



**MINUTES OF CITY COUNCIL  
REGULAR SESSION  
APRIL 5, 2021**

**The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, April 5, 2021, 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, Library Director Liz Gant, 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 led by Councilmember Magill.*

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

**Proclamation – Public Safety Telecommunicators Week** – *Mayor Childress presented the Public Safety Telecommunicators Week Proclamation.*

**Mayor’s Report** – *Mayor Childress stated the Telecommunicators Week Proclamation will serve as the Mayor’s Report.*

**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.*

**1. Recessed into Executive Session at 7:05 p.m.**

**Council will recess into executive session pursuant to Texas Government Code:**

- A. §551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: “Project Salad.”**

**B. § 551.071. Consultation with City Attorney: receive legal advice to wit: “Campbell Creations, LLC.”**

**2. Reconvened Into Regular Session at 7:52 p.m.**

**Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.**

**A. §551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: “Project Salad.”**

**B. § 551.071. Consultation with City Attorney: receive legal advice to wit: “Campbell Creations, LLC.”**

*Motion to authorize the City Manager to negotiate and execute an agreement with Campbell Creations, LLC. for the provision and equal cost sharing for onsite standby fire protection and emergency medical services at The La Pulga Flea Market, Sundays at 11:00 a.m. to 5:00 p.m. – Magill, seconded by Howard, motion passed with all ayes. 5/0*

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

**3. Consider approving City Council Meeting minutes for March 15, 2021 (City Secretary)**

**4. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing continued participation with the Steering Committee of Cities served by ONCOR; and authorizing the payment of six cents (\$0.06) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC (Director of Administrative Services)**

*Motion to approve the Consent Agenda as read – Hernandez, seconded by Magill; motion passed with all ayes. 5/0*

**REGULAR AGENDA-**

**5. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the terms and conditions of the Public Improvement District and Tax Increment Reinvestment Zone Administration Services Agreement by and between the City of Seagoville and P3Works, LLC to provide Consultant Services for the Santorini Public Improvement District and Tax Increment Reinvestment Zone in the City of Seagoville, Dallas County, Texas, described therein as provided in Exhibit “A” attached hereto and incorporated herein; authorizing the City Manager to execute the Agreement and any other necessary documents; and providing for an effective date (City Attorney)**

*City Attorney Thomas explained that Council approved an agreement where the developer agrees to pay the City’s Professional Services Fees on a reimbursement basis. She stated one of the companies that will provide reimbursement is P3Works LLC. She also stated P3Works sent a representative that will provide a summary of their services and answer any questions.*

*P3Works Representative Kirk McDaniels at 9284 Huntington Square, North Richland Hills provided a brief summary of the services P3Works will provide for the City.*

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving the terms and conditions of the Public Improvement District and Tax Increment Reinvestment Zone Administration Services Agreement by and between the City of Seagoville and P3Works, LLC to provide Consultant Services for the Santorini Public Improvement District and Tax Increment Reinvestment Zone in the City of Seagoville, Dallas County, Texas, described therein as provided in Exhibit “A” attached hereto and incorporated herein; authorizing the City Manager to execute the Agreement and any other necessary documents; and providing for an effective date -Hernandez, seconded by Magill; motion passed with all ayes. 5/0*

**6. Discuss and consider approving an Ordinance Authorizing the Issuance of City of Seagoville, Texas Certificates of Obligation, Series 2021; prescribing the terms thereof; providing for the payment thereof; awarding the sale thereof; making other provisions regarding such certificates and matters incident thereto (Finance Director)**

*Finance Director French explained the Certificates of Obligation. She stated the City has an A1 Moody Rating. She also stated the Certificate of Obligation will be for a new Police Station.*

*Hilltop Securities Managing Director, Jason Hughes explained the Ordinance authorizing the Issuance of Texas Certificates of Obligation and the process for issuing the Certificates of Obligation.*

*Motion to approve an Ordinance Authorizing the Issuance of City of Seagoville, Texas Certificates of Obligation, Series 2021; prescribing the terms thereof; providing for the payment thereof; awarding the sale thereof; making other provisions regarding such certificates and matters incident thereto – Magill, seconded by Hernandez; motion passed with all ayes. 5/0*

