention and retention ponds to be operated in accordance with the design. HOA shall maintain property as to prevent the ponding of water through filling, draining, outfall flowing or re-grading and cleaning of outfall structure.

...."

**SECTION 2.** All ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance which shall remain in full force and effect.

**SECTION 4.** This Ordinance shall take effect from and after its passage.

**PASSED BY THE CITY COUNCIL OF THE CITY OF SEAOGVILLE, TEXAS, ON THE  
13TH DAY OF JANUARY, 2025.**

**APPROVED:**

\_\_\_\_\_  
Jon Epps, Mayor Pro Tem

**ATTEST:**

\_\_\_\_\_  
Sara Egan, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Chris Metcalf, Asst. City Attorney  
4908-0357-9144, v. 1

**§ 23.03.010. Stormwater collection and conveyance systems.**

- (a) System design requirements. Drainage improvements shall accommodate runoff from the proposed development and from the upstream drainage area in its anticipated maximum “build-out” condition, and shall be designed to prevent overloading the capacity of the downstream drainage system. The city may require the phasing of development, the use of control methods such as retention or detention, and/or the construction of off-site drainage improvements in order to mitigate the impact of the proposed development. No stormwater collection system shall be constructed unless it is designed in accordance with the city’s TCSS manual by a licensed professional engineer, and unless it is reviewed and approved by the city engineer. All plans submitted to the city engineer for approval shall include a layout of the drainage system together with supporting calculations for the design of the system.
- (b) All erosion and sedimentation controls shall conform to the TCSS manual, TCEQ requirements, and NCTCOG, or whichever is the most stringent requirement. No person shall discharge stormwater associated with a construction activity without first having submitted to TCEQ the notice of intent (NOI) and or a construction site notice (CSN), and a copy to the city (refer to section 19.10.011). All persons must submit a notice of termination (NOT) to the state regulator agency (TCEQ), and a copy to the city at the same time.
- (c) No person, individual, partnership, firm or corporation shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainageway without first obtaining written permission of the city engineer and any other applicable agency (such as FEMA, TCEQ or the U.S. Army Corps of Engineers) having jurisdiction. The city engineer may, at his or her discretion, require preparation and submission of a CLOMAR or other detailed flood study for a proposed development if there are concerns regarding storm drainage on the subject property or upstream or downstream from the subject property. The costs of such study, if required, shall be borne by the developer. It shall be the duty of each person owning or having control of real property within the city to prevent soil, mud, rock or other debris from such real property being deposited or otherwise transported onto the streets, alleys, utility facilities, rights-of-way, or easements or into creeks, lakes, channels, or other water bodies. An erosion control plan is required for an earthwork development permit. A site-specific stormwater pollution prevention plan (SWP3), prepared by the developer/owner and contractor with appropriate notices issued as required by the Texas Pollutant Discharge Elimination System (TPDES) general permit, shall be kept on the construction site at all times during the construction and updated as needed to address changing conditions. A copy of the construction site notice and notice of intent (NOI) (if required) shall be provided to the city. The city engineer may require additional information as necessary to evaluate the impacts of the proposed project.
- (d) In order to help reduce stormwater runoff, and resulting erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area that is disturbed during construction. The person or operator must ensure all temporary control measures for erosion control or other BMPs are removed once final stabilization has been achieved.

