



MINUTES OF CITY COUNCIL
REGULAR SESSION
OCTOBER 4, 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, October 4, 2021, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

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

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Police Captain Steve Davis, Police Sergeant Tim Talley, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Public Works Director Chris Ryan, 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 Pro Tem Fruin.*

Proclamation – Kids Place Learning Center – *Mayor Pro Tem Fruin presented a Proclamation to Kids Place Learning Center.*

Recognition – Texas Police Chiefs Association Foundation Recognition and Accreditation – *Sunnyvale Police Chief Hawkes presented the Texas Police Chiefs Association Foundation Recognition and Accreditation.*

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 20, 2021 (City Secretary)**

- 2. Consider approving a Resolution of the City of Seagoville, Texas designating the Daily Commercial Record as the official newspaper for the City of Seagoville, Texas; providing for repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date (City Secretary)**

Motion to approve Consent Agenda as read – Magill, seconded by Howard; motion passed with all ayes. 3/0

REGULAR AGENDA-

- 3. Conduct a public hearing to change the zoning from “LR” Local Retail to “LR-SUP” Local Retail with a Special Use Permit, for a tobacco store, subject to special conditions on approximately 0.386± acres located at 611 North U.S. Highway 175, being described as Tracts L, M, and the East Half of Lot 2 in the Town & Country Shopping Center Revised, in the City of Seagoville, Texas (Community Development Director)**

*Mayor Pro Tem Fruin opened the public hearing at 7:11 p.m.
Property owner, Alex Naji stated he is hoping for approval.
Mayor Pro Tem Fruin closed the public hearing at 7:11 p.m.*

- 4. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map, as previously amended, by changing the zoning from “LR” Local Retail to “LR-SUP” Local Retail with a Special Use Permit, for a tobacco store, subject to special conditions on approximately 0.386± acres located at 611 North U.S. Highway 175, being described as Tracts L, M, and the East Half of Lot 2 in the Town & Country Shopping Center Revised, in the City of Seagoville, Texas; providing for special conditions; providing for the repeal of all Ordinances in conflict; providing a severability clause; providing for a penalty fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)**

Councilmember Magill asked Community Development Director Barr to speak concerning this item.

Community Development Director Barr stated this Ordinance amends the Comprehensive Zoning Ordinance and Map, as previously amended, by changing the zoning from “LR Local Retail to “LR-SUP” Local Retail with a Special Use Permit, for a tobacco store, subject to special conditions on approximately 0.386± acres located at 611 North U.S. Highway 175.

Motion to approve an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map, as previously amended, by changing the zoning from "LR" Local Retail to "LR-SUP" Local Retail with a Special Use Permit, for a tobacco store, subject to special conditions on approximately 0.386± acres located at 611 North U.S. Highway 175, being described as Tracts L, M, and the East Half of Lot 2 in the Town & Country Shopping Center Revised, in the City of Seagoville, Texas; providing for special conditions; providing for the repeal of all Ordinances in conflict; providing a severability clause; providing for a penalty fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date – Magill, seconded by Epps; motion passed with all ayes. 3/0

5. Conduct a public hearing concerning a change in the zoning from R-5, Residential-5, to LM, Light Manufacturing, on approximately 3.988± acres described as Tracts 19 and 19.1 in the Herman Heider Abstract, replatted as Lot 1, Block 1 of the AMC Concrete Haulers Addition, commonly referred to as 211 West Simonds Road in the City of Seagoville, Dallas County, Texas (Community Development Director)

Mayor Pro Tem Fruin opened the public hearing at 7:16 p.m.

No one spoke for or against.

Mayor Pro Tem Fruin closed the public hearing at 7:17 p.m.

6. 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 change in zoning from R-5, Residential-5, to LM, Light Manufacturing, on approximately 3.988± acres described as Tracts 19 and 19.1 in the Herman Heider Abstract, replatted as Lot 1, Block 1 of the AMC Concrete Haulers Addition, commonly referred to as 211 West Simonds Road in the City of Seagoville, Dallas County, Texas, and being depicted and legally described by metes and bounds in Exhibit "A", attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)

Councilmember Magill asked Community Development Director Barr to speak concerning this item.

Community Development Director Barr stated this item amends the Comprehensive Zoning Ordinance and Map of the City of Seagoville, as amended, by granting a change in zoning from R-5, Residential-5, to LM, Light Manufacturing, on approximately 3.988± acres described as Tracts 19 and 19.1 in the Herman Heider Abstract, replatted as Lot 1, Block 1 of the AMC Concrete Haulers Addition, commonly referred to as 211 West Simonds Road in the City of Seagoville.