**7. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, authorizing and approving an amendment to Ordinance 14-2020, which adopted the Operating Budget for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021, by amending the personnel costs and authorized positions in the Community Development Parks Department to provide an additional \$26,912.50 appropriation for the creation and funding of Four (4) Part-Time Maintenance Workers from the General Fund Balance; authorizing the City Manager to make said adjustments; providing for the repeal of all Ordinances in conflict; providing a severability clause; and providing an effective date (City Manager)**

*City Manager Stallings stated this Ordinance amends the Operating Budget to allow for the funding of Four (4) Part-Time Maintenance Workers. He also explained these workers will alleviate the overload of work on current employees.*

*Motion to approve an Ordinance of the City of Seagoville, Texas, authorizing and approving an amendment to Ordinance 14-2020, which adopted the Operating Budget for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021, by amending the personnel costs and authorized positions in the Community Development Parks Department to provide an additional \$26,912.50 appropriation for the creation and funding of Four (4) Part-Time Maintenance Workers from the General Fund Balance; authorizing the City Manager to make said adjustments; providing for the repeal of all Ordinances in conflict; providing a severability clause; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0*

**8. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, opposing Texas Senate Bill SB234 and Texas House Bill HB749; and providing an effective date (City Attorney)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, opposing Texas Senate Bill SB234 and Texas House Bill HB749; and providing an effective date – Hernandez, seconded by Fruin; motion passed with all ayes. 5/0*

**9. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas ratifying and approving the Seagoville Economic Development Corporation's purchase and installation of electrical service and four (4) new piers with LED Pole Lights at Freedom Park from Groves Electrical Service, Inc. in an amount not to exceed Twenty-Six Thousand Four Hundred Fifty Dollars and No Cents (\$26,450.00), as set forth in Exhibit "A" attached hereto; providing for a repealing clause; providing for a severability clause; and providing an effective date (Community Development Director)**

*Community Development Director Barr stated this Resolution allows for the installation of electrical service and four (4) new piers with LED Pole Lights at Freedom Park.*

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas ratifying and approving the Seagoville Economic Development Corporation's purchase and installation of electrical service and four (4) new piers with LED Pole Lights at Freedom Park from Groves Electrical Service, Inc. in an amount not to exceed Twenty-Six Thousand Four Hundred Fifty Dollars and No Cents (\$26,450.00), as set forth in Exhibit "A" attached hereto; providing for a repealing clause; providing for a severability clause; and providing an effective date – Epps, seconded by Hernandez; motion passed with all ayes. 5/0*

**10. Discuss and consider approving a Resolution of the City Council ratifying and approving the Seagoville Economic Development expenditure to C&M Concrete in an amount not to exceed Eleven Thousand Four Hundred Sixty-Six Dollars and No Cents (\$11,466.00), as set forth in Exhibit "A" attached hereto, for the purposes of constructing a Texas Accessibility Standards Compliant parking area at 108 North Railroad, Seagoville, Texas; providing for a repealing clause; providing for a severability clause; and providing an effective date (Community Development Director)**

*Community Development Director Barr stated this Resolution approves C&M Concrete to construct a Texas Accessibility Standards Compliant parking area at 108 North Railroad.*

*Motion to approve a Resolution of the City Council ratifying and approving the Seagoville Economic Development expenditure to C&M Concrete in an amount not to exceed Eleven Thousand Four Hundred Sixty-Six Dollars and No Cents (\$11,466.00), as set forth in Exhibit "A" attached hereto, for the purposes of constructing a Texas Accessibility Standards Compliant parking area at 108 North Railroad, Seagoville, Texas; providing for a repealing clause; providing for a severability clause; and providing an effective date – Epps, seconded by Howard; motion passed with all ayes. 5/0*

**11. Receive an update concerning Crestview Lane (Community Development Director)**

*Community Development Director Barr stated the steel inspections were performed on Thursday, April 1, 2021 and Friday, April 2, 2021. He stated the contractors began pouring today Monday, April 5, 2021 with several leave outs for property owners. He also explained the testing that will be completed concerning the construction of Crestview Lane.*

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

*None.*

**13. 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.*

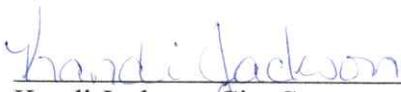
**Adjourned at 8:21 p.m.**

**APPROVED:**



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Mayor Dennis K. Childress

**ATTEST:**

  
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Kandi Jackson, City Secretary

