



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

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:05 p.m. on Monday, December 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, Development Director Ladis Barr, 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.*

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 6, 2021 (City Secretary)

Motion to approve City Council Meeting minutes for December 6, 2021 – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

REGULAR AGENDA-

14. Recessed into Executive Session at 7:08 p.m.

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

- A. § 551.074. Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: Presiding Judge**

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

- C. § 551.071. Consultation with City Attorney, to seek the advice of its attorney about pending litigation: Shayla Logan v. Chief of Police, Ray Calverley, Captain Steve Davis, and Officer Kevin Yoes ID 180, City of Seagoville, Civil Action No. 3:21-cv-3079 in the United States District Court for the Northern District of Texas**

15. Reconvened into Regular Session at 7:56 p.m.

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

- A. § 551.074. Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: Presiding Judge**

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

- C. § 551.071. Consultation with City Attorney, to seek the advice of its attorney about pending litigation: Shayla Logan v. Chief of Police, Ray Calverley, Captain Steve Davis, and Officer Kevin Yoes ID 180, City of Seagoville, Civil Action No. 3:21-cv-3079 in the United States District Court for the Northern District of Texas**

No action taken.

2. Conduct a public hearing to amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG) and Single Family Residential (R-1) to Planned Development for Mixed Use including Single Family, Multi-Family and Commercial (PD-21-05) on the following tracts having a combined total area of approximately 591.788± acres: (1) Kaufman County Parcel Numbers 9462, 9465, 9466, 9467, 9470, 9471, 9472, 9477, 9483, 12570, 12604 and 12613 in the Peter Stockman Abstracts and (2) Dallas County Parcel Numbers 65085008510140900, 65085008010230000, and 65174264510010000 in the John D. Merchant Abstracts (Community Development Director)

Mayor Childress opened the public hearing at 7:58 p.m.

Community Development Director Barr explained the scope of the Planned Development.

Steve Maglisceau with Megatel Homes, LLC provided an overview of the Planned Development.

Mayor Childress closed the public hearing at 8:08 p.m.

3. Discuss and consider 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, as heretofore amended, by granting a change in zoning from Agriculture (AG) and Single Family Residential (R-1) to Planned Development for Mixed Use including Single Family, Multi-Family and Commercial (PD-21-05) on the following tracts having a combined total area of approximately 591.788± acres: (1) Kaufman County Parcel Numbers 9462, 9465, 9466, 9467, 9470, 9471, 9472, 9477, 9483, 12570, 12604 and 12613 in the Peter Stockman Abstracts and (2) Dallas County Parcel Numbers 65085008510140900, 65085008010230000, and 65174264510010000 in the John D. Merchant Abstracts, all being legally described herein; providing for development regulations; providing for the approval of a concept plan and elevations; 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 (Legal Counsel)

Motion to approve Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG) and Single Family Residential (R-1) to Planned Development for Mixed Use including Single Family, Multi-Family and Commercial (PD-21-05) on the following tracts having a combined total area of approximately 591.788± acres: (1) Kaufman County Parcel Numbers 9462, 9465, 9466, 9467, 9470, 9471, 9472, 9477, 9483, 12570, 12604 and 12613 in the Peter Stockman Abstracts and (2) Dallas County Parcel Numbers 65085008510140900, 65085008010230000, and 65174264510010000 in the John D. Merchant Abstracts, all being legally described herein; providing for development regulations; providing for the approval of a concept plan and elevations; 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 – Fruin, seconded by Magill; motion passed with all ayes. 5/0

4. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the Santorini Development Agreement by and between Seagoville Laguna Azure, LLC and the City of Seagoville, which is attached hereto and incorporated herein as Exhibit 1, for the development of approximately 591.788± acres of land within the city; authorizing the Mayor to execute the same; and providing an effective date (Legal Counsel)

Motion to approve Resolution of the City Council of the City of Seagoville, Texas, approving the Santorini Development Agreement by and between Seagoville Laguna Azure, LLC and the City of Seagoville, which is attached hereto and incorporated herein as Exhibit 1, for the development of approximately 591.788± acres of land within the city; authorizing the Mayor to execute the same; and providing an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

5. Mayor's Report

Mayor Childress performed a ceremonial signing of the documents for Items 3 and 4.

