



City of Seagoville Meeting Agenda City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, March 4, 2024

6:30 PM

Council Chambers

LACKEY STEPPER SEBASTIAN
MAYOR

RICK HOWARD
PLACE 1

ALLEN GRIMES
PLACE 4

PATRICK STALLINGS
CITY MANAGER

JOSE HERNANDEZ
PLACE 2

JON EPPS
PLACE 5

HAROLD MAGILL
PLACE 3 - MAYOR PRO TEM

Notice is hereby given that the City Council of the City of Seagoville, Texas will meet in a Regular Called Meeting at 6:30 p.m. for Work Session, and Regular Session will begin at 7:00 p.m., to be held at City Hall, 702 N. Hwy 175 Seagoville, Texas 75159.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Seagoville reserves the right to reconvene, recess or realign any session or order of business at any time prior to adjournment. The purpose of the meeting is to consider the following items:

WORK SESSION – 6:30 PM

1. Call to Order
2. Discuss the options to adopt a property tax exemption for qualifying child-care facilities.
3. Receive an update regarding Fran Street.
4. Discuss Regular Session agenda items.
5. Adjourn

REGULAR SESSION – 7:00 PM

6. Call to Order
7. Invocation
8. Pledge of Allegiance
9. Present the Certificate of Achievement for Excellence in Financial Reporting awarded by Government Finance Officers Association to the Finance Department.
10. Mayor's Report
11. Citizen's Comments

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. City Council may not discuss these items but may

respond with factual data or policy information or place the item on a future agenda. Anyone wishing to speak should submit a Speaker Request Form to the City Secretary.

Consent Agenda

- 12. Consider approving the City Council meeting minutes: February 26, 2024**
- 13. Consider approving the City Council and Planning and Zoning Commission joint meeting minutes: February 27, 2024**
- 14. Consider a Resolution authorizing membership in the Atmos Cities Steering Committee; and authorizing the payment of five cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.**

Regular Agenda

15. Items of community interest and councilmember reports.

Pursuant to Section 551.0415 of the Texas Government Code, the City Council or City Administration may report information on the following items: 1) expression of thanks, congratulations, or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming City events, 5) information about community events, and 6) announcements involving an imminent threat to public health and safety.

EXECUTIVE SESSION

The City Council will convene into closed Executive Session pursuant to:

- 16. Texas Govt. Code Section 551.071 – Consultation with Attorney, to seek legal advice relating to the regulation of mobile food units within city limits.**

REGULAR SESSION

- 17. Take any necessary action as a result of Executive Session.**
- 18. Discuss future agenda items.**
- 19. Adjourn**

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Seagoville, Texas on this 29th day of February 2024, by 5 p.m.

Sara Egan, City Secretary

The City of Seagoville does not discriminate based on disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Seagoville at least 72 hours in advance at (972) 287-6819 or email citysecretary@seagoville.us . (TDD access 1-800-RELAY-TX)

UPCOMING DATES:

- Monday, March 18, 2024, Regular City Council Meeting
- Monday, April 1, 2024, Regular City Council Meeting



TO: Mayor and City Council
DATE: March 4, 2024
ITEM: 2
DESCRIPTION: Discuss the options to adopt a property tax exemption for qualifying child-care facilities.

INTRODUCTION

This item is on the agenda at the request of a citizen and approved by City Council for discussion.

ATTACHMENTS

1. Citizen Handout

| Background

Senate Bill 1145 (2023)

The [Texas State Legislature](#) passed Senate Bill 1145 (SB 1145) during the 2023 regular legislative session by a vote of 25-6 in the [Senate](#) and 109-33 in the [House](#). SB 1145 authorized counties and municipalities to enact a local option property tax exemption from ad valorem taxation on all or part of the appraised value of property used to operate a child-care facility. The law prohibited the exemption from being less than 50% of the appraised value. For properties leased to operators of child-care facilities, the law required the landlord to include with their exemption application an affidavit that certifies they have informed the operator of the child-care facility of the amount of the tax exemption and that rent charged will be decreased in proportion to the reduction of taxes either through a monthly or annual credit against the rent. The law also states that the exemption does not need to be claimed again once it is authorized unless the property changes ownership or the property no longer meets the qualifications for the exemption. The law took effect on January 1, 2024.^[6]



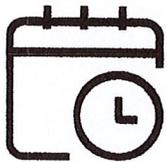
Child Care
TAX RELIEF

ChildCareTaxRelief.com



Say YES to
Texas Families by
**VOTING FOR CHILD
CARE PROPERTY
TAX RELIEF**

Important Dates for 2024 Implementation:



MARCH 31, 2024: CITIES/COUNTIES MUST ENACT THEIR ORDINANCE OF CHILD CARE PROPERTY TAX RELIEF BEFORE MARCH 31 FOR 2024 IMPLEMENTATION

(NOTE: DATE SUBJECT TO CHANGE; CONTACT YOUR COUNTY APPRAISAL DISTRICT FOR MORE INFORMATION)



APRIL 30, 2024: PROVIDERS WILL HAVE BETWEEN WHEN THE ORDINANCE TAKES EFFECT AND APRIL 30 TO APPLY & QUALIFY FOR 2024 SAVINGS