- (e) No cross-street flow (i.e., perpendicular to traffic flow) of stormwater runoff shall be permitted unless approved by the city engineer. When and if such drainage flow is allowed, it must be across a concrete street (i.e., valley gutter) and as approved by the city engineer.
- (f) All stormwater retention or detention facilities which are not located underground shall be designed using materials and techniques as established in the city's TCSS Manual or as may be required by the city engineer.
- (g) Detention and retention basins with associated intake, outflow systems, pump stations, emergency service channels structures and necessary supporting systems shall be considered stormwater management facilities defined in this section 23.03.010 of this article and shall be subject to the requirements in that section and shall include individual small lots.
- (h) If the developer of a property proposes detention/retention facilities for the development to remain in place after the completion of the construction, then as condition to approval of the development the property owner will be required to sign an inspection and maintenance agreement with the city as specified in section 19.10.014 of this article.
- (i) Detention basins shall be required when downstream facilities are not adequately sized to convey a design storm based on current city criteria for hydraulic capacity and demonstrate in a drainage analysis that no adverse impacts due to detention will result. Proposed calculated peak stormwater discharge from a site shall not exceed the calculated peak discharges from existing conditions unless sufficient downstream capacity above existing discharge conditions is available. Detention facilities when required shall be designed such that peak discharges or velocities are not increased when compared to pre-project conditions for the 2-, 10- and 100-year (50%, 10%, and 1% annual chance, respectively) floods. Construction of proposed detention facilities and associated supporting systems shall be substantially complete before any building permits for improvements served by the detention facilities can be approved.
- (j) The perimeter boundary of a detention/retention basin, or a portion thereof, shall not be situated within street right-of-way designated on the city's thoroughfare plan. Detention/retention basins may be fenced in accordance with a licensed engineer's recommendation.
- (k) The city requires that all new construction within the city limits, label their storm drains per the city standards outlined in the stormwater management plan (SWMP). The SWMP states that all new construction will order new/replacement city drain labels approved by the city and install them on all new storm sewer drain. The labels shall be a 4" circular sticker and blue and teal in color, Berntsen Model SDS "no dumping drains to stream," or city-approved equal. If any get damaged or lost during the construction process, the contractor shall be responsible until the subdivision has been accepted by the city, per provisions of section 23.06.007.
- (l) The city requires that all detention and retention basins on public/private lands shall be sodded, sprinkled, and irrigated and further, if fenced, that a double six foot wide gate (12 foot wide total) be provided to allow access for city vehicles. If these lots are on private property or in neighborhoods, the HOA (homeowners' association) is responsible [for] or upkeep, mowing, repairs, sprinkler system, fence at inlet area and fence outfall area as well as letting the city know if there are any

problems with flow. Maintenance includes but isn't limited to cleaning of silt fence, as well as making sure that inlets are free and clear from debris. The person or operator must ensure all long-term operation and maintenance of post-construction stormwater runoff control mechanisms, such as detention and retention basins, dry wells, and other measures as described in city regulations. Maintenance of detention and retention ponds to be operated in accordance with the design. HOA shall maintain property as to prevent the ponding of water through filling, draining, outfall flowing or re-grading, and cleaning of outfall structure.

- (m) The city is to have adjacent easements for entrances and outfalls. Although no city easement is to run through detention pond, there is to have an easement that leads to and surrounds inlet structure, and surrounds the exit structure of the basin, and that is maintained and kept clear by HOA.
- (n) Installation of structural BMPs (best management practices) must be completed prior to completion of the construction process to control pollutants in stormwater discharges that will occur after construction operations have been finalized (refer to section 19.10.013). Structural measures should be place on upland soils to the degree attainable. Such installed structural measures may include but are not limited to the following: Stormwater detention structures (including wet ponds) stormwater retention structures, flow attenuation by use of open vegetative swales and natural depressions, other velocity dissipation devises, infiltration of runoff on-site, and sequential systems which combine several practices.  
(Ordinance 04-2022 adopted 2/28/22; Ordinance 15-2023 adopted 6/26/2023)



TO: City Council

FROM: Ray Calverley, Police Chief

DATE: January 13, 2025

ITEM: 16

DESCRIPTION:

Discuss and consider a Resolution designating the City Manager as the authorized official for Grant Number 5092601 titled Safer City Program and authorizing the submission of the grant application to the Office of Governor, Criminal Justice Division.

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### **INTRODUCTION**

Submittal of a 2025 Justice Assistance Grant (5092601) administered by the Governor's Office Criminal Justice Division, for a FLOCK camera system titled Safer City Program.

### **BACKGROUND**

Technology over the years has greatly advanced in the realm of camera usage to assist law enforcement in their ability to detect crime before it occurs, and to assist in identifying vehicles and/or suspects through video and still-shot technology. The most common and most effective system on the market today is the FLOCK system. This system is used nationwide and has helped agencies all across the US solve some major events. In fact, this same system in the Dallas area helped our agency recently in identifying the vehicle used in a major incident.

