



# City of Seagoville

## Meeting Minutes

### City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

Monday, September 11, 2023

6:30 PM

Council Chambers

Present: Mayor Lackey Sebastian, Mayor Pro Tem Harold Magill, Councilmember Rick Howard, Councilmember Allen Grimes, and Councilmember Jon Epps

Absent: Councilmember Jose Hernandez

Also present were City Manager Patrick Stallings, City Attorney Victoria Thomas, and City Secretary Sara Egan.

The City Council of the City of Seagoville met in a Regular Called Meeting on Monday, September 11, 2023, at 6:30 p.m. in the City Council Chambers of City Hall, 702 N. Hwy 175, Seagoville, Texas.

#### **WORK SESSION – 6:30 PM**

**1. Call to Order**

Mayor Sebastian called the Work Session to order at 6:30 p.m.

**2. Discuss Regular Session items.**

Council did not have any questions.

**3. Receive a presentation of City of Seagoville's 3rd Quarter Financial Report for Fiscal Year 2023.**

Director of Finance Gail French provided a presentation and answered questions.

**4. Receive a presentation regarding a prospective planned development concept and necessary zoning text amendment updates.**

Director of Community Development Bill Medina provided a presentation and answered questions. A representative from Palmer Development Partners provided additional information.

**5. Adjourn**

Mayor Sebastian adjourned from Work Session at 6:49 p.m.

#### **REGULAR SESSION – 7:00 PM**

**6. Call to Order**

Mayor Sebastian called the Regular Session to order at 7:00 p.m.

**7. Invocation**

Mayor Pro Tem Magill led the invocation.

**8. Pledge of Allegiance**

The City Council led the pledge of allegiance.

**9. Mayor's Report**

Mayor Sebastian provided a report regarding ongoing developments and city projects.

**10. Citizen's Comments**

No one signed up to speak.

**Consent Agenda**

Mayor Pro Tem Magill made a motion to approve Consent Agenda Items 11 through 13, seconded by Councilmember Howard. The motion passed by a unanimous vote (4/0).

**11. Consider approving the following City Council meeting minutes: August 21, 2023 and August 28, 2023.**

**12. Consider approving a Resolution 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 2023-2024; and authorizing the Mayor to sign.**

Resolution No. 64-R-2023

**13. Consider approving a Resolution approving the Household Hazardous Waste Interlocal Agreement Amendment between the City of Seagoville and Dallas County for Fiscal Year 2023-2024; and authorizing the Mayor to sign.**

Resolution No. 65-R-2023

**Public Hearing**

**14. Conduct a public hearing to receive citizen input on the proposed tax rate of \$0.728004 per \$100 valuation, which is greater than the no new revenue tax rate calculated by the Dallas County Tax Assessor/Collector of \$0.668984 per 100 and not greater than the voter-approval tax rate of .728005 per \$100. This rate will raise more revenue from property taxes than last year's budget by an amount of \$1,006,159.**

Mayor Sebastian opened the public hearing at 7:04 p.m.

No one spoke for or against.

Mayor Sebastian closed the public hearing at 7:05 p.m.

**Regular Agenda**

**15. Discuss and consider adoption of an Ordinance adopting and levying ad valorem taxes for the Fiscal Year 2023 - 2024 at a rate of \$0.728004 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Seagoville as of January 1, 2023, to provide revenue for the payment of current expenses; providing for an interest and sinking fund for all outstanding debt; and authorizing the Mayor to sign.**

Mayor Pro Tem made a motion for the property tax rate to be increased by the adoption of a tax rate of 0.728004, which is effectively an 8.82 percent increase in the tax rate, seconded by Councilmember Howard. The motion passed by a unanimous vote (4/0).