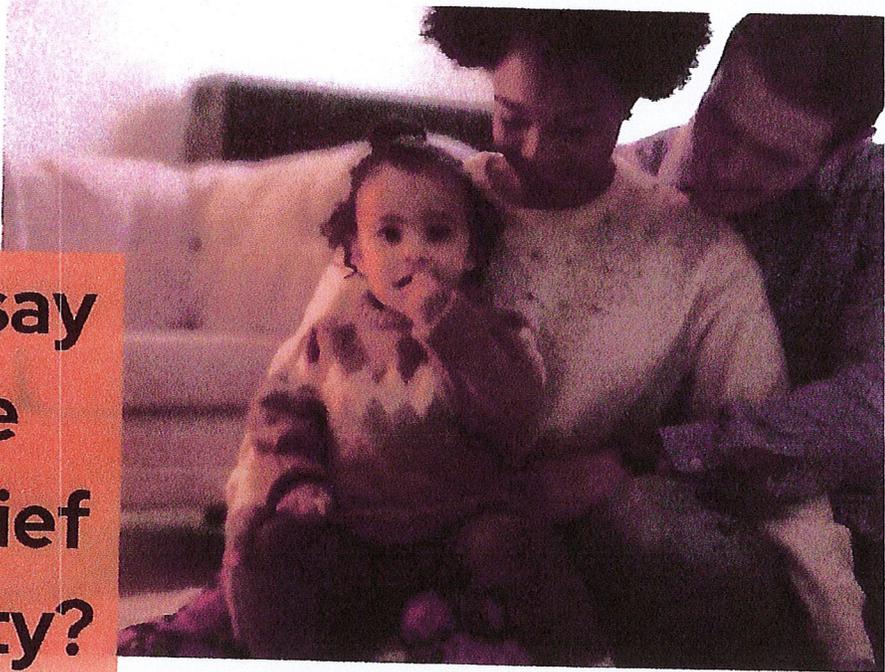
To learn more about the implementation of Child Care Property Tax Relief:





Child Care
TAX RELIEF

ChildCareTaxRelief.com



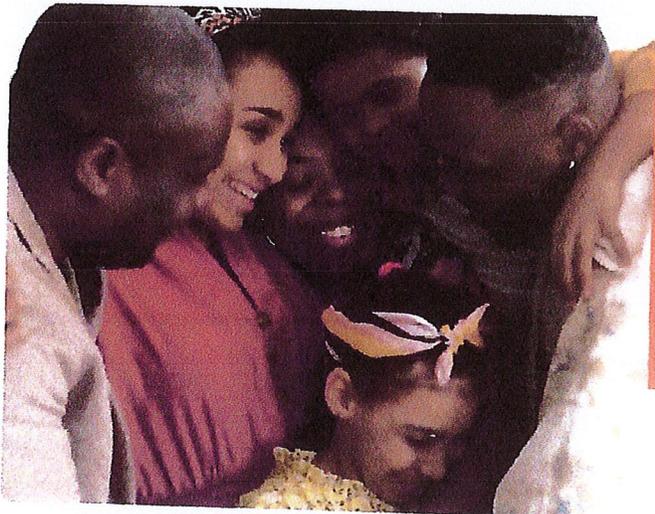
Why should you say **YES** to Child Care Property Tax Relief in your community?

Prop 2 was passed overwhelmingly by Texans in 2023, and allows city/county officials to provide a tax exemption of 50-100% to child care centers serving low-income families.

Many child care providers are **struggling to stay open** and provide **affordable care** because costs are so high. After staffing costs, facilities are the second most expensive part of running a child care center.

What can implementing this do for child care providers?

- ✓ REDUCE CHILD CARE COSTS FOR FAMILIES
- ✓ EXPAND CHILD CARE AVAILABLE TO WORKING PARENTS
- ✓ SUPPORT WAGES FOR CHILD CARE EDUCATORS
- ✓ REINVEST SAVINGS INTO QUALITY EDUCATION FOR CHILDREN



To learn more about the implementation of Child Care Property Tax Relief:



Texas Proposition 2, Property Tax Exemption for Child-Care Facilities Amendment (2023)

Texas Proposition 2, the Property Tax Exemption for Child-Care Facilities Amendment, was on the [ballot](#) in [Texas](#) as a [legislatively referred constitutional amendment](#) on [November 7, 2023](#).^{[1][2]} The ballot measure was **approved**.

Election results

Texas Proposition 2			
Result	Votes	Percentage	
✔ Yes	1,629,151	64.78%	
No	885,704	35.22%	

What did Proposition 2 do?

See also: [Text of measure](#)

Proposition 2 authorized the [state legislature](#) to pass a law to authorize a property tax exemption on all or part of the property used to operate a child-care facility. It also authorized the state legislature to define *child-care facility* and imposed eligibility requirements for qualifying for the tax exemption.^[2]

The state legislature also passed [Senate Bill 1145 \(SB 1145\)](#), the implementing legislation, during the 2023 regular legislative session.^[3]

Who supported and opposed the amendment?