These grant funds will allow us the means to purchase (10) FLOCK cameras, (8) stationary and (2) remote (moveable cameras), give us one year of maintenance and licensing and put our agency on the nationwide data base for the FLOCK system.

### **RECOMMENDATION**

Staff recommends approval.

### **FINANCIAL IMPACT**

There are no matching funds required for this grant project. The Department is asking to purchase this technology, setup and training for optimum operation by the vendor at a total cost of \$38,600.00. These funds would have to be paid upfront by the City, and then we would submit for full reimbursement from the awarded grant funds. Please note, this grant only covers one year of maintenance and licensing for this system. Starting in fiscal year 2026 – 2027 the city would be responsible for the annual maintenance and licensing for as long as the program continues to be in existence.

### **ATTACHMENTS**

1. [RES - Grant No. 5092601 Safer City Program](#)

**A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS**

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL FOR GRANT NUMBER 5092601 TITLED, SAFER CITY PROGRAM AND AUTHORIZING THE SUBMISSION OF THE GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, CRIMINAL JUSTICE DIVISION; 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 of the City of Seagoville, Texas finds it in the best interest of the citizens of Seagoville, that the Safer City Program be operated for 2025; and

**WHEREAS**, as a part of said Program, the City of Seagoville will provide applicable matching funds for the said project as required by the Justice Assistance Grant Application; and

**WHEREAS**, as a further requirement of said Program, the City of Seagoville will agree that in the event of loss or misuse of the Criminal Justice Division Funds, the funds will be returned to the Criminal Justice Division in full; and

**WHEREAS**, the City Council of the City of Seagoville, Texas desires to designate the City Manager as the City's authorized official with the power and authority to apply for, accept, reject, alter or terminate the grant on behalf of the City;

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

**Section 1.** The City Council of the City of Seagoville, Texas, approves the submission of the grant application for Grant Number 5092601, the Safer City Program, to the Office of the Governor, Criminal Justice Division and further designates the City Manager as the City's authorized official with the power and authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City.

**Section 2.** 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 3.** This Resolution shall take effect immediately from and after its passage as the law and Charter in such cases provide.

**DULY RESOLVED** by the City Council of the City of Seagoville, Texas on the 13<sup>th</sup> day of January, 2025.

APPROVED:

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JON EPPS, MAYOR PRO TEM

ATTEST:

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SARA EGAN, CITY SECRETARY

APPROVED AS TO FORM:

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CHRIS METCALF, ASST. CITY ATTORNEY

4914-9220-3277, v. 1



TO: City Council

FROM: Chris Ryan, Director of Public Works

DATE: January 13, 2025

ITEM: 17

DESCRIPTION: Discuss and consider a Resolution approving Work Order No. 20 with Garver, LLC for the provision of scoping and cost estimating services for the Malloy Bridge Road reconstruction project in an amount not to exceed fifteen thousand dollars and zero cents (\$15,000.00); and authorizing the City Manager to execute said work Order No. 20.

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**INTRODUCTION**

The purpose of this item is to provide the Public Works Department with Professional Engineering Services for the Malloy Bridge Road reconstruction scoping and cost estimating services.

**BACKGROUND**

The City of Seagoville has contracted with Garver, LLC, for the Malloy Bridge Road reconstruction scoping and cost estimating services. This a project to help the city seek funding through North Central Texas Council of Governments (NCTCOG) for the potential reconstruction of Malloy Bridge Road. Garver has provided a proposal for engineering services for the Malloy Bridge Road reconstruction scoping and cost estimating services.

**RECOMMENDATION**

Staff recommends approval.

