



**MINUTES OF CITY COUNCIL  
REGULAR SESSION  
MAY 1, 2023**

**The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, May 1, 2023, 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
Rick Howard	Councilmember
Mike Fruin	Councilmember
Jon Epps	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Assistant Police Chief Steve Davis, Interim Community Development Director Bill Medina, Public Works Director Chris Ryan, Fire Chief Todd Gilcrease, Fire Marshal Zane Anderson, City Attorney Victoria Thomas, 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** – *Mayor Childress stated at the last Council Meeting on Monday, April 17, 2023, City Council approved a Work Order for Garver for engineering concerning the Seagoville Road Sidewalk Improvement Project 4/1, authorized Anderson Asphalt & Concrete Paving to provide emergency repairs to East Malloy Bridge Road unanimously, and authorized the repair of a 2016 Caterpillar 303.5 Mini-Ex unanimously.*

**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.*

Maria Hernandez at 2902 Wanda Way expressed her concerns about Code Enforcement, trash service, Public Works, and Animal Control.

**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 April 17, 2023 (City Secretary)**

*Motion to approve City Council Meeting Minutes for April 17, 2023 – Magill, seconded by Howard; motion passed with all ayes. 5/0*

**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 Julio Torres, sometimes referred to as Seagoville Signs & Designs, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties; and providing an effective date (City Manager)**

*Mayor Childress stated this is the First Reading of this Resolution no action will be taken at this time.*

**3. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to execute applications for Glenn Rd., Altom Ln., Frances St., and Ave C. through the FY-2023 Dallas County Community Development Block Grant (“CDBG”) as set forth in Exhibit “A”; and providing an effective date (Public Works Director)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to execute applications for Glenn Rd., Altom Ln., Frances St., and Ave C through the FY-2023 Dallas County Community Development Block Grant (“CDBG”) as set forth in Exhibit “A”; and providing an effective date – Hernandez, seconded by Epps; motion passed with all ayes. 5/0*

**4. Conduct a public hearing on a request amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, as amended, by granting a change in zoning from R-2 (Residential-2) to LR (Local Retail), on approximately 2.377± acres located in the John D Merchant Survey, Abstract 852, being depicted in Exhibit “A”, attached hereto, and commonly known as 100 Crestview Drive, Seagoville, Dallas County, Texas (Interim Community Development Director)**

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

*Edward Rusher at 110 Crestview and John Holt at 903 E. Malloy Bridge Road spoke in opposition.*

*Property owner Susano Solis stated there are surrounding properties are zoned Local Retail and they feel it makes the most sense to zone this property Local Retail.*

*Mayor Childress closed the public hearing at 7:17 p.m.*

**13. Council Recessed Into Executive Session at 7:18 p.m.**

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

**C. § 551.071. Consultation with City Attorney: receive legal advice related to Santorini**

**14. Reconvened Into Regular Session at 8:17 p.m.**

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

**C. § 551.071. Consultation with City Attorney: receive legal advice related to Santorini**

*No action taken.*

**5. 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-2 Single-Family Dwelling (R-2) to Local Retail (LR), on approximately 2.377± acres located in the John D Merchant Survey, Abstract 852, being described and depicted in Exhibit “A”, attached hereto, and commonly known as 100 Crestview Drive, Seagoville, Dallas County, Texas; 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 (Interim Community Development Director)**

*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-2 Single-Family Dwelling (R-2) to Local Retail (LR), on approximately 2.377± acres located in the John D Merchant Survey, Abstract 852, being described and depicted in Exhibit “A”, attached hereto, and commonly known as 100 Crestview Drive, Seagoville, Dallas County, Texas: 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 Fruin; motion failed. 3/2 (For: Hernandez, Fruin, and Epps; Against: Howard and Magill)*

**6. Conduct a public hearing on an Ordinance 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 2.895± acres being Tract 11, in the John D. Merchant survey, Abstract No. 850, as described and depicted in Exhibit A, attached hereto and incorporated herein, and commonly known as 600 Water Street, Seagoville, Dallas County, Texas (Interim Community Development Director)**

*Mayor Childress opened the public hearing at 8:19 p.m.*

*Jeff Carroll of Carroll Architects stated they would like to rezone the property and construct a collision repair center.*

