



**MINUTES OF CITY COUNCIL  
REGULAR SESSION  
NOVEMBER 1, 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, November 1, 2021, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:**

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

The following staff members were also present: Assistant Police Chief Steve Davis, 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 Mayor Childress.*

**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 October 18, 2021 (City Secretary)**

**2. Consider approving second amendment to City Manager Employment Agreement (City Manager)**

*Motion to approve Consent Agenda as read – Hernandez, seconded by Howard; motion passed with all ayes. 4/0*

**REGULAR AGENDA-**

**3. Conduct a Public Hearing Under Texas Tax Code Section 311.003 with regard to the concept of tax increment financing and the proposed boundaries and creation of a Tax Increment Reinvestment Zone and the inclusion therein of approximately 555.25 acres of land generally located south of Highway 175, being wholly located within the corporate limits and extraterritorial jurisdiction of the City of Seagoville, the boundaries of which are depicted on a map which is available for public inspection in the Office of the City Secretary and at the hearing (City Attorney)**

*Mayor Childress opened the public hearing at 7:02 p.m.*

*No one spoke for or against.*

*Mayor Childress closed the public hearing at 7:03 p.m.*

**4. Discuss and consider approving an Ordinance of the City Council of the City of Seagoville, Texas, designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One, City of Seagoville, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone and appointing members of the board; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date (City Attorney)**

*Motion to approve an Ordinance of the City Council of the City of Seagoville, Texas, designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One, City of Seagoville, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone and appointing members of the board; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 4/0*

**5. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Pre-Development and Professional Services Reimbursement Agreement by and between the City of Seagoville, Texas, and W Land Development Management, LLC, a Texas Limited Liability Company; and providing for an effective date (City Attorney)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving a Pre-Development and Professional Services Reimbursement Agreement by and between the City of Seagoville, Texas, and W Land Development Management, LLC, a Texas Limited Liability Company; and providing for an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 4/0*

**6. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing acquisition of a fifty (50) foot wide Wastewater Easement and Temporary Construction Easement for approximately 1.963 acres out of an approximately 117.23 acre tract of land located at 1001 Alto Road and situated in the Andrew Nail Survey, Abstract No. 1070, Dallas County, Texas and being more particularly described and depicted in Exhibit "A" attached hereto from 175 Seagoville, L.P. for the purchase price of \$12,824.00; authorizing the City Manager to purchase the easement and authorizing the City Manager or the Mayor to sign all necessary acquisition documents; providing for the furnishing of certified copies of this Resolution and for recording of the easement in the real property records of Dallas County, Texas, as a deed; and providing an effective date (City Attorney)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing acquisition of a fifty (50) foot wide Wastewater Easement and Temporary Construction Easement for approximately 1.963 acres out of an approximately 117.23 acre tract of land located at 1001 Alto Road and situated in the Andrew Nail Survey, Abstract No. 1070, Dallas County, Texas and being more particularly described and depicted in Exhibit "A" attached hereto from 175 Seagoville, L.P. for the purchase price of \$12,824.00; authorizing the City Manager to purchase the easement and authorizing the City Manager or the Mayor to sign all necessary acquisition documents; providing for the furnishing of certified copies of this Resolution and for recording of the easement in the real property records of Dallas County, Texas, as a deed; and providing an effective date – Magill, seconded by Hernandez; motion passed with all ayes. 4/0*

**7. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing acquisition of a thirty-five (35') foot-wide Wastewater Easement and an overlapping fifty (50') foot wide Temporary Construction Easement out of a tract of land situated in the Herman Heider Survey, Abstract No. 541, Dallas County, and being part of that tract of land described by warranty deed to Manuel Salazar and Lorena Salazar, recorded in volume 2005028, page 5863 of the official public records of Dallas County, Texas and being a part of Lot 1, replat of Nabors Subdivision, an addition to the City of Seagoville, recorded in Volume 93051, page 1956, and further being more particularly described and depicted in Exhibit "A" hereto; from Manuel Salazar and Lorena Salazar for the purchase price of \$5,573.00; authorizing the City Manager to purchase the easement and authorizing the City Manager or the Mayor to sign all necessary acquisition documents; providing for the furnishing of certified copies of this Resolution and for recording of the easement in the real property records of Dallas County, Texas, as a deed; and providing an effective date (City Attorney)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing acquisition of a thirty-five (35') foot-wide Wastewater Easement and an overlapping fifty (50') foot wide Temporary Construction Easement out of a tract of land situated in the Herman Heider Survey, Abstract No. 541, Dallas County, and being part of that tract of land described by warranty deed to Manuel Salazar and Lorena Salazar, recorded in volume 2005028, page 5863 of the official public records of Dallas County, Texas and being a part of Lot 1, replat of Nabors Subdivision, an addition to the City of Seagoville, recorded in Volume 93051, page 1956, and further being more particularly described and depicted in Exhibit "A" hereto; from Manuel Salazar and Lorena Salazar for the purchase price of \$5,573.00; authorizing the City Manager to purchase the easement and authorizing the City Manager or the Mayor to sign all necessary acquisition documents; providing for the furnishing of certified copies of this Resolution and for recording of the easement in the real property records of Dallas County, Texas, as a deed; and providing an effective date – Howard, seconded by Hernandez; motion passed with all ayes. 4/0*

