



**MINUTES OF CITY COUNCIL
REGULAR SESSION
MARCH 28, 2022**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, March 28, 2022, 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: City Manager Patrick Stallings, Assistant Police Chief Steve Davis, Library Director Vivian Rawlings, Community Development Director Ladis Barr, Public Works Director Chris Ryan, City Attorney Victoria Thomas, Finance Director Gail French, 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.*

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 March 7, 2022 and March 21, 2022 (City Secretary)**

2. Consider approving an Ordinance of the City Council of the City of Seagoville, Texas cancelling the General Municipal Election for the City of Seagoville set for Saturday, May 7, 2022; certifying candidates unopposed on ballot for election of Councilmember Place 1 Councilmember Place 3 and Councilmember Place 5; declaring unopposed candidates elected to office; authorizing copy of Ordinance posted on election date at the polling place to be used in election; and providing an effective date (City Secretary)

Considerar una Ordenanza del consejo municipal de la Ciudad de Seagoville, Texas que cancela las Elecciones Municipales Generales para la Ciudad de Seagoville fijada para el sábado, 7 de Mayo 2022; certificación de candidatos sin oposición en la boleta para la elección de Concejal Lugar 1, Concejal Lugar 3, y Concejal Lugar 5; declarar a candidatos sin oposición elegidos para cargos; copia de autorización la Ordenanza publicada en la fecha de la elección en el lugar de votación para ser utilizada en la elección; y proporcionar una fecha efectiva (Secretario de la Ciudad)

Xem xét sắc lệnh của hội đồng thành phố, thành phố Seagoville, Texas, hủy cuộc tổng tuyển cử địa phương cho thành phố Seagoville đã định vào Thứ Bảy, ngày 7 tháng 5 năm 2022; chứng nhận các ứng cử viên không có đối thủ trên lá phiếu bầu cử ủy viên hội đồng Vị trí 1, ủy viên hội đồng Vị trí 3 và ủy viên hội đồng Vị trí 5; tuyên bố bầu ứng cử viên không có đối thủ vào chức vụ; cho phép sao chép nghị quyết được dán tại địa điểm bỏ phiếu vào ngày bầu cử để sử dụng khi bầu cử; và quy định ngày hiệu lực. (Bí Thủ TP.)

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

REGULAR AGENDA-

3. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas authorizing Anderson Asphalt & Concrete Paving to provide roadway asphalt repair on East Malloy Bridge Road for compensation in an amount not to exceed Seventy Eight Thousand Thirty One Dollars and Fifty Cents (\$78,031.50); authorizing and ratifying the City Manager's action of executing 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 roadway asphalt repair on East Malloy Bridge Road for compensation in an amount not to exceed Seventy Eight Thousand Thirty One Dollars and Fifty Cents (\$78,031.50); authorizing and ratifying the City Manager's action of executing any and all necessary documents; and providing an effective date – Howard, seconded by Magill; motion passed with all ayes. 4/0

4. 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 repair work on Bowers Road for compensation in an amount not to exceed Three

Hundred Thirty Thousand Six Hundred Dollars and Zero Cents (\$330,600.00); authorizing and ratifying the City Manager's action of executing 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 repair work on Bowers Road for compensation in an amount not to exceed Three Hundred Thirty Thousand Six Hundred Dollars and Zero Cents (\$330,600.00); authorizing and ratifying the City Manager's action of executing any and all necessary documents; and providing an effective date – Hernandez, seconded by Howard; 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 an agreement with Wheco Controls, a division of Wheco Electric, Inc., for updating the water and wastewater Scada System in an amount not to exceed Ninety Six Thousand Nine Hundred Forty Dollars and Zero Cents (\$96,940.00); authorizing and ratifying the City Manager's execution of 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 approving an agreement with Wheco Controls, a division of Wheco Electric, Inc., for updating the water and wastewater Scada System in an amount not to exceed Ninety Six Thousand Nine Hundred Forty Dollars and Zero Cents (\$96,940.00); authorizing and ratifying the City Manager's execution of all necessary documents; and providing an effective date – Magill, seconded by Epps; motion passed with all ayes. 4/0

6. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, authorizing and approving an amendment to Ordinance 25-2021 which adopted the Operating Budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 by approving the transfer of Three Hundred Thousand Dollars (\$300,000) from the General Fund unrestricted fund balance to the Street Maintenance Fund for street projects that were approved by Resolution; 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 (Finance Director)

Motion to approve an Ordinance of the City of Seagoville, Texas, authorizing and approving an amendment to Ordinance 25-2021 which adopted the Operating Budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 by approving the transfer of Three Hundred Thousand Dollars (\$300,000) from the General Fund unrestricted fund balance to the Street Maintenance Fund for street projects that were approved by Resolution; 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 – Hernandez, seconded by Magill; motion passed with all ayes. 4/0

7. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, authorizing and approving an amendment to Ordinance 25-2021 which adopted the Operating Budget for the fiscal year beginning October 1, 2021 and ending September

30, 2022, by amending Professional Fees in the Water & Sewer Operating fund to add an additional Ninety Six Thousand Nine Hundred and Forty Dollars (\$96,940); 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 (Finance Director)

