



**MINUTES OF CITY COUNCIL
REGULAR SESSION
AUGUST 1, 2022**

The Regular Session of the City Council of the City of Seagoville, Texas, was called to order at 7:45 p.m. on Monday, August 1, 2022, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

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

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Health Director Mamata Bhandari, Planner Bill Medina, Firefighter Cody Lee, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Mayor Pro Tem 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.*

Tim Wilkins at 1311 Bryan Place thanked Council for their hard work. He provided pictures of his carport and expressed his concerns about the carport Ordinance.

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 July 18, 2022, and July 25, 2022 (City Secretary)**

Motion to approve City Council Meeting Minutes for July 18, 2022, and July 25, 2022 – Magill, seconded by Howard; motion passed with all ayes. 3/0

REGULAR AGENDA-

2. First Reading – Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the Economic Development Project between the Seagoville Economic Development Corporation and Campbell Creations, L.L.C., a Texas Limited Liability Company, as reflected in terms and conditions of an Economic Development Incentive Agreement between the parties; and providing an effective date (City Manager)

Mayor Childress read the Resolution caption for the Economic Development Project between the Seagoville Economic Development Corporation and Campbell Creations, L.L.C., a Texas Limited Liability Company.

3. Conduct an interview with a board & commission applicant for appointment (City Secretary)

City Secretary Jackson stated Place 6 on the Planning & Zoning Commission is vacant, and Mrs. Cheri Childress applied to fill that vacancy. She also stated Mrs. Childress passed the background check in accordance with Ordinance No. 24-2019.

Motion to appoint Cheri Childress to Place 6 on the Planning and Zoning Commission – Fruin, seconded by Howard; motion passed with all ayes. 3/0

4. Direct Staff concerning the first Council Meeting in September 2022 (City Secretary)

City Secretary Jackson stated the first Council Meeting in September 2022 falls on the Labor Day Holiday, and Staff is seeking direction from Council concerning that meeting.

City Council directed Staff to reschedule the meeting for Monday, September 12, 2022.

5. Discuss and consider approving a Resolution of the City of Seagoville, Texas, approving the terms and conditions of an Interlocal Agreement between the City of Seagoville and Dallas County on behalf of Dallas County Health and Human Services for Food Establishment Inspections and Environmental Health Services for Fiscal Year 2022-2023 and authorizing the City Manager to execute said agreement; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing for an effective date (Director of Health)

Health Director Bhandari stated this Interlocal Agreement between the City of Seagoville and Dallas County provides coverage if she is out of the office. It also provides for mosquito spraying.

Motion to approve a Resolution of the City of Seagoville, Texas, approving the terms and conditions of an Interlocal Agreement between the City of Seagoville and Dallas County on behalf of Dallas County Health and Human Services for Food Establishment Inspections and Environmental Health Services for Fiscal Year 2022-2023 and authorizing the City Manager to execute said agreement; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing for an effective date – Fruin, seconded by Magill; motion passed with all ayes. 3/0

6. Conduct a public hearing on a request amending the Comprehensive Zoning Ordinance and Map, as previously amended, by changing the zoning from “LM” Light Manufacturing to “LM-SUP” Light Manufacturing with a Special Use Permit to allow for outside storage, subject to special conditions on approximately 4.182 ± acres, being described as Lot 5, Block A of the Mechtech Subdivision, within the Herman Heider Survey, Abstract No. 541, commonly known as 316 W. Simonds Road, Seagoville, Dallas County, Texas (Planner)

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

Planner Medina explained this Ordinance approves a zone change from “LM” Light Manufacturing to “LM-SUP” Light Manufacturing with a Special Use Permit to allow for outside storage, subject to special conditions on approximately 4.182 ± acres at 316 W. Simonds Road.

Councilmember Fruin asked about the toxic possibility for the residents of the materials in case of a fire at this location. Community Development Director Barr stated the facility's location is in a Light Manufacturing area which does not have many residential properties nearby.

In response to a question by Mayor Pro Tem Magill, Community Development Director Barr stated the Fire Department visits the location and is aware of the materials on-site in case of a fire.

Mayor Childress closed the public hearing at 8:07 p.m.

7. 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 "LM" Light Manufacturing to “LM-SUP” Light Manufacturing with a Special Use Permit to allow for outside storage, subject to special conditions on approximately 4.182± acres being described as Lot 5, Block S of the Mechtech subdivision, within the Herman Heider Survey, Abstract No. 541, commonly known as 316 W. Simonds Road, Seagoville, Dallas County Texas; providing for special conditions; providing for the repeal of all Ordinances in conflict; 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 an effective date (Planner)

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 "LM" Light Manufacturing to "LM-SUP" Light Manufacturing with a Special Use Permit to allow for outside storage, subject to special conditions on approximately 4.182± acres being described as Lot 5, Block S of the Mechtech subdivision, within the Herman Heider Survey, Abstract No. 541, commonly known as 316 W. Simonds Road, Seagoville, Dallas County Texas; providing for special conditions; providing for the repeal of all Ordinances in conflict; 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 an effective date – Magill. Councilmember Fruin stated he would like to amend the Ordinance to add a requirement for the business to notify the Fire Department of any change in the stored materials.

Mayor Pro Tem Magill stated he would like to amend his motion to add the requirement stated by Councilmember Fruin, seconded by Fruin; motion passed with all ayes. 3/0

8. Second Reading – Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the Economic Development Project between the Seagoville Economic Development Corporation and Campbell Creations, L.L.C., a Texas Limited Liability Company, as reflected in terms and conditions of an Economic Development Incentive Agreement between the parties; and providing an effective date (City Manager)

City Attorney Thomas explained the project and agreement.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving the Economic Development Project between the Seagoville Economic Development Corporation and Campbell Creations, L.L.C., a Texas Limited Liability Company, as reflected in terms and conditions of an Economic Development Incentive Agreement between the parties; and providing an effective date – Magill, seconded by Fruin; motion passed with all ayes. 3/0

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

Councilmember Fruin stated he would like to thank the City Council and Staff for moving the city forward.

10. 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.

Mayor Pro Tem Magill stated in light of the fire in the City of Balch Springs; he would like an item to discuss requiring wood fences that are installed to be treated with flame retardant materials. He also stated he would like an item to look at the carport Ordinance to accommodate citizens to protect their property.

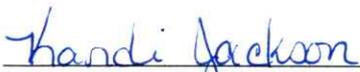
Adjourned at 8:16 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

