



City Of Seagraves

Regular Session

Seagraves City Council

Minutes

October 13th, 2020 – 6:30 P.M

Meeting held by means of videoconferencing a recording is available on request.

Guests: Renee Goodger, Rick Vasquez, Chad Tompkins, Steven Faulk, Joann Aranda, Sara Bradshaw, Lee Lerma, Justin Cantwell, Bill Parsons, Marilou Horton, Wes Rogers, Louis Guerrero

- 1) **Call to Order-Announce Quorum:** 06:32 PM
- 2) **Pledge of Allegiance:** Dan Grife
- 3) **Invocation:** Charles Evans
- 4) **Roll Call:** Shannon Wadzeck, Debra Middleton, Charles Evans, Cindy Durham, Kendra Sellers, Ruben Valles(Camera Off)
- 5) **Approve Minutes of Previous Meetings:** Alderman Durham motion to accept the minutes of 09-14-2020, Second by Alderman Middleton. Motion passed as recorded; Alderman Valles-aye, Alderman Wadzeck-aye, Alderman Middleton-aye, Alderman Sellers-aye, Alderman Durham-aye. Alderman Middleton motion to accept the minutes of 09-18 and 09-24-2020, Second by alderman Durham. Motion passed as recorded; Alderman Valles-aye, Alderman Wadzeck-aye, Alderman Middleton-aye, Alderman Sellers-aye, Alderman Durham-aye.
- 6) **Recommendations of the Selection Committee for Engaging an Architect for the Community Facilities Project:** Justin Cantwell addressed the council and stated the reasons for the decision of the committee. Mr. Cantwell said the primary reason for the recommendation was the experience one firm had in working on USDA funded projects. Mr. Cantwell thanked SK and MWM for the submissions and for taking time to interview and then announced that VGA had scored highest and had been selected for recommendation. Mr. Lerma Said that he agreed and had also selected VGA.
- 7) **An address by Gareth Denham regarding his plans to develop businesses on Main St.:** Mr. Denham spoke to the council about recently purchasing the Simpson Inn and the pizza restaurant and his plans to develop them.
- 8) **Presentation by Alderman Sellers Regarding the City Hall in Knox City:** Alderman Sellers presented photographs of the city hall in Knox City and explained that the city of Knox City had renovated a closed Dairy Queen restaurant in Knox City and had converted the building into a City Hall and Police Department.

- 9) **Pass Resolution 20-10-13-a:** Alderman Middleton motion to pass the resolution, Second by Alderman Durham. Motion passed as recorded; Alderman Valles-aye, Alderman Wadzeck-aye, Alderman Middleton-aye, Alderman Sellers-aye, Alderman Durham-aye.
- 10) **Pass Resolution 20-10-13-b:** motion to pass the resolution by Alderman Durham, Second by Alderman Middleton. Motion passed as recorded; Alderman Valles-aye, Alderman Wadzeck-aye, Alderman Middleton-aye, Alderman Sellers-aye, Alderman Durham-aye.
- 11) **Take Action to Hire a Financial Advisor for the TWDB Fresh Water Improvements Project:** Alderman Sellers motion to engage Hilltop Securities, Erick Macha as Financial Advisor, Second by Alderman Middleton. Motion passed as recorded; Alderman Valles-aye, Alderman Wadzeck-aye, Alderman Middleton-aye, Alderman Sellers-aye, Alderman Durham-aye.
- 12) **Take Action to Hire a Project Engineer for the TWDB Fresh Water Improvements Project:** Alderman Sellers motion to hire West Texas Consultants, Chad Tompkins as project engineer, Second by Alderman Durham. Motion passed as recorded; Alderman Valles-aye, Alderman Wadzeck-aye, Alderman Middleton-aye, Alderman Sellers-aye, Alderman Durham-aye.
- 13) **Discussion: Tex. Gov't Code Ann § 551.144:** The City Secretary said that the mayor had asked that he read this section of the code to inform the council. (See Code)
- 14) **Discussion: Tex. Gov't Code Ann § 551.127:** The City Secretary said that the mayor had asked that he read this section of the code to inform the council. (See Code)
- 15) **Consent Agenda:** The Mayor asked the Public Works Director about the report. The Director explained that the rental of a vacuum trailer would make the upcoming TxDOT improvements along 385 more manageable for the department. Alderman Middleton supported the expenditure and the mayor agreed. Alderman Durham asked about a platting issue. The Director explained that a recent request for utility service has been for a parcel in a non-platted area inside the city limits. The Director reported that after discussing the matter with the municipal attorney, the city had been advised that it had no responsibility to provide service to an undeveloped area. The Director explained that it is the responsibility of the developer to have the property platted and to pay for infrastructure to be placed in the development. According to the attorney, the developer should bring detailed estimates and plans to the city and at that time the city may or not decide to allow the development. The Director informed the council that the property in question was in a flood plain. Alderman Valles asked that the property owner be allowed to address the issue at this time. The Mayor recognized JoAnn Aranda. Ms. Aranda said that some homes are in that area and she assumed that city services would be available. The Mayor informed Ms. Aranda that the city services in the area were located west of the proposed site and that he had informed one prospective owner that it would be the owner's responsibility to have lines run to connect to the existing service. The Mayor said the owner did not intend to put a residence on the site but had wanted the service to water livestock. The Director pointed out that the area is inside the city limits and that zoning prohibited livestock within city limits. Alderman Valles said that goats and chickens were livestock and several people inside the city limits had such livestock. The Director said that there were serious deficiencies in the area and that flooding and, access is chief among them. Alderman Middleton said that a previous plan to develop a subdivision in west of the site had already established that a private developer would be required to finance infrastructure and planning. The Mayor said that no city streets exist in the area. Alderman Valles asked if the city had any building and development code or a development procedures policy in place. Alderman Middleton asked Mr. Cantwell how the

property might be subdivided if the area had not been platted. He asked Ms. Aranda if the surveyor had given her a copy of a plat. If such a plat is filed and recorded it would be the responsibility of the developer to lay in the infrastructure at which time it would be the city responsibility to provide service. Alderman Valles spoke about a building code violation at 1101 15th St. The Director said the issue was a set back issue and the city could not allow the violation to stand as the neighboring property owner could demand the structure be removed. Even if the present owner allowed the structure, a subsequent owner could demand the removal. Alderman Sellers motion to accept the consent agenda, Second by alderman Durham. Motion passed as recorded; Alderman Valles-aye, Alderman Wadzeck-aye, Alderman Middleton-aye, Alderman Sellers-aye, Alderman Durham-aye.

- 16) **Public Comments:** JoAnn Aranda spoke about the water bill for the property located on Appleton. The Mayor asked if the rate for water had gone up. Ms. Aranda asked to not pay the rates outlined in the rate ordinance but rather to pay only for a unit that is occupied. The Mayor asked the secretary to inquire.
- 17) **New Business:** Alderman Middleton asked if door to door trick or treat would be allowed during the pandemic. The Alderman asked if the Mayor intended to declare a date for trick or treat.
- 18) **Set date and time for the next regular session:** November 9th at 06:30PM
- 19) **Adjourn:** Alderman Sellers motion to adjourn. Alderman Valles second. Meeting adjourned 08:06PM

Charles Evans, Mayor

ATTEST: _____

City Secretary (Dan Grife)