



# City of Seagoville Meeting Agenda City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

Monday, May 6, 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 amending the zoning ordinance regarding outside storage units.
3. Update on the 4-day workweek.
4. Presentation on the 2<sup>nd</sup> Quarterly Financial Report for Fiscal Year 2024.
5. Discuss Regular Session agenda items.
6. Adjourn

## **REGULAR SESSION – 7:00 PM**

7. Call to Order
8. Invocation
9. Pledge of Allegiance
10. Present the National Correctional Officer's Week Proclamation.
11. Mayor's Report
12. 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**

- 13. Consider approving the City Council meeting minutes: April 15, 2024**

**Public Hearing**

- 14. Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance, plan and map of the City of Seagoville by granting a Special Use Permit authorizing the use of a tract of property located at 2314 N. US Highway 175, Seagoville, Dallas County, Texas, for single family dwelling purposes; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.**

**Regular Agenda**

- 15. FIRST READING: Discuss and consider a Resolution approving the Economic Development project between the Seagoville Economic Development Corporation and Jeffrey Hansen, an individual, and JK Industries DFW, LLC, a Texas Limited Liability Company doing business as Groomer Outlet, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties.**
- 16. FIRST READING: Discuss and consider a Resolution approving the Seagoville Economic Development Corporation's action authorizing the negotiation and execution of a construction contract with Agron Rexha, doing business as Goni Construction, for construction/build out of restaurant facilities at 101 and 103 North Kaufman for a total price not to exceed \$539,000.00 and further authorizing disbursement of SEDC funds not to exceed said amount.**
- 17. Discuss and consider a Resolution accepting and approving a reimbursement agreement with BRD Land & Investment for reimbursement of fees and expenses incurred in the creation, negotiation, review, execution, and initial administration of development applications, proposals and agreements, and the review, creation and establishment of a public improvement district and Tax Increment Reinvestment Zone, relating to the Rolling Meadows tract; authorizing the Mayor or City Manager to execute the necessary documents.**
- 18. Discuss and consider an Ordinance amending Ordinance No. 24-2023, the Operating Budget for Fiscal Year October 1, 2023, through September 30, 2024; and authorizing the City Manager to make said budget amendments.**
- 19. Discuss and consider a Resolution approving the amended Bylaws for the Seagoville Economic Development Corporation.**
- 20. SECOND READING: Discuss and consider a Resolution approving the Economic Development project between the Seagoville Economic Development Corporation and Jeffrey Hansen, an individual, and JK Industries DFW, LLC, a Texas Limited Liability Company doing business as Groomer Outlet, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties.**

**21. SECOND READING: Discuss and consider a Resolution approving the Seagoville Economic Development Corporation's action authorizing the negotiation and execution of a construction contract with Agron Rexha, doing business as Goni Construction, for construction/build out of restaurant facilities at 101 and 103 North Kaufman for a total price not to exceed \$539,000.00 and further authorizing disbursement of SEDC funds not to exceed said amount.**

**22. 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**

**23. The City Council will convene into closed Executive Session pursuant to Texas Govt. Code Section 551.071 – Consultation with Attorney, to seek legal advice relating to:**

- A. the regulation of mobile food units within city limits; and**
- B. the circumstance that might reasonably be expected to be the basis of a claim of liability or injury.**

**REGULAR SESSION**

**24. Take necessary action as a result of Executive Session.**

**25. Discuss future agenda items.**

**26. 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 2<sup>nd</sup> day of May 2024, by 5 p.m.

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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](mailto:citysecretary@seagoville.us) . (TDD access 1-800-RELAY-TX)

**UPCOMING DATES:**

- Monday, May 13, 2024, Special City Council Meeting (Canvass Election Results)
- Monday, May 20, 2024, Regular City Council Meeting