**FINANCIAL IMPACT**

Street Maintenance Budget

**ATTACHMENTS**

1. [RES - Garver, LLC](#)
2. [Work Order No. 20](#)

**THE CITY OF SEAGOVILLE, TEXAS**

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS APPROVING WORK ORDER NO. 20 WITH GARVER, LLC FOR THE PROVISION OF SCOPING AND COST ESTIMATING SERVICES FOR THE MALLOY BRIDGE ROAD RECONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED FIFTEEN THOUSAND DOLLARS AND ZERO CENTS (\$15,000.00); AUTHORIZING THE CITY MANAGER TO EXECUTE SAID WORK ORDER NO. 20; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City has previously entered into a Master Agreement for Professional Engineering Services with Garver, LLC on March 24, 2021; and

**WHEREAS**, under that Master Agreement Garver has provided Work Order No. 20 regarding scoping and cost estimating services for the Malloy Bridge Road Reconstruction Project in the amount of \$15,000.00; and,

**WHEREAS**, the City Council for the City of Seagoville, Texas has reviewed Work Order No. 20 and has determined it to be in the best interest of the City of Seagoville to enter into said agreement.

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

**SECTION 1.** Work Order No. 20, issued under the March 24, 2021 City’s Master Agreement for Professional Services with Garver, LLC, for provision of scoping and cost estimating services for the Malloy Bridge Road Reconstruction Project, in an amount not to exceed \$15,000.00, said Work Order to be in substantially the form of that attached hereto and incorporated herein by this reference as Exhibit “A,” is hereby approved and the City Manager is authorized to execute the same on behalf of the City.

**SECTION 2.** Any prior resolutions of the City Council of the City of Seagoville, Texas, in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

**SECTION 3.** If any article, paragraph, subdivision, clause or provision of this Resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgement or holding shall not affect the validity of this Resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

**SECTION 4.** This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Seagoville, Texas, and it is accordingly resolved.

**DULY PASSED** by the City Council of the City of Seagoville, Texas, on the 13<sup>th</sup> day of January 2025.

APPROVED:

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Jon Epps, Mayor Pro Tem

ATTEST:

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Sara Egan, City Secretary

APPROVED AS TO FORM:

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Chris Metcalf, Asst. City Attorney

**EXHIBIT A**  
**Garver Work Order No. 20**  
**[to be attached]**

4934-1050-7021, v. 1



**WORK ORDER NO. 20**  
**City of Seagoville**  
**Malloy Bridge Road Reconstruction Scoping and Cost Estimating Services**  
**Project No. 2402794**

This WORK ORDER (“Work Order”) is made by and between the **City of Seagoville** (hereinafter referred to as “**OWNER**”) and **Garver, LLC**, (hereinafter referred to as “**GARVER**”) in accordance with the provisions of the MASTER AGREEMENT FOR PROFESSIONAL SERVICES executed on March 24, 2021 (the “Agreement”).

Under this Work Order, the OWNER intends to make the following improvements for **On-Call Engineering Services**:

The OWNER intends to utilize GARVER on an on-call, hourly basis for the expedited efforts of scoping and providing cost estimations for the Malloy Bridge Reconstruction project.

Garver will provide professional services related to these improvements as described herein. Terms not defined herein shall have the meaning assigned to them in the Agreement.

**SECTION 1 - SCOPE OF SERVICES**

Task 1.0 Scoping and Cost Estimation Services

On an on-call, hourly basis, GARVER will provide scoping and cost estimating services for the future Malloy Bridge Reconstruction project. These efforts will include estimating construction costs, providing approximate measurements for land acquisition purposes, breaking out the project into anticipated phases to meet OWNER budgeting responsibilities, estimating engineering fees and approximate year of the start of construction of each phase, and establishing preliminary roadway sections for each phase for the OWNER’s use during funding discussions with the North Central Texas Council of Governments (NCTCOG). These efforts do not include any preliminary engineering (i.e. roll plot layouts, drainage calculations, storm drain sizing, excavation quantities, etc.) outside of what GARVER deems necessary to provide reasonable construction cost estimates. Engineering for each phase will take place under separate work order.