See also: [Support](#) and [Opposition](#)

The amendment was sponsored by State Sen. [Royce West](#) (D-23). Sen. West said, "The Texas child-care shortage is likely to have devastating effects on early childhood education, economic growth, and employment opportunities for parents. According to the U.S. Chamber of Commerce Foundation, Texas' economy loses more than \$9 billion every year due to inadequate child care. S.J.R. 64 seeks to address this issue by allowing the legislature, by general law, to exempt from property taxation all or part of the appraised value of real property used to operate a child-care facility." The amendment also received endorsements from Methodist Healthcare Ministries and Texas Restaurant Association.^[4]

Ballotpedia did not locate a campaign in opposition to the ballot measure.

Text of measure

Ballot title

The ballot title was as follows:^[2]

- “ The constitutional amendment authorizing a local option exemption from ad valorem taxation by a county or municipality of all or part of the appraised value of real property used to operate a child-care facility.^[3] ”

Constitutional changes

See also: [Article 8, Texas Constitution](#)

The ballot measure added a Section 1-r to [Article 8](#) of the [Texas Constitution](#). The following underlined text was added:^[2]

Section 1-r. The governing body of a county or municipality may exempt from ad valorem taxation all or part of the appraised value of real property used to operate a child-care facility. The governing body may adopt the exemption as a percentage of the appraised value of the real property. The percentage specified by the governing body may not be less than 50 percent. The legislature by general law may define "child-care facility" for purposes of this section and may provide additional eligibility requirements for the exemption authorized by this section.^[5]

Supporters

Officials

- State Sen. [Royce West](#) (D)

Organizations

- Methodist Healthcare Ministries
- Texas Restaurant Association

Arguments

- **Kim Kofron, senior director of education for Children at Risk:** "We have the child care cliff that we're all experiencing with the money that ran out at the end of September. Prop 2 is not going to replace all those funds, and it's not going to

solve child care, but it's a good start and way for providers to really feel some relief."

- **State Sen. Royce West (D-23):** "The Texas child-care shortage is likely to have devastating effects on early childhood education, economic growth, and employment opportunities for parents. According to the U.S. Chamber of Commerce Foundation, Texas' economy loses more than \$9 billion every year due to inadequate child care. S.J.R. 64 seeks to address this issue by allowing the legislature, by general law, to exempt from property taxation all or part of the appraised value of real property used to operate a child-care facility."

Support

- **Houston Chronicle Editorial Board:** "Prop 2, Child care center tax cut: For. Child care deserts increased during the pandemic. We hope this property tax break, while imperfect, will trickle down to providers and families."
- **San Antonio Express-News Editorial Board:** "Proposition 2: This proposition would allow city and county governments to create property tax exemptions for child care facilities. The hope is property tax relief would translate into reduced tuition, making child care more affordable. It also allows the Legislature to define a child care facility. Our view: For."
- **The Dallas Morning News Editorial Board:** "RECOMMENDATION: Yes. Child care is essential to keep growing the workforce and economy of Texas, but it is an expensive and labor-intensive business. Providers struggle to pay their employees more than \$12 an hour on average. Child care is expensive for parents too — the average family in Dallas County spends around \$11,000 or 14.6% of their income on child care every year."
- **Fort Worth Star-Telegram Editorial Board:** "Cities and counties could exempt significant parts of the property value of child-care facilities from taxation. Taxpayers should be weary of the mounting number of such targeted breaks — every dime exempted must be paid by someone else. But this would give communities an optional tool to tackle an increasing problem, the lack of adequate child care. Recommendation: For."
- **The Austin Chronicle Editorial Board:** "Property Tax Exemption for Child Care Centers: Yes. Part of the reason younger generations are not having kids is because child care is too damn expensive. We should do everything we can to reduce that cost — allowing owners of child care centers to access tax exemptions for properties used to operate those facilities could help do that."
- **Austin American-Statesman Editorial Board:** "As any working parent knows, having a trusted place to care for your children while you work is a necessity in today's economy, particularly in low- to moderate-income households that struggle to make ends meet. But the well-chronicled economics of day care centers are brutal. Easing their strain can result in more childcare centers, potentially lowering costs for parents, allowing them to keep working and contribute to the economy. Vote 'Yes.'"

Blueprint for Implementing The **Child Care Property Tax Relief** (Prop 2)

Note: This document will be updated as we learn more about best practices

PURPOSE OF BLUEPRINT AND HOW TO USE IT

Texas voters overwhelmingly voted YES on Proposition 2 in November 2023. Now, we must work with our city and county officials to implement Prop 2–Child Care Property Tax Relief, so that our communities can reap the benefits. This blueprint should help by summarizing the importance of Prop 2, describing the key players in local government, outlining the implementation process of Prop 2–Child Care Property Tax Relief, and by listing questions for local officials.

WHAT IS PROP 2?

Prop 2 is the newly passed constitutional amendment that allows city and county officials to provide property tax relief to child care providers serving working families.

To be eligible for a property tax cut, child care providers must participate in the Texas Workforce Commission’s child care scholarship program for working parents. Providers must maintain enrollment of at least 20% of children on scholarship to be eligible.

If a property owner, or landlord, leases a facility to an eligible child care provider, the property owner must provide an affidavit (sworn statement with a witness) to the appraisal district certifying, among the requirements, that the property owner has passed the exemption savings onto the child care operator through rent reduction and that the property owner is charging the child-care operator comparable rental rates for similar spaces.