Mayor Childress expressed his thanks to Seagoville Laguna Azure, LLC for choosing the City of Seagoville as the place to be.

Mayor Childress stated he was very proud and thankful to this sitting Council for this project.

6. 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 Taylor Farms Project, LLC, a Texas Limited Liability Company; and providing for an effective date (Legal Counsel)

City Attorney Thomas explained the Pre-Development and Professional Services Reimbursement Agreement by and between the City of Seagoville, Texas, and Taylor Farms Project, LLC, a Texas Limited Liability Company.

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 Taylor Farms Project, LLC, a Texas Limited Liability Company; and providing for an effective date – Hernandez, seconded by Epps; motion passed with all ayes. 5/0

7. 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 Administration Services Agreement by and between the City of Seagoville and P3Works, LLC to provide consultant services for the Taylor Farms Project Public Improvement District in the City of Seagoville, Dallas County, Texas, described therein as provided in Exhibit '1' attached hereto and incorporated herein; authorizing the City Manager to

execute the agreement and any other necessary documents; and, providing for an effective date (Legal Counsel)

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 Administration Services Agreement by and between the City of Seagoville and P3Works, LLC to provide consultant services for the Taylor Farms Project Public Improvement District in the City of Seagoville, Dallas County, Texas, described therein as provided in Exhibit '1' 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 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, approving the terms and conditions of the Public Improvement District Administration Services Agreement by and between the City of Seagoville and P3Works, LLC to provide consultant services for the Lakes of Serenity Public Improvement District in the City of Seagoville, Dallas County, Texas, described therein as provided in Exhibit '1' attached hereto and incorporated herein; authorizing the City Manager to execute the agreement and any other necessary documents; and, providing for an effective date (Legal Counsel)

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 Administration Services Agreement by and between the City of Seagoville and P3Works, LLC to provide consultant services for the Lakes of Serenity Public Improvement District in the City of Seagoville, Dallas County, Texas, described therein as provided in Exhibit '1' 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 ayes. 5/0

9. Direct Staff concerning both Council Meetings for January and the second Council Meeting for February, 2022 (City Secretary)

Council directed Staff to reschedule the Council Meetings for January 10, 2022, January 24, 2022, February 7, 2022, and February 28, 2022.

10. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving Garver, LLC., Work Order No. 2 for On-Call Consultation Services related to Plan Review, issued under the City's Agreement with Garver, LLC for Professional Engineering Services on a Task Order Basis, for total compensation in an amount not to exceed Forty Five Thousand Dollars (\$45,000.00); authorizing the City Manager to execute said agreement; providing a repealing clause; providing 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 Garver, LLC., Work Order No. 2 for On-Call Consultation Services related to Plan Review, issued under the City's Agreement with Garver, LLC for Professional Engineering Services on a Task Order Basis, for total compensation in an amount not to exceed Forty Five Thousand Dollars (\$45,000.00); authorizing the City Manager to execute said agreement; providing a repealing clause; providing a severability clause; and providing an effective date – Magill, seconded by Fruin; motion passed with all ayes. 5/0

11. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving Infinity Contractors to install Two (2) 5-ton HVAC units and One (1) 2.5-ton Split Unit System at City Hall in an amount not to exceed Twenty Nine Thousand Eight Hundred Seven Dollars and No Cents (\$29,807.00) 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 Infinity Contractors to install Two (2) 5-ton HVAC units and One (1) 2.5-ton Split Unit System at City Hall in an amount not to exceed Twenty Nine Thousand Eight Hundred Seven Dollars and No Cents (\$29,807.00) 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 – Magill, seconded by Epps; motion passed with all ayes. 5/0

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

Councilmember Magill stated the Senior Center is very appreciative for the access to the parking lot at Hall and Kaufman.

Councilmember Hernandez wished everyone a Merry Christmas.

Mayor Childress wished everyone a Merry Christmas.

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.

14. 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 this item until the January 10, 2022 meeting – Magill, seconded by Epps.

Adjourned at 8:23 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary





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