



**MINUTES OF CITY COUNCIL
REGULAR SESSION
SEPTEMBER 20, 2021**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 6:30 p.m. on Monday, September 20, 2021, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

Dennis Childress	Mayor
Mike Fruin	Mayor Pro Tem
Jose Hernandez	Councilmember
Rick Howard	Councilmember
Harold Magill	Councilmember
Jon Epps	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, Fire Chief Todd Gilcrease, City Attorney Victoria Thomas, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Councilmember Magill.*

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

Proclamation – Jared Digby Day - *Mayor Childress presented the Jared Digby Day Proclamation.*

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 September 13, 2021 (City Secretary)**

2. **Consider approving a Resolution of the City of Seagoville, Texas, authorizing the Mayor to sign a contract with Dallas Area Agency on Aging for the reimbursement of congregate and/or “to go” meals and a program grant for the Seagoville Senior Citizens Activities and Transportation (SSCAT) Program (Library Director)**

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

REGULAR AGENDA-

3. **Recessed into Executive Session at 6:36 p.m.**

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

A. §551.087 – Deliberation Regarding Economic Development Negotiations – to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate in the City and with which the governmental body is conducting economic development negotiations and (2) pursuant to Texas Government Code Section 551.071 – Consultation with Attorney – to consult with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551, and as to both to wit:

1. **Santorini Public Improvement District and Tax Increment Reinvestment Zone and Santorini Mixed Use Planned Development**
2. **Stonehaven Public Improvement District and Planned Development**

B. § 551.071. Consultation with City Attorney: receive legal advice related to addressing and street name change.

4. **Reconvened Into Regular Session at 7:44 p.m.**

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

A. §551.087 – Deliberation Regarding Economic Development Negotiations – to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate in the City and with which the governmental body is conducting economic development negotiations and (2) pursuant to Texas Government Code Section 551.071 – Consultation with Attorney – to consult with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551, and as to both to wit:

1. **Santorini Public Improvement District and Tax Increment Reinvestment Zone and Santorini Mixed Use Planned Development**
2. **Stonehaven Public Improvement District and Planned Development**

B. § 551.071. Consultation with City Attorney: receive legal advice related to addressing and street name change.

No action taken.

5. Conduct a Public Hearing on a request to amend the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, by granting a change in zoning from Planned Development-Residential Single Family-5 (PD-20-02) to Planned Development- Residential Single Family-5 Amended (PD-20-02-A1) for three (3) tracts of land described as Tract I being approximately 135.08± acres commonly referred to as 2301 Simonds Road, 2219 Simonds Road, 2219 E. Simonds Road, and 1320 E. Stark Road and Tract 2 being approximately 22.95± acres of land commonly referred to as 2301 Simonds Road and, Tract 3 being approximately 88.96± acres of land located on the southeast corner of Stark Road and Lasater Road, all in the City of Seagoville, Dallas County, Texas (Community Development Director)

Mayor Childress opened the public hearing at 7:47 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:47 p.m.

6. Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, by granting a change in zoning from Planned Development-Residential Single Family-5 (PD-20-02) to Planned Development-Residential Single Family-5 Amended (PD-20-02-A1) for three (3) tracts of land described as Tract I being approximately 135.08± acres commonly referred to as 2301 Simonds Road, 2219 Simonds Road, 2219 E. Simonds Road, and 1320 E. Stark Road and Tract 2 being approximately 22.95± acres of land commonly referred to as 2301 Simonds Road and, Tract 3 being approximately 88.96± acres of land located on the southeast corner of Stark Road and Lasater Road, all in the City of Seagoville, Dallas County, Texas, and each tract being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing for the approval of an amended concept plan and elevations, which are attached hereto and incorporated herein respectively as Exhibits "B" and "C"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

Motion to approve an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, by granting a change in zoning from Planned Development-Residential Single Family-5 (PD-20-02) to Planned Development- Residential Single Family-5 Amended (PD-20-02-A1) for three (3) tracts of land described as Tract 1 being approximately 135.08± acres commonly referred to as 2301 Simonds Road, 2219 Simonds Road, 2219 E. Simonds Road, and 1320 E. Stark Road and Tract 2 being approximately 22.95± acres of land commonly referred to as 2301 Simonds Road and, Tract 3 being approximately 88.96± acres of land located on the southeast corner of Stark Road and Lasater Road, all in the City of Seagoville, Dallas County, Texas, and each tract being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing for the approval of an amended concept plan and elevations, which are attached hereto and incorporated herein respectively as Exhibits "B" and "C"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

7. Conduct a public hearing to receive public comment on a request to create a public improvement district to make certain improvements over certain property located within the City of Seagoville and referred to as Stonehaven in accordance with Chapter 372 of the Texas Local Government Code (Legal Team)

Mayor Childress opened the public hearing at 7:50 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:50 p.m.

8. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing and creating a Public Improvement District referred to as Stonehaven in the City of Seagoville in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date (Legal Team)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing and creating a Public Improvement District referred to as Stonehaven in the City of Seagoville in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

9. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the Stonehaven Development Agreement by and between Meritage Homes of Texas, LLC and the City of Seagoville, which is attached hereto and incorporated herein as Exhibit 1, for the development of approximately 246.965 acres of real property located in the City of Seagoville and the financing of certain public infrastructure and public improvements with the creation of a Public Improvement District; authorizing the City Manager to execute the same; and providing an effective date (Legal Team)

Bracewell LLP Partner, Julie Partain stated the Development Agreement is being approved with two changes. The first change is that the developer has agreed to begin the construction of Lasater and Stark Roads beginning with Phase I and will construct the improvements to Simonds Road with the development of the Phase that is adjacent to Simonds Road. The second change is a covenant in the Development Agreement the covenants and conditions relating to the Homeowner's Association will have a covenant that will mirror the City's current 24-Hour Parking Ordinance.

(Mayor Pro Tem Fruin recused himself at 7:51 p.m.)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving the Stonehaven Development Agreement by and between Meritage Homes of Texas, LLC and the City of Seagoville, which is attached hereto and incorporated herein as Exhibit 1, for the development of approximately 246.965 acres of real property located in the City of Seagoville and the financing of certain public infrastructure and public improvements with the creation of a Public Improvement District, and with the two changes as previously stated; authorizing the City Manager to execute the same; and providing an effective date – Hernandez, seconded by Epps; motion passed with all ayes. 4/0

10. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 555.25 acres of land generally located south of Highway 175, referred to as Santorini, and being wholly located within the corporate limits and extraterritorial jurisdiction of the City of Seagoville, Texas; authorizing the issuance of notice by the City Secretary of the City of Seagoville, Texas, regarding the public hearing; and directing the City of Seagoville, Texas to prepare a preliminary Reinvestment Zone Financing Plan (Legal Team)

(Mayor Pro Tem Fruin returned at 7:54 p.m.)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 555.25 acres of land generally located south of Highway 175, referred to as Santorini, and being wholly located within the corporate limits and extraterritorial jurisdiction of the City of Seagoville, Texas; authorizing the issuance of notice by the City Secretary of the City of Seagoville, Texas, regarding the public hearing; and directing the City of Seagoville, Texas to prepare a preliminary Reinvestment Zone Financing Plan – Magill, seconded by Howard; motion passed with all ayes. 5/0

11. Discussion concerning the operation of side by side and all-terrain vehicles on public roadways in the City of Seagoville (Mayor Pro Tem Fruin/Police Chief)

Police Chief Calverley presented the operation of Off Highway Vehicles on public roadways in the City of Seagoville.

Mayor Pro Tem Fruin stated he does see these vehicles on the roadways in the City of Seagoville and people are not aware they can obtain a license plate for these types of vehicles.

After some discussion, City Manager Stallings stated citizens could help with violators if they report it when they see someone in violation.

12. Discussion concerning a partnership with local tire shops to allow citizens to properly dispose of old tires (Councilmember Magill)

Councilmember Magill stated periodically old tires are dumped on the streets in the City of Seagoville and he would like to partner with local tire shops to allow citizens to properly dispose of old tires.

Community Development Director Barr explained the Texas Commission on Environmental Quality (TCEQ) regulations concerning the disposal of old tires. He also listed the local tire shops that are willing to partner with the City of Seagoville concerning proper disposal of old tires.

After some discussion, it was determined that Staff will put together some information for citizens to properly dispose of old tires and work toward a partnership with a local tire shop.

13. Discussion to consider a 4-way stop at Hall and Judy (Councilmember Hernandez)

Councilmember Hernandez stated he would like to consider a 4-way stop at Hall and Judy. He stated traffic is increasing the children need help crossing the street.

After some discussion, it was determined to bring an Ordinance to Council for approval of a 4-way stop at Hall and Judy.

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

Councilmember Hernandez encouraged everyone to wear a mask if they are in crowds and to get vaccinated.

15. 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.

Councilmember Hernandez stated he would like definitions of bulk trash versus bulk brush and to consider the time limits on both.

Adjourned at 8:26 p.m.

APPROVED:



Mayor Pro Tem Mike Fruin

ATTEST:



Kandi Jackson, City Secretary