**8. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to submit to the Office of the Governor, Criminal Justice Division the City's application for Grant Number 4220001 titled, De-escalation and Use of Force Training Simulator and to accept, reject, alter or terminate said grant on behalf of the City; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Police Chief)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to submit to the Office of the Governor, Criminal Justice Division the City's application for Grant Number 4220001 titled, De-escalation and Use of Force Training Simulator and to accept, reject, alter or terminate said grant on behalf of the City; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date – Magill, seconded by Epps; motion passed with all ayes. 4/0*

**9. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving V&K Construction, LLC to perform work to replace floor tile in one (1) mens and one (1) womens restroom at Seagoville City Hall in an amount not to exceed Nine Thousand Two Hundred Dollars (\$9,200.00) as described herein and set forth in Exhibit "A"; authorizing the City Manager to execute any documents necessary; providing for a repealing clause; providing for a severability clause; and providing an effective date (Community Development Director)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas approving V&K Construction, LLC to perform work to replace floor tile in one (1) mens and one (1) womens restroom at Seagoville City Hall in an amount not to exceed Nine Thousand Two Hundred Dollars (\$9,200.00) as described herein and set forth in Exhibit "A"; authorizing the City Manager to execute any documents necessary; providing for a repealing clause; providing for a severability clause; and providing an effective date – Hernandez.*

*Councilmember Hernandez asked if this includes labor and materials. Community Development Director Barr stated yes, this does include labor and materials.*

*Motion was seconded by Howard; motion passed with all ayes. 4/0*

**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 West Malloy Bridge Road for compensation in an amount not to exceed One Hundred Eighty Four Thousand Four Hundred Thirty Two Dollars and No Cents (\$184,432.00) 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 Eighty Four Thousand Four Hundred Thirty Two Dollars and No Cents (\$184,432.00) 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 – Magill, seconded by Howard; motion passed with all ayes. 4/0*

**11. Discuss and consider approving a Resolution of the City of Seagoville, Texas, approving and ratifying the City Manager's action approving Project No. CH210107 under the City's contract with Anderson Asphalt & Concrete Paving, LLC in an amount not to exceed Fourteen Thousand Four Hundred Dollars (\$14,400.00) for reconstruction to Elmo Street; 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 of Seagoville, Texas, approving and ratifying the City Manager's action approving Project No. CH210107 under the City's contract with Anderson Asphalt & Concrete Paving, LLC in an amount not to exceed Fourteen Thousand Four Hundred Dollars (\$14,400.00) for reconstruction to Elmo Street; authorizing the City Manager to execute any and all necessary documents; and providing an effective date – Epps, seconded by Hernandez; motion passed with all ayes. 4/0*

**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.

*Councilmember Magill stated the crosswalk at Hall and Kaufman does not provide access into the parking lot of the shopping center and is a safety concern.*

**14. Recess into Executive Session**

**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.**
- B. § 551.071. Consultation with City Attorney: receive legal advice related to Multi-Family Licensing and Inspection**

*Motion to table to the next meeting – Hernandez, seconded by Epps; motion passed with all ayes.*

**15. Reconvene Into Regular Session**

**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.**
- B. § 551.071. Consultation with City Attorney: receive legal advice related to Multi-Family Licensing and Inspection.**

**16. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 11, “Health and Sanitation”, by adding a new Article 11.05 “Multi-Family Licensing and Inspection”; providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Mayor Pro Tem Fruin)**

*Motion to table to next meeting – Hernandez, seconded by Howard; motion passed with all ayes. 4/0*

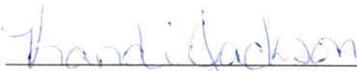
**Adjourned at 7:13 p.m.**

**APPROVED:**



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Mayor Dennis K. Childress

**ATTEST:**

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