WHY IS PROP 2 SO IMPORTANT?

Working parents all over Texas struggle to find child care. Employers statewide cannot find the workers they need because there is not enough quality child care. Property tax relief for child care providers will be a shot in the arm to improve access to and the quality of child care for parents and businesses.

KEY PARTNERS WITHIN LOCAL GOVERNMENTS

Local government partners should be involved and communicate with one another to implement Prop 2 with minimal administrative burden. So, it's important to understand the key organizations to include in communications.

COUNTY OFFICIALS

There are 254 counties in Texas, and each county has a Commissioners Court, which governs the county. The Commissioners Court is composed of five people: a county judge who's elected in partisan elections and four locally elected officials who serve distinct precincts. See, for example, the [Harris County Commissioners Court](#) or the [Tarrant County Commissioners Court](#).

It will also be helpful to communicate with the County Appraisal District throughout the implementation process. Appraisal districts are responsible for **appraising property for property tax purposes**.

CITY OFFICIALS

City governments vary depending on the type and size of the city. Mayors work directly with City Councils to fulfill the needs of their community through legislative action.

City Council officials are locally elected and fulfill the legislative functions of the city, like crafting ordinances and developing policies. The exact number of members on a City Council varies by city and is determined locally. City

Councils adopt annual budgets that reflect their spending priorities and **set the annual property tax rate**. For example, see [San Marcos' Mayor and City Council](#).

STEPS TO IMPLEMENTING PROP 2—CHILD CARE PROPERTY TAX RELIEF

This blueprint is based in part on steps taken by the City of Austin and Travis County as they implemented Prop 2.

Develop your Own Timeline

Because there is a long list of tasks to be completed, develop your timeline to follow. The timeline may be most helpful if it describes who is doing what and when.

Strengthen Partnerships to Promote and Implement Prop 2

The first step to implementing Proposition 2 at a local level is to initiate conversations with your local representatives, whether it's the Commissioners Court or your City Council and Mayor.

- You can communicate with your local representatives in many ways. For example, most city and county websites have an online form that you can use to send your representative an email. You can also call their office and speak with a member of their staff or request a meeting.
- When you speak with your representatives, make it personal. Before calling, consider, "Why am I invested in this topic? How could this impact my life?" Then, bring these points up during your meeting.

Create Awareness of Prop 2 and Promote Its Value

- Speak with your friends, neighborhoods, family members, and coworkers in your community about why you're supporting this effort. The more people that local representatives hear from, the better!
- You can also write an **Op-Ed** or a **Letter to the Editor** to your local newspaper calling on local officials to enact Prop 2 in your community.

(See [templates](#) in the toolkit.) Op-eds help build public awareness of the constitutional amendment and will urge local officials to act when the media starts asking them about it.

- Use social media to increase awareness of Prop 2. You can tag local representatives in social media posts to spread awareness.

Identify and Cultivate Champions for Prop 2

Once there is a solid group supporting the initiative, identify one or more local representatives willing to lead the charge. They will likely need to get a vote on the subject added to an upcoming city or county meeting agenda for a formal vote.

Before a formal vote occurs, talk to your local representatives about implementation. Offer to be a resource if they have questions or need community feedback.

Ask representatives who are leading the effort if it would be helpful for one or more people to attend the city/county meeting and testify or register their support for the vote. Even if you cannot attend in person, the meetings should be public, and in many instances you can watch them online.

Make Sure Local Public Officials Hear from Constituents

- Once a formal vote is scheduled, try to ensure each representative who will vote on the topic hears from their constituents to vote “yes.” Emails, calls, and support in the local media can all be very effective here.
- If the vote passes, send everyone who voted for it a thank you note. If there’s an opportunity on social media or in the local media, give the representatives who voted yes credit for supporting childcare for working families.
- These meetings where local officials discuss items such as Prop 2 are generally open to the public and allow for public comment. Contact the local official championing the effort and ask them when the meeting is

occurring, and if it's open to the public. **If it is open to the public, raise awareness of the meeting, encourage community members to attend, and share your own story.**

Make Sure City Officials are Communicating with the County Appraisal District

- While the above is happening, city/county officials **must** communicate with their County Appraisal District to understand how much time the Appraisal District would need to properly implement Prop 2 once enacted locally.
 - Travis County needs about a month to process the applications. In Austin, the Chief Appraiser of the Travis Central Appraisal District (TCAD) told City and County officials that they must enact the Property Tax Relief before **March 31, 2024**. This is because of **tax rate adoption considerations and to provide the appraisal districts sufficient time to receive and process the applications and affidavits necessary to qualify people for the exemption.** **The time needed for implementation will vary from county to county.**
- Declare a date in which the ordinance, or Prop 2, takes effect. In Austin, this date is April 30, 2024. This date is the FINAL day in which **providers and landlords can apply for the property tax exemption** if they want it to be implemented in 2024. This date was not set by the legislation, and is a statutory deadline set forth by the Tax Code sec. 11.43(d).

*****ASK LOCAL OFFICIALS THESE QUESTIONS**

1. (To Chief Appraiser/County Appraisal District) - How much time do you need to process the applications prior to the April 30, 2024 statutory deadline?



