



**MINUTES OF CITY COUNCIL  
REGULAR SESSION  
JANUARY 6, 2020**

**The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:10 p.m. on Monday, January 6, 2020, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:**

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

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Finance Director Patrick Harvey, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

**Invocation** – *Invocation was led by Seagoville Economic Development Assistant Cole.*

**Pledge of Allegiance** – *Pledge of Allegiance was led by Mayor Childress.*

**Mayor's Report** – *None.*

**Citizens Public Comment Period**- *This portion of the meeting is to allow each speaker up to six (6) minutes to address the council on items not posted on the current agenda. Council may not discuss these items but may respond with factual data or policy information, or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the City Secretary.*

*None.*

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

- 1. Consider approving City Council Meeting Minutes for December 16, 2019 (City Secretary)**

*Motion to approve City Council Meeting Minutes for December 16, 2019 –Epps, seconded by Magill; motion passed with all ayes. 5/0*

**REGULAR AGENDA-**

**2. Presentation of City of Seagoville’s Financial Report for Fiscal Year 2019 (Finance Director)**

*Finance Director Harvey presented the Financial Report for Fiscal Year 2019.*

*Councilmember Magill thanked Staff for their hard work on the budget.*

*Finance Director Harvey expressed his appreciation for Assistant Finance Director French and Payables/Payroll Administrator Anderson.*

**3. Discuss and consider an Ordinance approving a budget amendment for Fiscal Year end September 30, 2019 (Finance Director)**

*Finance Director Harvey stated this Ordinance approves a budget amendment for Fiscal Year end September 30, 2019.*

*Motion to approve an Ordinance approving a budget amendment for Fiscal Year end September 30, 2019 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0*

**4. Consider directing staff concerning the installation of an inclusive playground (Burke Playground Equipment)**

*Staff was directed to proceed with the installation of an inclusive playground.*

**5. Discuss and consider a Resolution of the City of Seagoville, Dallas County, Texas, casting its vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (City Secretary)**

*City Secretary Jackson stated Dallas Central Appraisal District is requesting the Seagoville City Council to cast a vote in the runoff for the fourth member of the Board of Directors of the Dallas Central Appraisal District. She also stated the candidates are Michael Hurtt of Desoto and Mona Dixon of Lancaster.*

*Motion to cast a vote for Michael Hurtt of Desoto for the fourth member of the Board of Directors of the Dallas Central Appraisal District – Hernandez, seconded by Magill; motion passed with all ayes. 5/0*

**6. Discuss and consider a Resolution of the City of Seagoville, Texas, approving and ratifying Seagoville Economic Development Corporation's Consent to Assignment Agreement by and between KH, LLC, d/b/a Kelly Harris Company and Allen National Investments, the Seagoville Economic Development Corporation, and FR Group, LLC, attached as Exhibit "1"; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (City Manager)**

*Motion to approve a Resolution of the City of Seagoville, Texas, approving and ratifying Seagoville Economic Development Corporation's Consent to Assignment Agreement by and between KH, LLC, d/b/a Kelly Harris Company and Allen National Investments, the Seagoville Economic Development Corporation, and FR Group, LLC, attached as Exhibit "1"; authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 5/0*

**7. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving an Economic Development Incentive Agreement between Seagoville Economic Development Corporation ("SEDC") and Seagoville Holdings, LLC, a Texas Limited Liability Company and Patrick Michael, L.P., a Texas Limited Partnership, Jointly and Severally, in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00), for the expansion of the current Excel Linen located at 208 and 210 Railroad Avenue, Seagoville, Texas, and the renovations and improvements required to operate the Support Center for Excel Linen and Migalitos Supermercado located at 217 North Kaufman Street, Seagoville, Texas, attached as Exhibit "1"; providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving an Economic Development Incentive Agreement between Seagoville Economic Development Corporation ("SEDC") and Seagoville Holdings, LLC, a Texas Limited Liability Company and Patrick Michael, L.P., a Texas Limited Partnership, Jointly and Severally, in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00), for the expansion of the current Excel Linen located at 208 and 210 Railroad Avenue, Seagoville, Texas, and the renovations and improvements required to operate the Support Center for Excel Linen and Migalitos Supermercado located at 217 North Kaufman Street, Seagoville, Texas, attached as Exhibit "1"; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Epps; motion passed with all ayes. 5/0*

**8. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending Ordinance 33-2019 by correcting a scrivener error related to the minimum lot area set forth in the development regulations under Section 2, subsection F; providing a severability clause; providing a conflicts resolution clause; and providing an effective date (Community Development Director)**

*Motion to approve an Ordinance of the City of Seagoville, Texas, amending Ordinance 33-2019 by correcting a scrivener error related to the minimum lot area set forth in the development regulations under Section 2, subsection F; providing a severability clause; providing a conflicts resolution clause; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0*

**9. Conduct a public hearing on a request to authorize a religious institution on property zoned "R-5", Residential-5, being Tract 52 of the Wyatt Barnett Abstract 189, commonly referred to as 1201 North Kaufman Street, in the City of Seagoville, Dallas County, Texas (Community Development Director)**

*Mayor Childress opened the public hearing at 7:36 p.m.  
No one spoke for or against.  
Mayor Childress closed the public hearing at 7:36 p.m.*

**10. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, as amended, by granting a Special Use Permit ("SUP") subject to specified conditions authorizing a religious institution on property zoned "R-5", Residential-5, being Tract 52 of the Wyatt Barnett Abstract 189, commonly referred to as 1201 North Kaufman Street, in the City of Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)**

*Motion to deny an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, as amended, by granting a Special Use Permit ("SUP") subject to specified conditions authorizing a religious institution on property zoned "R-5", Residential-5, being Tract 52 of the Wyatt Barnett Abstract 189, commonly referred to as 1201 North Kaufman Street, in the City of Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date – Hernandez, seconded by Fruin.*

*Councilmember Hernandez asked City Attorney Thomas if he needed to state the reason for denial. City Attorney Thomas stated yes.*

*Councilmember Hernandez amended his motion to deny, due to insufficient parking, an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, as amended, by granting a Special Use Permit ("SUP") subject to specified conditions authorizing a religious institution on property zoned "R-5", Residential-5, being Tract 52 of the Wyatt Barnett Abstract 189, commonly referred to as 1201 North Kaufman Street, in the City of Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date. Amended motion was seconded by Fruin. Motion to deny passed with all ayes. 5/0*

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

*Mayor Pro Tem Epps stated he feels like the City of Seagoville is moving good and he thanked Staff.*

*Mayor Childress allowed Ms. Larissa Bonacquisti from Bob Halls office to address the Council and introduce herself.*

**12. Future Agenda Items** – Council to provide direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

*None.*

**Adjourned at 7:40 p.m.**

**APPROVED:**

  
\_\_\_\_\_  
Mayor Dennis K. Childress

**ATTEST:**

  
\_\_\_\_\_  
Kandi Jackson, City Secretary