Motion to approve an Ordinance of the City of Seagoville, Texas, authorizing and approving an amendment to Ordinance 25-2021 which adopted the Operating Budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022, by amending Professional Fees in the Water & Sewer Operating fund to add an additional Ninety Six Thousand Nine Hundred and Forty Dollars (\$96,940); 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 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 amending the Master Fee Schedule to add applicable fees related to Multi-Family Licensing and Inspection; providing a savings clause, providing a severability clause; and providing an effective date (Mayor Pro Tem Fruin)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas amending the Master Fee Schedule to add applicable fees related to Multi-Family Licensing and Inspection; providing a savings clause, providing a severability clause; and providing an effective date – Howard, 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 amending the Master Fee Schedule to add applicable fees related to issuing library cards to non-residents of Seagoville (Library Director)

In response to a question by Councilmember Hernandez, Library Director Rawlings stated the Twenty Dollar (\$20.00) annual fee is desired because patrons are more likely to be responsible for the items they check out from the Library.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas amending the Master Fee Schedule to add applicable fees related to issuing library cards to non-residents of Seagoville – Epps, seconded by Howard; motion passed with all ayes. 4/0

10. Conduct a public hearing concerning 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 and D, Duplex, to A, Apartment on 8.95± acres, in the City of Seagoville, Dallas County, Texas, being depicted and described by metes and bounds in exhibit “A” attached hereto and incorporated herein, and being comprised of the following three Tracts: (1) approximately 3.2± acres described as tract 10 in the Herman Heider Abstract 541, commonly referred to as 1803 East Seagoville Road; (2) approximately 1.75± acres described as Tracts 18 and 19 in the Herman Heider Abstract 541, commonly referred to as 620 No Name Street; and (3) approximately 4± acres described as Tract 23 in the Herman Heider Abstract, commonly referred to as 1908 Cain Road (Community Development Director)

Mayor Childress opened the public hearing at 7:09 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:10 p.m.

11. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map of Seagoville, as Amended, be granting a change in zoning from R-5, Residential-5 and D, Duplex, to A, Apartment on 8.95 + acres, in the City of Seagoville, Dallas County, Texas, being depicted and described by metes and bounds in Exhibit “A” attached hereto and incorporated herein, and being comprised of the following three tracts: (1) approximately 3.2 ± acres described as Tract 10 in the Herman Heider Abstract 541, commonly referred to as 1803 East Seagoville Road; (2) approximately 1.75 ± acres described as Tracts 18 and 19 in the Herman Heider Abstract 541, commonly referred to as 620 No Name Street; and (3) approximately 4 ± acres described as Tract 23 in the Herman Heider Abstract, commonly referred to as 1908 Cain Road; 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 Epps recused himself at 7:10 p.m.)

Andrew Winkelmann with DFW Advisors provided a presentation concerning the zone change from Residential-5 and Duplex to Apartment.

Councilmember Howard asked if the Community Development Director had reviewed this item. Community Development Director Barr stated he had reviewed this item and the Planning & Zoning Commission approved this item on March 15, 2022 with a vote of 5/0.

Motion to approve an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map of Seagoville, as Amended, be granting a change in zoning from R-5, Residential-5 and D, Duplex, to A, Apartment on 8.95 + acres, in the City of Seagoville, Dallas County, Texas, being depicted and described by metes and bounds in Exhibit "A" attached hereto and incorporated herein, and being comprised of the following three tracts: (1) approximately 3.2 ± acres described as Tract 10 in the Herman Heider Abstract 541, commonly referred to as 1803 East Seagoville Road; (2) approximately 1.75 ± acres described as Tracts 18 and 19 in the Herman Heider Abstract 541, commonly referred to as 620 No Name Street; and (3) approximately 4 ± acres described as Tract 23 in the Herman Heider Abstract, commonly referred to as 1908 Cain Road; 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 – Hernandez, seconded by Howard; motion passed with all ayes. 3/0

12. Receive an update concerning the current state of single family rental regulation (City Attorney)

(Councilmember Epps returned at 7:19 p.m.)

City Attorney Thomas provided an update concerning the current state of single family rental regulations.

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

Councilmember Howard stated the Citizen's on Patrol Alumni Association will be having a garage sale in the parking lot of the Senior Center on Saturday, April 2, 2022 from 8:00 a.m. to 4:00 p.m.

Councilmember Magill stated the Chamber of Commerce Annual Civic Auction had a good turn-out.

14. 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.

15. Recessed into Executive Session at 7:41 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 2737 N. Hwy 175, Seagoville**
- B. § 551.071 Consultation with City Attorney: receive legal advice to wit: Regulation of commercial truck routes within the City**
- C. § 551.071 Consultation with City Attorney: receive legal advice to wit: 301 E. Malloy Bridge Road easement**

16. Reconvened into Regular Session at 8:06 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 2737 N. Hwy 175, Seagoville**
- B. § 551.071 Consultation with City Attorney: receive legal advice to wit: Regulation of commercial truck routes within the City**
- C. § 551.071 Consultation with City Attorney: receive legal advice to wit: 301 E. Malloy Bridge Road easement**

No action taken.

Adjourned at 8:06 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