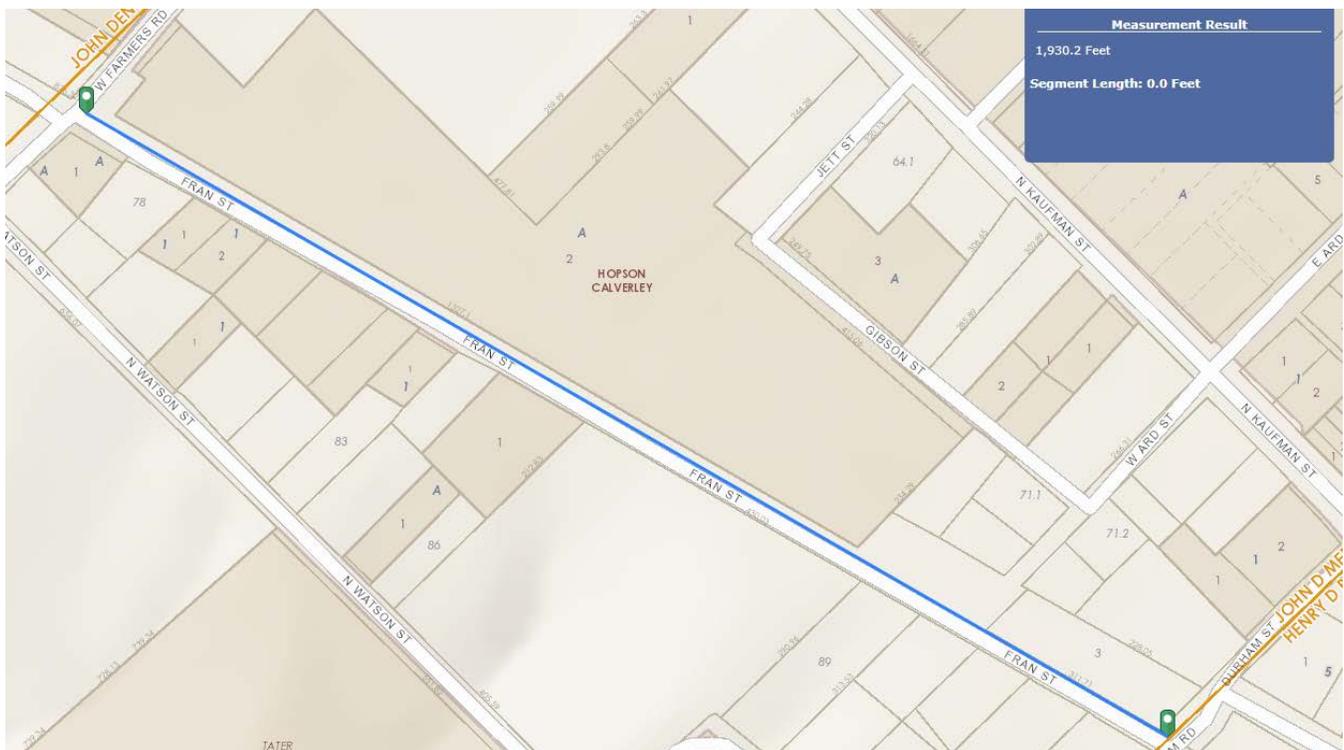
TO: Mayor and City Council
FROM: Patrick Stallings, City Manager
DATE: March 4, 2024
ITEM: 3
DESCRIPTION: Receive an update regarding Fran Street.

INTRODUCTION

The purpose of this item is to update City Council on the condition of Fran Street.

BACKGROUND

Public Works is currently working with Anderson Asphalt & Concrete Paving for a quote for Fran Street from Durham Street to W. Farmers Road.





TO: Mayor and City Council
FROM: GFOA
DATE: March 4, 2024
ITEM: 9
DESCRIPTION: Present the Certificate of Achievement for Excellence in Financial Reporting awarded by Government Finance Officers Association to the Finance Department.

BACKGROUND

The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (COA) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare annual comprehensive financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal. The goal of the program is not to assess the financial health of participating governments, but rather to ensure that users of their financial statements have the information they need to do so themselves.

Reports submitted to the COA program are reviewed by selected members of the GFOA professional staff and the GFOA Special Review Committee (SRC), which comprises individuals with expertise in public sector financial reporting and includes financial statement preparers, independent auditors, academics, and other finance professionals.

Each annual comprehensive financial report is reviewed using a checklist designed to determine compliance with both generally accepted accounting principles (GAAP) and program policy as established by the GFOA's Special Review Executive Committee and the GFOA Executive Board. Reviews are performed by GFOA staff and members of the GFOA's Special Review Committee, which comprises individuals from government, the public accounting profession, and academe who possess specialized expertise in governmental financial reporting, typically as a result of either preparing or auditing an annual comprehensive financial report that has received the Certificate of Achievement. Reviewers are never selected from the same state as the report being reviewed or from the same firm that performed the independent audit.

A Certificate is awarded only if there is consensus among reviewers that an annual comprehensive financial report substantially complies with both GAAP and program policy.

