



**MINUTES OF CITY COUNCIL
REGULAR SESSION
DECEMBER 6, 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 6, 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, Community Development Director Ladis Barr, Public Works Director Chris Ryan, City Attorney Shelby Percy, 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 November 15, 2021 (City Secretary)**

Motion to approve City Council Meeting minutes for November 15, 2021 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

REGULAR AGENDA-

- 2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to execute a Chapter 380 Economic Development Program Agreement with GG Texas, LLC, in substantially the form of the agreement attached as Exhibit “1”; and providing an effective date (City Manager)**

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to execute a Chapter 380 Economic Development Program Agreement with GG Texas, LLC, in substantially the form of the agreement attached as Exhibit “1”; and providing an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

- 3. Conduct interviews with Boards & Commissions Applicants for appointment (City Secretary)**

City Secretary Jackson stated at this time Place Two (2) on the Planning & Zoning Commission is vacant and Ms. Shelley Sipriano has applied to fill that vacancy. She also stated in accordance with Ordinance No. 24-2019 Ms. Sipriano has passed the background investigation.

Motion to appoint Ms. Shelley Sipriano to Place Two (2) to the Planning & Zoning Commission – Epps, seconded by Magill; motion passed with all ayes. 5/0

- 4. Discuss and consider approving a Resolution of the City of Seagoville, Dallas County, Texas, casting its vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (City Secretary)**

Motion to cast a vote for Mr. Michael Hurtt for the fourth member of the Board of Directors of the Dallas Central Appraisal District – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

5. Conduct a public hearing to amend the Comprehensive Zoning Ordinance and Map, as previously amended, by changing the zoning from "LR-SUP" Local Retail with a Special Use Permit, for a tobacco store, to "LR-SUP-Amended" Local Retail with a Special Use Permit amended to provide for an additional Special Use Permit for prepackaged beverages, subject to special conditions on approximately 0.386± acres located at 611 North U.S. Highway 175, being described as tracts L,M, and the East half of lot 2 in the Town & Country Shopping Center Revised, in the City of Seagoville, Texas (Community Development Director)

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

Mr. Anas Naji stated would like to add prepackaged beverages to the tobacco store.

Community Development Director Barr stated this Ordinance provides a change in zoning from "LR-SUP" Local Retail with a Special Use Permit, for a tobacco store, to "LR-SUP-Amended" Local Retail with a Special Use Permit amended to provide for an additional Special Use Permit for prepackaged beverages, subject to special conditions on approximately 0.386± acres located at 611 North U.S. Highway 175, being described as tracts L,M, and the East half of lot 2 in the Town & Country Shopping Center Revised. He also stated the recommendations made by Staff.

Mayor Childress closed the public hearing at 7:11 p.m.

6. 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 "LR-SUP" Local Retail with a Special Use Permit, for a tobacco store, to "LR-SUP-Amended" Local Retail with a Special Use Permit Amended to provide for an additional Special Use Permit for prepackaged beverages, subject to special conditions on approximately 0.386± acres located at 611 North U.S. Highway 175, being described as tracts L,M, and the east half of Lot 2 in the Town & Country Shopping Center Revised, in the City of Seagoville, 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 (Community Development Director)

Motion to table this item until City Ordinance requirements are met – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

7. Appoint City Councilmembers to serve on the Finance Committee (Finance Director)

Motion to appoint Councilmember Hernandez and Councilmember Howard to serve on the Finance Committee – Epps, seconded by Fruin; motion passed with all ayes. 5/0

8. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing and ratifying the City Manager's action approving the purchase of and purchasing a 2021 Ford F-550 crew cab utility vehicle for an amount not to exceed Fifty-Six Thousand Ten Dollars and Thirty-Five Cents (\$56,010.35) from Rush Truck Center; authorizing and ratifying the City Manager's execution of any and all necessary documents and disbursement of the funds for said purchase; and providing an effective date (Public Works Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing and ratifying the City Manager's action approving the purchase of and purchasing a 2021 Ford F-550 crew cab utility vehicle for an amount not to exceed Fifty-Six Thousand Ten Dollars and Thirty-Five Cents (\$56,010.35) from Rush Truck Center; authorizing and ratifying the City Manager's execution of any and all necessary documents and disbursement of the funds for said purchase; and providing an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

9. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of four (4) 2022 Ford 150 double cab trucks in a total purchase amount not to exceed One Hundred Sixty Eight Thousand Five Hundred Sixty Dollars and Sixty Five Cents (\$168,560.65) from Rush Truck Center; authorizing the City Manager to execute any and all necessary documents and disburse the funds for said purchase; and providing an effective date (Public Works Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of four (4) 2022 Ford 150 double cab trucks in a total purchase amount not to exceed One Hundred Sixty Eight Thousand Five Hundred Sixty Dollars and Sixty Five Cents (\$168,560.65) from Rush Truck Center; authorizing the City Manager to execute any and all necessary documents and disburse the funds for said purchase; and providing an effective date – Magill, seconded by Hernandez; motion passed with all ayes. 5/0

10. Discuss and consider approving a Resolution of the City of Seagoville, Texas, approving an agreement for Professional Engineering Services on a task order basis for On-Call Consultation Services related to Water and Wastewater Engineering Services as set forth in Exhibit "A" attached thereto, in an amount not to exceed Twenty Five Thousand Dollars (\$25,000); authorizing the City Manager to execute said agreement; providing a repealing clause; providing a severability clause; and providing an effective date (Public Works Director)

Motion to approve a Resolution of the City of Seagoville, Texas, approving an agreement for Professional Engineering Services on a task order basis for On-Call Consultation Services related to Water and Wastewater Engineering Services as set forth in Exhibit "A" attached thereto, in an amount not to exceed Twenty Five Thousand Dollars (\$25,000); authorizing the City Manager to execute said agreement; providing a repealing clause; providing a severability clause; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

11. 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 East Malloy Bridge Road for compensation in an amount not to exceed One Hundred Thirty Five Thousand Eight Hundred Eighty Four Dollars and Zero Cents (\$135,884.00) 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 East Malloy Bridge Road for compensation in an amount not to exceed One Hundred Thirty Five Thousand Eight Hundred Eighty Four Dollars and Zero Cents (\$135,884.00) 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 Hernandez; motion passed with all ayes. 5/0

12. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving the terms and conditions of a Professional Services Agreement between Seagoville Economic Development Corporation and the Retail Coach in substantially the form as attached hereto as Exhibit "1", including Exhibit "A" thereto, for the purposes of providing assistance in retail recruitment and development strategy for a term of one year and for compensation in an amount not to exceed Seventeen Thousand Five Hundred Dollars (\$17,500.00) providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving the terms and conditions of a Professional Services Agreement between Seagoville Economic Development Corporation and the Retail Coach in substantially the form as attached hereto as Exhibit "1", including Exhibit "A" thereto, for the purposes of providing assistance in retail recruitment and development strategy for a term of one year and for compensation in an amount not to exceed Seventeen Thousand Five Hundred Dollars (\$17,500.00) providing for a repealing clause; providing for a severability clause; and providing an effective date – Howard, seconded by Magill; motion passed with all ayes. 5/0

13. Discuss and consider approving additional holiday(s) for Christmas/New Year (Councilmember Hernandez)

Motion to approve the Monday after the Christmas holiday as an additional holiday and the Monday after the New Year holiday as an additional for all City Staff this year only – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

14. Discuss and consider approving a Resolution of the City of Seagoville, Texas, approving and authorizing the City Manager to execute a Lease Agreement and a Maintenance Agreement with Toshiba America Business Solutions, Inc., d/b/a Toshiba Financial Services, for copiers; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date (Library Director)

Motion to approve a Resolution of the City of Seagoville, Texas, approving and authorizing the City Manager to execute a Lease Agreement and a Maintenance Agreement with Toshiba America Business Solutions, Inc., d/b/a Toshiba Financial Services, for copiers; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date – Magill, seconded by Epps; motion passed with all ayes. 5/0

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

Councilmember Epps stated he appreciates all of the Christmas decorations, Staff's hard work, and hope everyone has a good holiday.

Councilmember Magill stated the Tree Lighting Ceremony went great.

Councilmember Howard stated he hope everyone enjoys the holidays.

Councilmember Hernandez stated he likes what he sees moving forward and he appreciates it.

16. 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.

17. Recessed into Executive Session at 7:23 p.m.

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

A. § 551.071. Consultation with City Attorney: receive legal advice related the City of Seagoville obtaining Simonds Lake Park

18. Reconvened into Regular Session at 7:41 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 the City of Seagoville obtaining Simonds Lake Park

No action taken.

Adjourned at 7:41 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