*Mayor Childress closed the public hearing at 8:25 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 of used materials, subject to special conditions on approximately 2.895± acres being Tract 11, in the John D. Merchant Survey, Abstract No. 850, as described and depicted in Exhibit "A", attached hereto and incorporated herein, and commonly known as 600 Water Street, 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 (Interim Community Development Director)**

*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 of used materials, subject to special conditions on approximately 2.895± acres being Tract 11, in the John D. Merchant Survey, Abstract No. 850, as described and depicted in Exhibit "A", attached hereto and incorporated herein, and commonly known as 600 Water Street, 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 – Hernandez, seconded by Howard; motion passed with all ayes. 5/0*

**8. Receive a presentation from Kim Britton, Deputy Executive Director of STAR Transit, concerning an update on STAR Transit current services, marketing strategies and future considerations (Assistant City Manager)**

*Deputy Executive Director of STAR Transit, Kim Britton presented STAR Transit current services, marketing strategies and future considerations.*

**9. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving and authorizing the City Manager to sign the Amendment**

**and Extension of the Dallas County New Directions in Public Safety Grant Interlocal Agreement between the Cities of Mesquite, Balch Springs, Seagoville, and Sunnyvale (the “Southeast Collaboration”) and Dallas County for the purpose of providing mental health services in support of their respective municipal governmental operations and residents; providing for the repeal of any and all resolutions in conflict; and providing an effective date (Police Chief).**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas approving and authorizing the City Manager to sign the Amendment and Extension of the Dallas County New Directions in Public Safety Grant Interlocal Agreement between the Cities of Mesquite, Balch Springs, Seagoville, and Sunnyvale (the “Southeast Collaboration”) and Dallas County for the purpose of providing mental health services in support of their respective municipal governmental operations and residents; providing for the repeal of any and all resolutions in conflict; and providing an effective date – Magill, seconded by Hernandez; motion passed with all ayes. 5/0*

**10. 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 Julio Torres, sometimes referred to as Seagoville Signs & Designs, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties; and providing an effective date (City Manager)**

*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 Julio Torres, sometimes referred to as Seagoville Signs & Designs, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties; and providing an effective date – Magill, seconded by Hernandez; motion passed with all ayes. 5/0*

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

*Councilmember Epps stated Malloy Bridge Road looks good.*

*Mayor Pro Tem Magill recapped the street repairs that the City has performed.*

*Councilmember Howard reminded everyone about Mayfest from Thursday, May 4, 2023 – Sunday, May 7, 2023.*

*Mayor Childress reminded everyone to vote on Saturday, May 6, 2023.*

**12. 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 Hernandez stated he would like an update concerning Robinwood Estates and the citizen's concerns.*

**13. Recessed Into Executive Session at 8:42 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 negotiation of possible amendment to City's agreement with Frontier Texas Ventures I, LLC**

**B. § 551.071. Consultation with City Attorney: receive legal advice related to an Ordinance concerning Mass Gatherings**

**14. Reconvened Into Regular Session at 9:57 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 negotiation of possible amendment to City's agreement with Frontier Texas Ventures I, LLC**

**B. § 551.071. Consultation with City Attorney: receive legal advice related to an Ordinance concerning Mass Gatherings**

**15. Discuss and consider approving an amendment to the Frontier Waste Solutions Agreement**

*Motion to authorize the City Manager to negotiate and execute a First Amendment to the "Municipal Solid Waste Collection, Transportation and Disposal Agreement in the City of Seagoville" between the City and Frontier Texas Ventures, LLC to provide that Frontier shall, one day each week provide a grapple truck and driver to collect brush piles in excess of 3 cubic yards for compensation in the amount of \$2,000 per collection day and \$140.00 per hour if more than one day per week is required and approved by the City Manager, 11 hours per week – Magill, seconded by Hernandez; motion passed with all ayes. 5/0*

**Adjourned at 9:59 p.m.**

**APPROVED:**

  
\_\_\_\_\_  
Mayor Dennis K. Childress

**ATTEST:**

Kandi Jackson  
Kandi Jackson, City Secretary