ATTACHMENTS

1. GFOA Letter
2. Press Release



Government Finance Officers Association

203 North LaSalle Street, Suite 2700

Chicago, Illinois 60601-1210

312.977.9700 fax: 312.977.4806

2/21/2024

Stepper Sebastian
Mayor
City of Seagoville, Texas

Dear Stepper:

We are pleased to notify you that your annual comprehensive financial report for the fiscal year ended September 30, 2022 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and give appropriate publicity to this notable achievement. A sample news release is included to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

A handwritten signature in black ink that reads "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

2/21/2024

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **City of Seagoville** for its annual comprehensive financial report for the fiscal year ended September 30, 2022. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.



TO: Mayor and City Council
FROM: Sara Egan, City Secretary
DATE: March 4, 2024
ITEM: 12
DESCRIPTION: Consider approving the City Council meeting minutes: February 26, 2024.

RECOMMENDATION

Recommend approval of the meeting minutes.

ATTACHMENTS

1. February 26, 2024 Minutes



City of Seagoville

Meeting Agenda

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, February 26, 2024

6:30 PM

Council Chambers

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

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, February 26, 2024, 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 6:31 p.m.

2. Receive a presentation on the 2023 Racial Profiling Report.

Dr. Alex del Carmen provided a presentation summarizing the findings of the report, and the manner in which the Seagoville Police Department has complied with the Texas Racial Profiling Law.

3. Receive an update on the Boards and Commissions appointment timeline.

City Secretary Sara Egan provided a presentation of the upcoming recruitment and appointment process of board members for 2024.

4. Discuss Regular Session agenda items.

There were no questions regarding the Consent Agenda.

P3 Works Project Analyst Zach Little briefed City Council on item 14.

Managing Director of the Seagoville Chamber of Commerce Ritha Edwards and Public Works Director Chris Ryan reviewed the proposed annual event dates for 2024.

Mr. Ryan also briefed City Council on items 16 and 17.

City Manager Patrick Stallings briefed City Council on item 18.

5. Adjourn

There being no further business before the City Council the Work Session was adjourned at 6:53 p.m.

REGULAR SESSION – 7:00 PM

6. Call to Order

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

7. Invocation

Mayor Pro Tem Magill led the invocation.

8. Pledge of Allegiance

City Council led the pledge of allegiance.

Councilmember Epps requested to begin with the Executive Session agenda items.

Mayor Sebastian recessed the Regular Session at 7:02 p.m. to convene into the Executive Session.

EXECUTIVE SESSION

The City Council convened into closed Executive Session pursuant to:

22. **Texas Govt. Code Section 551.071(2) – Consultation with Attorney, to seek legal advice relating to:**
 - A. **Regulation of mobile food units within city limits.**
 - B. **Appropriate zoning restrictions with regard to tobacco and related shops.**
23. **Texas Govt. Code section 551.087 – To discuss or deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations: Soulman’s BBQ**
24. **Texas Govt. Code Section 551.074 – To deliberate the reassignment or duties of a public officer or employee: City Attorney**

Mayor Sebastian adjourned the Executive Session at 7:44 p.m.

REGULAR SESSION

Mayor Sebastian reconvened the Regular Session at 7:45 p.m.

25. **Take any necessary action as a result of Executive Session.**

There was no action taken.

9. Mayor’s Report

- City Hall is a polling location for the Primary Election. Last day of early voting is Friday March 1st. Election Day is Tuesday March 5th from 7am – 7pm.
- Plans for the new Animal Shelter have been approved and a groundbreaking will soon be held.
- All other projects steadily continue to move forward.

10. Citizen’s Comments

- 1) RJ Bradley, Seagoville, TX, representing Kids Place Learning Center and child-care centers spoke regarding the local option property tax exemption for child-care facilities and requested the item be placed on a future agenda.

Consent Agenda

Mayor Pro Tem Magill made a motion to approve Consent Agenda Items 11-13, seconded by Councilmember Howard. The motion passed by a unanimous vote (5/0).

11. **Consider approving the City Council meeting minutes: February 5, 2024.**

12. **Consider a Resolution authorizing the Mayor to accept and file the police department’s 2023 Racial Profiling Report.**

Resolution No. 2024-18

13. **Consider a Resolution authorizing County of Dallas to resell tax foreclosed properties by public or private sale, to the highest qualified purchaser, as provided by section 34.05 of the Texas Property Tax Code.**

Resolution No. 2024-19

Regular Agenda

- 14. Discuss and consider a Resolution accepting the Preliminary Service and Assessment Plan for Improvement Area #1 Projects and Major Improvement Projects within the Santorini Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; and enacting other provisions relating thereto.**

Councilmember Hernandez made a motion to approve item 14 seconded by Councilmember Epps. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-20

- 15. Discuss and consider approval of the Seagoville Chamber of Commerce and City 2024 event dates as presented.**

Mayor Pro Tem Magill made a motion to approve item 15 seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

- 16. Discuss and consider approving a Resolution ratifying emergency concrete to Ross Lane and authorizing the City Manager to make payment to C&M Concrete in an amount not to exceed \$25,732.45; and execute any and all necessary documents.**

Councilmember Epps made a motion to approve item 16 seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-21

