



City of Seagoville

Meeting Minutes

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, May 6, 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 David Berman, and City Secretary Sara Egan.

The City Council of the City of Seagoville met in a Regular Called Meeting on Monday, May 6, 2024, at 6:30 p.m. in the City Council Chambers at 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 amending the zoning ordinance regarding outside storage units.

Community Development Director Bill Medina introduced the subject to City Council and requested feedback regarding possible changes in the current use.

City Council agreed to allow permanent use of storage units only for storage as accessory structures to be mounted or tied down to a foundation at ground level with screening or fencing per business. Other than electricity, no other utilities would be allowed and no separate meter for services.

3. Update on the 4-day workweek.

Assistant City Manager Cindy Brown presented the cost savings across facilities in the areas of gas and electric utilities, fuel, and sick time used.

4. Presentation on the 2nd Quarterly Financial Report for Fiscal Year 2024.

Finance Director Gail French presented the quarterly report.

5. Discuss Regular Session agenda items.

There were no additional presentations. City Council had no questions.

6. Adjourn

There being no further business before the City Council the Work Session was adjourned at 6:55 p.m.

REGULAR SESSION – 7:00 PM

7. Call to Order

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

8. Invocation

Mayor Pro Tem led the invocation.

9. Pledge of Allegiance

City Council led the pledge of allegiance.

10. Present the National Correctional Officer's Week Proclamation.

Mayor Sebastian presented the proclamation to Dr. Scarlet Grant and Federal Correctional Institute staff and expressed gratitude for their service.

11. Mayor's Report

- The DEA Drug Takeback program held at the PD on Saturday, April 27th yielded a total of (6) boxes weighing 161 pounds.
- The Streets Department cleared numerous fallen trees from last week's storms. The trees that fell were located on Armstrong, Bowers, East Stark and West Stark.
- Debris was removed from a Shadywood culvert and has been scheduled for a crew to dig out the to help with the flow of water from future storms.
- The Dallas County Elections Division has released the unofficial results of the Seagoville city elections held on Saturday, May 4th. Based on the reported results, a runoff election will not be needed. All results remain unofficial until canvassed and declared official by the City Council, which is scheduled for Monday, May 13th. This should allow Dallas County enough time to provide final canvassing information and add any provisional votes.

12. Citizen's Comments

- 1) John Rice, Seagoville, TX, spoke regarding road repairs near his business location.

Consent Agenda

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

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.

Mayor Sebastian opened the public hearing at 7:12 p.m.

Mr. Medina presented the SUP request to City Council.

City Council had no questions or comments.

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

Mayor Sebastian closed the public hearing at 7:16 p.m.

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

Ordinance No. 2024-09

Regular Agenda

Mayor Sebastian read items 15-16 into the record.

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.

Mr. Medina briefed City Council regarding this item and emphasized this initiates the negotiations for a potential PID and/or TIRZ.

Councilmember Hernandez made a motion to approve item 17 seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-32

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.

Ms. French summarized the budget amendments and dates of approval by City Council.

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

Ordinance No. 2024-10

19. Discuss and consider a Resolution approving the amended Bylaws for the Seagoville Economic Development Corporation.

City Manager Pat Stallings briefed City Council on the updates to the Bylaws to accommodate for the new director position approved by City Council.

Councilmember Hernandez made a motion to approve item 19 seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-33

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.

Mr. Stallings briefed the City Council regarding this project.

Councilmember Epps made a motion to approve item 20 seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-34

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.

Mr. Stallings briefed the City Council regarding this project.

Councilmember Epps made a motion to approve item 21 seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-35

22. Items of community interest and councilmember reports.

Councilmembers Rick Howard and Mayor Pro Tem Harold Magill thanked voters for another term of service.

Mayor Sebastian recessed the Regular Session at 7:31 p.m. to convene into executive session.

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.**

Mayor Sebastian adjourned the Executive Session at 8:17 p.m.

REGULAR SESSION

Mayor Sebastian reconvened to the Regular Session at 8:18 p.m.

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

There was no action taken.

25. Discuss future agenda items.

There were no future agenda items.

26. Adjourn

There being no further business before City Council the meeting adjourned at 8:19 p.m.

ATTEST:

Sara Egan
 Sara Egan, City Secretary

APPROVED:

Lackey Stepper Sebastian
 Lackey Stepper Sebastian, Mayor