



City of Seagoville

Meeting Minutes

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, February 5, 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 5, 2024, at 6:30 p.m. in the City Council Chambers of City Hall, 702 N. Hwy 175, Seagoville, Texas.

WORK SESSION

1. Call to Order

Due to a delayed adjournment by SEDC Board, Mayor Sebastian called the City Council meeting to order at 7:04 p.m. to convene into executive session.

EXECUTIVE SESSION

The City Council convened into executive session pursuant to:

- 2. Texas Govt. Code section 551.071 – Consultation with Attorney, to seek legal advice regarding resubmittal of rezoning request which, pursuant to Code of Ordinances section 25.092.786(3), is more restrictive or for less intense use or development than previously requested.**
- 3. 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, to wit:
 - A. Simonds Partners, LLC**
 - B. Soulman’s BBQ”****

Mayor Sebastian adjourned the Executive Session at 7:34 p.m.

4. Adjourn

Mayor Sebastian reconvened into the Work Session at 7:35 p.m. There being no further business before the City Council, the Work Session was adjourned.

REGULAR SESSION

5. Call to Order

Mayor Sebastian called the Regular Session to order at 7:40 p.m.

6. Invocation

Mayor Pro Tem Magill led the invocation.

7. Pledge of Allegiance

City Council led the pledge of allegiance.

8. Mayor's Report

- City Facilities will be closed Monday, February 19th for Presidents' Day
- Monday, February 26th is the next Regular City Council Meeting
- Tuesday, February 27th there will be Joint City Council and Planning and Zoning Commission Meeting.

9. Citizen's Comments

- 1) Amber Mefford, Seagoville, TX, spoke regarding code enforcement practices and a recent experience.

10. Receive a presentation of FY 2024 1st Quarter Financials.

Finance Director Gail Franch provided a presentation.

Consent Agenda

There were no questions regarding the Consent Agenda.

Councilmember Hernandez made a motion to approve Consent Agenda Items 11-19, seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

11. Consider approving the City Council meeting minutes: January 22, 2024.**12. Consider a Resolution authorizing the purchase of soccer goals in an amount not to exceed fifteen thousand four hundred one dollars and ninety-one cents (\$15,401.91) from BSN Sports; authorizing the City Manager to execute any necessary documents and disburse the funds for said purchase.**

Resolution No. 2024-04

13. Consider a Resolution authorizing the purchase of (12) bleachers in an amount not to exceed one hundred eight thousand three hundred eighty-four dollars and sixty cents (\$108,384.60) from BSN Sports; authorizing the City Manager to execute any necessary documents and disburse the funds for said purchase.

Resolution No. 2024-05

14. Consider a Resolution authorizing the City Manager to engage C&M Concrete for installation of concrete bleacher pads at Bruce Central Park and Bearden Park in an amount not to exceed one hundred four thousand four hundred dollars and zero cents (\$104,400.00); and execute any necessary documents.

Resolution No. 2024-06

15. Consider a Resolution accepting two nonexclusive 15-foot-wide utility easements and rights-of-way for water line crossings from Oncor Electric Delivery Company LLC as grantor; providing for the recording of said easements and rights-of-way along with a certified copy of this Resolution in the real property records of Dallas County, Texas as a deed.

Resolution No. 2024-07

16. Consider a Resolution authorizing execution of an encroachment on easement agreement with Oncor Electric Delivery Company, LLC ("Oncor") regarding the construction, operation, and maintenance of two road crossings, Henley Road and Shannon Road, a 42-inch RCP storm drain crossing, a 12-inch water line crossing, an 8-inch sanitary sewer crossing, and a 24-inch sanitary sewer crossing within Oncor's easements.

Resolution No. 2024-08

17. Consider a Resolution authorizing the purchase of a 2024 Chevrolet 1500 Silverado from Caldwell Country for a total purchase price not to exceed \$43,305.00 and further authorizing purchase of emergency equipment and graphics for the vehicle from Pursuit Safety, Inc. for a purchase price not to exceed \$5,172.52; authorizing the City Manager to execute any necessary documents and disburse the funds for said purchases.

Resolution No. 2024-09

18. Consider a Resolution approving a First Amendment to the Professional Services Agreement with Ladis Barr to expand the scope of services to include residential, commercial, and multifamily construction inspection services; authorizing the City Manager to execute said amendment.

Resolution No. 2024-10

19. Consider a Resolution authorizing continued participation with the Steering Committee of Cities served by ONCOR; and authorizing the payment of ten cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to ONCOR Electric Delivery Company, LLC.

Resolution No. 2024-11

Public Hearing

20. Conduct a public hearing and consider an Ordinance amending the comprehensive zoning ordinance and map of the City for approximately 146.43 acres of land located in the Herman Heider Survey, Abstract Number 541, Dallas County, Texas, being a portion of the Judith Smith Moore and Kirby Campbell Smith called 145.38 acre tract, from R-1 Single Family Dwelling ("R-1") to Planned Development with base zonings of R-5 Single Family Dwelling and Duplex Dwelling ("PD-R-5/D"), (PD 03-2024), subject to the development regulations, conditions, and provisions set forth.

Mayor Sebastian opened the public hearing at 7:55 p.m.

Community Development Director Bill Medina briefed the City Council on this item.

Councilmember Hernandez expressed concerns regarding the exiting conditions of Stark Road and residential on street parking for the proposed homes with a square footage of 2,000 or greater.

Mayor Pro Tem Magill expressed concerns regarding parking and garage depth sizes. He also mentioned to expect drainage issues in the greenbelt area during heavy rains.