- 17. Discuss and consider approving a Resolution of the City of Seagoville, Texas awarding a contract to Reliable Paving, Inc. for the reconstruction of the 800 block of Hall Road, in an amount not to exceed \$607,502.36; authorizing the City Manager to negotiate and execute any and all necessary documents.**

Councilmember Howard made a motion to approve item 17 seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-22

- 18. Discuss and consider a Resolution approving Work Order No. 14, issued under the Master Agreement for Professional Services executed on March 24, 2021 between the City and Garver, LLC, for the Seagoville road traffic study project, for compensation in a total amount not to exceed \$26,399.00; authorizing the City Manager to execute the work order and all necessary and related documents.**

Councilmember Epps made a motion to approve item 18 seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-23

- 19. Discuss 'No Parking' signs and parking concerns along US 175 Service Road.**

City Council discussed aesthetics of the 'No Parking' signs and implications of removing the signs. Deputy Chief Steve Davis and City Attorney Victoria Thomas explained that the signs must be visible for the Police to impound vehicles parked in no parking zones.

- 20. Items of community interest and councilmember reports.**

Mayor Pro Tem Magill reported on his efforts to have a post office designated within city limits, the request has been assigned to a committee.

Councilmember Epps commended staff for the recent road repairs.

- 25. Discuss future agenda items.**

Mayor Pro Tem requested an update on road maintenance for Fran Street.

26. Adjourn

There being no further business before the City Council the meeting was adjourned at 8:11 p.m.

APPROVED:

ATTEST:

Lackey Stepper Sebastian, Mayor

Sara Egan, City Secretary



TO: Mayor and City Council
FROM: Sara Egan, City Secretary
DATE: March 4, 2024
ITEM: 13
DESCRIPTION: Consider approving the City Council and Planning and Zoning Commission joint meeting minutes: February 27, 2024

RECOMMENDATION

Recommend approval of the joint meeting minutes.

ATTACHMENTS

1. February 27, 2024 Joint Minutes



City of Seagoville

Joint Meeting Minutes

City Council

Planning and Zoning Commission

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Tuesday, February 27, 2024

6:30 PM

Council Chambers

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

Planning and Zoning Commission Present: Chair Tommy Lemond, Vice Chair Shelley Sipriano, Commissioner Philip Pelayo, Commissioner Robert Boyett, Commissioner Amanda Moore, Commissioner Cheri Childress, Commissioner Debra Haney

Also present were City Manager Patrick Stallings, City Attorney David Berman, City Secretary Sara Egan, Deputy City Secretary Casey Fillmore, Director of Community Development Bill Medina, and Administrative Assistant Collin Parks.

The City Council and Planning and Zoning Commission of the City of Seagoville met in a Joint Special Called Meeting on Tuesday, February 27, 2024, at 6:30 p.m. in the City Council Chambers of City Hall, 702 N. Hwy 175, Seagoville, Texas.

1. Call to Order of the Planning and Zoning Commission meeting.

Chair Lemond called the Planning and Zoning Commission meeting to order at 6:30 p.m.

2. Call to Order of the City Council meeting.

Mayor Sebastian called the City Council meeting to order at 6:30 p.m.

Mayor Pro Tem Magill led the invocation.

City Council and Commissioners led the pledge of allegiance.

3. Citizen's Comments

No one signed up to speak.

JOINT PUBLIC HEARING

4. Conduct a joint public hearing to consider a zoning request for a change in zoning classification for approximately 14.5181 acres from the Agricultural District (AG) to a Planned Development Zoning District (PD-LM) (PD No. 04-2024), for property located at 1616 Bowers Road, 612 Environmental Way and 648 Environmental Way Seagoville, Dallas County, Texas.

Mayor Sebastian opened the public hearing at 6:32 p.m.

Director of Community Development Bill Medina provided a presentation regarding the zoning request. He informed City Council and Commissioner the subject properties are within the Agricultural Zoning District. The applicant is requesting a Planned Development (PD) with a base zoning of light manufacturing. The requested PD allows for an allowance of 45% outside storage by right. For reference, the light manufacturing zoning district ordinance allows a maximum of 20% of the lot area to be utilized for outside storage and per 25.02.717. The maximum height and layout of the storage areas would require approval by the Fire Marshal and Building Official, per the adopted fire and building codes. In addition to the allowable uses in the Commercial and Light

Manufacturing Zoning District, the applicant has specifically requested uses be allowed within the proposed PD which are outlined in the staff report and drafted ordinance.

Applicant Jimmy O'Neal provided a presentation on the project overview, conceptual site plan, exterior and interior renderings, and examples of industrial outside storage.

Mayor Sebastian invited members of the public to speak. No one spoke in favor or against.

Mayor Sebastian closed the public hearing at 6:42 p.m.

5. Recess of the City Council meeting.

Mayor Sebastian recessed the City Council meeting at 6:42 p.m. and turned it over to the Planning and Zoning Commission.

Planning and Zoning Commission:

6. Discuss and consider a recommendation for Zoning Case 2024-003PD request for a change in zoning classification for approximately 14.5181 acres from the Agricultural District (AG) to a Planned Development Zoning District (PD-LM) (PD No. 04-2024), for property located at 1616 Bowers Road, 612 Environmental Way and 648 Environmental Way Seagoville, Dallas County, Texas.