Motion to approve 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 change in zoning from R-5, Residential-5, to LM, Light Manufacturing, on approximately 3.988± acres described as Tracts 19 and 19.1 in the Herman Heider Abstract, replatted as Lot 1, Block 1 of the AMC Concrete Haulers Addition, commonly referred to as 211 West Simonds Road in the City of Seagoville, Dallas County, Texas, and being depicted and legally described by metes and bounds in Exhibit "A", attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date – Magill, seconded by Howard; motion passed with all ayes.
3/0

7. Conduct a public hearing on a change in the zoning from R-5/LM, Residential-5/Light Manufacturing, to O/LM, Office/Light Manufacturing, on an approximately 4± acres described as Tract 59 in the John D. Merchant Abstract, commonly referred to as 615 North Kaufman Street in the City of Seagoville, Dallas County, Texas (Community Development Director)

*Mayor Pro Tem Fruin opened the public hearing at 7:20 p.m.
No one spoke for or against.
Mayor Pro Tem Fruin closed the public hearing at 7:20 p.m.*

8. 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 change in zoning from R-5/LM, Residential-5/Light Manufacturing, to O/LM, Office/Light Manufacturing, on an approximately 4± acres described as Tract 59 in the John D. Merchant Abstract, commonly referred to as 615 North Kaufman Street in the City of Seagoville, Dallas County, Texas, and being depicted and legally described by metes and bounds in Exhibit "A", attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)

Councilmember Magill asked Community Development Director Barr to speak concerning this item.

Community Development Director Barr stated this Ordinance amends the Comprehensive Zoning Ordinance and Map of the City of Seagoville, as amended, by granting a change in zoning from R-5/LM, Residential-5/Light Manufacturing, to O/LM, Office/Light Manufacturing, on an approximately 4± acres described as Tract 59 in the John D. Merchant Abstract, commonly referred to as 615 North Kaufman Street in the City of Seagoville.

Motion to approve 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 change in zoning from R-5/LM, Residential-5/Light Manufacturing, to O/LM, Office/Light Manufacturing, on an approximately 4± acres described as Tract 59 in the John D. Merchant Abstract, commonly referred to as 615 North Kaufman Street in the City of Seagoville, Dallas County, Texas, and being depicted and legally described by metes and bounds in Exhibit "A", attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date – Epps, seconded by Magill; motion passed with all ayes. 3/0

9. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to provide asphalt road work on Lakey Road for compensation in an amount not to exceed Ninety-One Thousand Seven Hundred Thirty Dollars and Eighty Cents (\$91,730.80) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Public Works Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to provide asphalt road work on Lakey Road for compensation in an amount not to exceed Ninety-One Thousand Seven Hundred Thirty Dollars and Eighty Cents (\$91,730.80) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Howard, seconded by Magill; motion passed with all ayes. 3/0

10. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to provide asphalt road work on Barry Drive for compensation in an amount not to exceed One Hundred Twelve Thousand Two Hundred Dollars and Eighty-Eight Cents (\$112,200.88) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Public Works Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to provide asphalt road work on Barry Drive for compensation in an amount not to exceed One Hundred Twelve Thousand Two Hundred Dollars and Eighty-Eight Cents (\$112,200.88) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Howard, seconded by Magill; motion passed with all ayes. 3/0

11. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to provide asphalt road work on West Malloy Bridge Road for compensation in an amount not to exceed One Hundred Thirty Eight Thousand Six Hundred Fifty Five Dollars and Twenty Cents (\$138,655.20) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Public Works Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to provide asphalt road work on West Malloy Bridge Road for compensation in an amount not to exceed One Hundred Thirty Eight Thousand Six Hundred Fifty Five Dollars and Twenty Cents (\$138,655.20) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Howard, seconded by Magill; motion passed with all ayes. 3/0

12. Discuss and consider approving an Ordinance of the City of Seagoville, Texas providing for "all way stop sign" to be installed at the intersection of Hall Road and Judy Lane; authorizing the City Manager or designee to cause the appropriate signage to be erected; providing a savings clause; providing for a severability clause; providing a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense; providing for publication; and providing an effective date (Councilmember Hernandez)

Mayor Pro Tem Fruin stated this item will be tabled to a future Agenda.

13. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of Three 2022 Chevrolet Tahoe Police Vehicles at a total cost of \$228,974.52 from Holiday Chevrolet; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date (Police Chief)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of Three 2022 Chevrolet Tahoe Police Vehicles at a total cost of \$228,974.52 from Holiday Chevrolet; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date – Epps, seconded by Magill; motion passed with all ayes. 3/0

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

None.

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 Magill stated he would like to engage citizens to help concerning refuse and dumping around the City of Seagoville.

Councilmember Epps stated he would a stop sign installed at Wooley and Myers. Public Works Director Ryan stated a stop sign was installed at that location but was removed during construction. He also stated he would order and install a new stop sign again at that location.

16. Recessed into Executive Session at 7:32 p.m.

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

A. § 551.071. Consultation with City Attorney: receive legal advice related to Public Safety Requirements regarding LaPulga Seagoville.

17. 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. § 551.071. Consultation with City Attorney: receive legal advice related to Public Safety Requirements regarding LaPulga Seagoville.

No action taken.

Adjourned at 7:44 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