Mr. Medina explained the initial proposal was a 20-foot driveway and what is being presented is a 25-foot driveway. He also explained an HOA would be required for this development project.

Mayor Sebastian stated similar developments have been approved in the past by the City Council.

Councilmember Epps described the parking situation in an existing community.

The applicant, Pat Atkins approached the podium and stated that this project is next to Stonehaven Development and is consistent with other developments presented to the City. Mr. Atkins explained the Traffic Impact Analysis (TIA) would outline the needs for this project, and they would be addressed. He also explained they would undertake coordination with the City of Dallas to address road conditions on Stark Road.

Councilmember Hernandez requested that City Council convene into Executive Session.

Mayor Sebastian recessed the Regular Session at 8:28 p.m. to convene into executive session pursuant to Texas Govt. Code section 551.071 – Consultation with Attorney, to seek legal advice regarding Agenda Item 20. Mayor Sebastian adjourned the Executive Session at 7:44 p.m. and reconvened into the Regular Session.

Mr. Atkins reiterated that the TIA would address the areas of focus for the project and additional driveway space could be accommodated on the larger lots.

Mayor Sebastian invited members of the public to speak. No one spoke in favor or against. Mayor Sebastian closed the public hearing at 8:46 p.m.

Mr. Medina read into the record the Planning and Zoning Commission meeting minutes of August 10, 2021, as it relates to this agenda item:

Commissioner Lemond moved to recommend to City Council to approve with staff's recommended conditions of approval the zoning change request from R-1, Residential Single Family, to PD-21-04 (planned development for single family and multi-family uses), on approximately 145+ acres of Tract 3 in the Herman Heider Abstract 541, being commonly referred to as 100 Stark Road, Seagoville, Dallas County, Texas. The motion was seconded by Commissioner Haney. By a show of hands and voice vote, the motion passed unanimously (four to zero) in favor of the motion to approve the request.

Councilmember Hernandez made a motion to approve item 20 seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

Ordinance No. 2024-03

Regular Agenda

21. FIRST READING: Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and Simonds Partners LLC as reflected in the terms and conditions of an option agreement and an economic development incentive agreement between the parties.

22. Discuss and consider a Resolution ratifying an emergency purchase and authorizing the City Manager to make payment to Municipal Emergency Services in an amount not to exceed eighty-six thousand five hundred seventy-three dollars and fifty-three cents (\$86,573.53); and execute any necessary documents.

Fire Chief Todd Gilcrease briefed the City Council on this item.

Mayor Pro Tem Magill made a motion to approve item 22, seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-12

23. Discuss and consider a Resolution authorizing the City Manager to engage C&M Concrete for a new concrete sidewalk on the 3100 block of Highland Meadows Drive in an amount not to exceed nineteen thousand eight hundred twelve dollars and fifty cents (\$19,812.50); authorizing the City Manager to execute an agreement and any necessary documents.

Public Works Director Chris Ryan briefed the City Council on this item and answered questions.

Mayor Pro Tem Magill made a motion to approve item 23, seconded by Councilmember Hernandez. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-13

24. Discuss and consider a Resolution approving and ratifying emergency concrete repairs to Seagoville Road and authorizing the City Manager to make payment to C&M Concrete in an amount not to exceed sixty-nine thousand nine hundred sixty dollars and zero cents (\$69,960.00); and execute any necessary documents.

Public Works Director Chris Ryan briefed the City Council on this item and answered questions.

Councilmember Epps made a motion to approve item 24, seconded by Councilmember Howard. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-14

- 25. Discuss and consider a Resolution approving and ratifying emergency repairs of partially collapsed storm drains at 825 Dakota Lane and at the 700 block of east Simonds Road; and authorizing the City Manager to make payment to C&M Concrete in an amount not to exceed eighteen thousand nine hundred fifty dollars and zero cents (\$18,950.00); and execute any necessary documents.**

Public Works Director Chris Ryan briefed the City Council on this item and answered questions. Councilmember Hernandez made a motion to approve item 25, seconded by Councilmember Howard. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-15

- 26. Discuss and consider a Resolution approving and ratifying a funding agreement with the Seagoville Economic Development Corporation by which the corporation will provide funding in the amount of one hundred two thousand, nine hundred sixty dollars (\$102,960.00) for design, construction, and installation of double pickle ball courts at C.O. Bruce ("Central") Park; authorizing the City Manager to execute the funding agreement.**

Public Works Director Chris Ryan briefed the City Council on this item and answered questions. Councilmember Hernandez made a motion to approve item 26, seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-16

- 27. SECOND READING: Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and Simonds Partners LLC as reflected in the terms and conditions of an option agreement and an economic development incentive agreement between the parties.**

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

Councilmember Hernandez made a motion to approve item 27, seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-17

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

No reports were presented.

- 29. Discuss future agenda items.**

Councilmember Howard requested to review sidewalk repair needs for future budgeting.

Councilmember Grimes requested to review the 'No Parking' signs.

- 30. Adjourn**

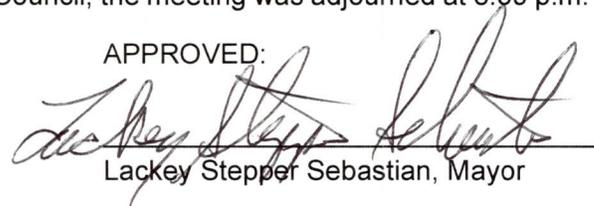
There being no further business before the City Council, the meeting was adjourned at 8:59 p.m.

ATTEST:



Sara Egan, City Secretary

APPROVED:



Lackey Stepper Sebastian, Mayor