Commissioner Pelayo inquired about the aggregate for the storage area versus improved surfaces. Mr. Medina explained parking is only on improved surfaces and the aggregate areas allow for a cost effective material as a surface for outside storage.

Commissioner Pelayo made a motion to approve the recommendation, seconded by Commissioner Sipriano. The motion passed by a unanimous vote (7/0).

7. Take action to direct staff to transmit the Commission's final report on Zoning Case 2024-003PD.

Commissioner Childress made a motion to transmit the final report to City Council, seconded by Commissioner Haney. The motion passed by a unanimous vote (7/0).

8. Adjourn Planning and Zoning Commission meeting.

There being no further business before the Planning and Zoning Commission the meeting was adjourned at 6:45 p.m.

9. Reconvene City Council meeting.

Mayor Sebastian reconvened the City Council meeting at 6:46 p.m.

City Council:

10. Receive the Planning and Zoning Commission's final report on Zoning Case 2024-003PD.

Mr. Medina provided the final report that the request was unanimously recommended for approval with no additional conditions.

11. Discuss and consider an Ordinance for a change in zoning classification for approximately 14.5181 acres from the Agricultural District (AG) to a Planned Development Zoning District (PD-LM) (PD No. 04-2024), for property located at 1616 Bowers Road, 612 Environmental Way and 648 Environmental Way Seagoville, Dallas County, Texas.

Councilmember Epps inquired about storage containers and vehicle parking.

Mr. Medina explained the conditions of storage and that shipping containers are not allowed to be stacked. Parking of vehicles must be on improved surfaces.

Councilmember Hernandez made a motion to approve item 11, seconded by Councilmember Epps. The motion passed by a unanimous vote (5/0).

12. Adjourn City Council meeting.

There being no further business before City Council the meeting was adjourned at 6:49 p.m.

APPROVED:

Lackey Stepper Sebastian, Mayor

APPROVED:

Tommy Lemmond, Chair
Planning and Zoning Commission

ATTEST:

Sara Egan, City Secretary



TO: Mayor and City Council
FROM: Cindy D Brown, Assistant City Manager
DATE: March 4, 2024
ITEM: 14
DESCRIPTION: Consider a Resolution authorizing membership in the Atmos Cities Steering Committee; and authorizing the payment of five cents (\$0.05) per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.

INTRODUCTION

This agenda item is to authorize the City's membership in the Atmos Cities Steering Committee and payment of five cents (\$0.05) per capita.

BACKGROUND

ACSC is the largest coalition of cities served by Atmos Mid-Tex. There are 185 ACSC member cities, which represent more than 60% of the total load served by Atmos-Mid Tex. ACSC protects the authority of municipalities over the monopoly natural gas provider and defends the interests of residential and small commercial customers within the cities. Although many of the activities undertaken by ACSC are connected to rate cases (and therefore expenses are reimbursed by the utility), ACSC also undertakes additional activities on behalf of municipalities for which it needs funding support from its members.

ACSC is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Atmos within the City. These activities will continue throughout the calendar year. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that ACSC be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

The \$0.05 per capita rate is the same as the past five (5) years.

FINANCIAL IMPACT

\$ 974.55 (based on the population figure for the City as shown in the TML Directory of City Officials)

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1. Resolution
2. Invoice

CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. ____-R-24

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING CONTINUED MEMBERSHIP IN THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FIVE CENTS (\$0.05) PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION

WHEREAS, the City of Seagoville is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division (Atmos) within the municipal boundaries of the city; and

WHEREAS, the Atmos Cities Steering Committee (ACSC) has historically intervened in Atmos rate proceedings and gas utility related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and

WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and

WHEREAS, the City would like to continue its membership in the ACSC; and

WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1. That the City is authorized to continue its membership in the Atmos Cities Steering Committee to protect the interests of the City of Seagoville and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits.

SECTION 2. The City is further authorized to pay its 2024 assessment to the ACSC in the amount of five cents (\$0.05) per capita.

SECTION 3. A copy of this Resolution and approved assessment fee payable to “*Atmos Cities Steering Committee*” shall be sent to Brandi Stigler, Atmos Cities Steering Committee, c/o Arlington City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

PRESENTED AND PASSED on this the 4th day of March, 2024, by a vote of _____
ayes and _____ nays at a regular meeting of the City Council of the City of Seagoville, Texas.

Ferney Lackey Sebastian, Mayor

ATTEST:

Sara Egan, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney

City of Arlington, c/o Atmos Cities Steering Committee
 Attn: Brandi Stigler
 101 S. Mesquite St., Ste 300
 MS #63-0300
 Arlington, TX 76010

Invoice

Date	Invoice #
2/7/2024	24-142

Bill To
City of Seagoville

Item	Population	Per Capita	Amount
2024 Membership Assessment	19,491	0.05	974.55

Please make check payable to: Atmos Cities Steering Committee and mail to Atmos Cities Steering Committee, Attn: Brandi Stigler, Arlington City Attorney's Office, 101 S. Mesquite St., Ste 300, MS #63-0300, Arlington, Texas 76010	Total	\$974.55
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