**SECTION 2 – PAYMENT**

For the work described under SECTION 1 – SCOPE OF SERVICES, the OWNER will pay GARVER on an hourly rate basis. The OWNER will pay GARVER, for time spent on the project, at the hourly rate of each of Garver’s personnel shown in Appendix A (may include contract staff classified at GARVER’s discretion) during the performance of these services plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The total amount paid to GARVER under this agreement is not to exceed **\$15,000**. GARVER will identify on each invoice which evaluation task, or specialty review, is associated with the submitted charges.

The OWNER represents that funding sources are in place with the available funds necessary to pay GARVER.

The table below presents a summary of the anticipated fee amounts and fee types for this Work Order.



| WORK DESCRIPTION                                | FEE AMOUNT | FEE TYPE              |
|---|------------|-----------------------|
| Task 1.0 – Scoping and Cost Estimating Services | \$15,000   | HOURLY, NOT TO EXCEED |

The OWNER will pay Garver for Service rendered at the rates shown in Appendix A for each classification of Garver’s personnel (may include contract staff classified at Garver’s discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The total amount paid to Garver under this Work Order is not to exceed **\$15,000.00**. The rates shown in Appendix A will be increased annually with the first increase effective on or about July 1, 2025.

Expenses other than salary costs that are directly attributable to performance of our Services will be billed as follows:

1. Direct cost for travel, long distance and wireless communications, outside reproduction and presentation material preparation, and mail/courier expenses.
2. Charges similar to commercial rates for reports, plan sheets, presentation materials, etc.

The OWNER will pay GARVER on a monthly basis, based upon statements submitted by GARVER to the OWNER for the scope of services described in this agreement. Payments not received within 60 days of invoice date will be subject to a one percent monthly simple interest charge.

Additional Services (Extra Work). For work not described or included in Section 1 – Scope of Services but requested by the OWNER in writing, the OWNER will pay GARVER, for time spent on the project, at the rates shown in Appendix A for each classification of GARVER’s personnel (may include contract staff classified at GARVER’s discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The rates shown in Appendix A will be increased annually with the first increase effective on or about July 1, 2024.

### SECTION 3 – APPENDICES

- 3.1 The following Appendices are attached to and made a part of this Work Order:  
3.1.1 Appendix A – Fee Spreadsheet / Unit Rates

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This Work Order may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

The effective date of this Work Order shall be the last date written below.

CITY OF SEAGOVILLE

GARVER, LLC

By: \_\_\_\_\_  
*Signature*

By: Lance Klement  
*Signature*

Name: \_\_\_\_\_  
*Printed Name*

Name: Lance Klement  
*Printed Name*

Title: \_\_\_\_\_

Title: North Texas Water Team Leader

Date: \_\_\_\_\_

Date: 12/30/2024



**Appendix A**  
**City of Seagoville**  
**Scoping and Cost Estimation Services**  
**Garver Hourly Rate Schedule: July 2024 - June 2025**

| <b>Classification</b>              | <b>Rates</b> |
|------------------------------------|--------------|
| <b>Engineers / Architects</b>      |              |
| E-1                                | \$ 130.00    |
| E-2                                | \$ 149.00    |
| E-3                                | \$ 197.00    |
| E-4                                | \$ 221.00    |
| E-5                                | \$ 247.00    |
| E-6                                | \$ 304.00    |
| <b>Planners</b>                    |              |
| P-1                                | \$ 157.00    |
| P-2                                | \$ 196.00    |
| P-3                                | \$ 244.00    |
| P-4                                | \$ 273.00    |
| <b>Designers</b>                   |              |
| D-1                                | \$ 118.00    |
| D-2                                | \$ 135.00    |
| <b>Technicians</b>                 |              |
| T-1                                | \$ 95.00     |
| <b>Environmental Specialists</b>   |              |
| ES-1                               | \$ 104.00    |
| ES-2                               | \$ 131.00    |
| ES-3                               | \$ 168.00    |
| ES-4                               | \$ 198.00    |
| <b>Management / Administration</b> |              |
| AM-1                               | \$ 75.00     |
| AM-2                               | \$ 96.00     |

Agreement for Professional Services  
Scoping And Cost Estimation Services

Garver Project No. 2402794