Ordinance No. 25-2023

**16. FIRST READING:**

**Discuss and consider approval of a Resolution of the City Council of the City of Seagoville approving the Economic Development Project between the Seagoville Economic Development Corporation and P.T. ATLAS Manufacturing, L.L.C., a Texas Limited Liability Company, as reflected in the terms and conditions of an Economic Development Incentive Agreement, in the amount of three-hundred and seventy-five thousand dollars and zero cents (\$375,000.00); and providing for an effective date.**

City Attorney Victoria Thomas briefed City Council on the agenda item.

**17. Discuss and consider a Resolution revising the signatory authority of American National Bank.**

Director of Finance Gail French briefed City Council on the agenda item.

Councilmember Epps made a motion to approve Agenda Item 17, seconded by Councilmember Howard. The motion passed by a unanimous vote (4/0).

Resolution No. 66-R-2023

**18. Discuss and consider approval of a Resolution approving and ratifying the Seagoville Economic Development Corporation project for consulting services associated with the planning and design services for a restaurant and parking addition at 102 and 103 N. Kaufman Street with Studio HMA, LLC, for compensation in an amount not to exceed forty-seven thousand two hundred fifty-one dollars and zero cents (\$47,251.00); and authorizing the Mayor to sign.**

Director of Community Development Bill Medina briefed the City Council on the project.

Mayor Pro Tem Magill made a motion to approve Agenda Item 18, seconded by Councilmember Grimes. The motion passed by a unanimous vote (4/0).

Resolution No. 67-R-2023

**19. Discuss and consider approving a Resolution nominating a candidate to be a member of the Board of Directors of the Dallas Central Appraisal District; and authorize the Mayor to sign.**

City Secretary Sara Egan briefed the City Council on the nomination options.

Councilmember Epps made a motion to nominate Micheal Hurtt, seconded by Councilmember Grimes. The motion passed by the following vote (3/1):

Aye: Mayor Pro Tem Harold Magill, Councilmember Allen Grimes, and Councilmember Jon Epps

Nay: Councilmember Rick Howard

Resolution No. 68-R-2023

**20. SECOND READING:**

**Discuss and consider approval of a Resolution of the City Council of the City of Seagoville approving the Economic Development Project between the Seagoville Economic Development Corporation and P.T. ATLAS Manufacturing, L.L.C., a Texas Limited Liability Company, as reflected in the terms and conditions of an Economic Development Incentive Agreement, which is attached hereto as Exhibit "A", in the amount of three-hundred and seventy-five thousand dollars and zero cents (\$375,000.00); and providing for an effective date.**

Mayor Pro Tem Magill made a motion to approve Agenda Item 20, seconded by Councilmember Howard. The motion passed by a unanimous vote (4/0).

Resolution No. 69-R-2023

**21. Discuss and consider hours of operation for all non-essential personnel for the City of Seagoville.**

Mayor Pro Tem Magill made a motion to approve a four-day work week for non-essential personnel to be in effect October 2, 2023; and as discussed to include an hour lunch, and a report at 6 months of implementation. The motion was seconded by Councilmember Howard. The motion passed by a unanimous vote (4/0).

**22. Items of community interest and councilmember reports.**

Mayor Pro Tem Magill recognized Code Enforcement for the response to a complaint.

Councilmember Epps recognized all staff for their contributions to the City's development and growth.

**23. Discuss future agenda items.**

No requests for future agenda items.

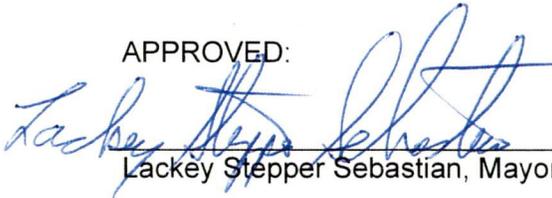
**24. Adjourn**

There being no further business before the City Council, the meeting was adjourned at 7:51 p.m.

ATTEST:

  
\_\_\_\_\_  
Sara Egan, City Secretary

APPROVED:

  
\_\_\_\_\_  
Lackey Stepper Sebastian, Mayor