



# City of Seagoville

## Meeting Minutes

### City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

**Monday, July 15, 2024**

**6:30 PM**

**Council Chambers**

Present: Mayor Lackey Sebastian, Councilmember Jose Hernandez, Councilmember Harold Magill and Councilmember Allen Grimes

Absent: Councilmember Rick Howard and Mayor Pro Tem Jon Epps

Also present were City Manager Patrick Stallings, Asst. City Attorney Autumn Keefer, and City Secretary Sara Egan.

The City Council of the City of Seagoville met in a Regular Called Meeting on Monday, July 15, 2024, at 6:30 p.m. in the Council Chamber 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 6:31 p.m.

**2. Receive a presentation regarding the water and wastewater rate study.**

Chris Ekurt with NewGen Strategies & Solutions, LLC provided a presentation. Mr. Ekurt explained that the projected numbers for future years are based on historical information and encouraged the City Council to consider their decision-making as a business for the upcoming fiscal year rate.

**3. Receive a presentation regarding incremental change to marked police vehicles.**

Chief Ray Calverley provided a presentation and explained the cost savings approach, as well as the potential higher return upon the depletion of these vehicles once they have reached surplus status. The cost saving is estimated at \$1,400.00 per vehicle to no longer change the color of the doors to white on a solid black vehicle. The higher return comes in the resale value of a solid-colored vehicle once it is stripped of all markings.

City Council had no objections to this purchasing approach.

**4. Discuss Regular Session agenda items.**

There were no questions on Regular Session agenda items.

**5. Adjourn**

Mayor Sebastian adjourned the Work Session at 6:57 p.m.

#### **REGULAR SESSION – 7:00 PM**

**6. Call to Order**

Mayor Sebastian called the Regular Session to order at 7:02 p.m.

**7. Invocation**

Councilmember Magill led the invocation.

**8. Pledge of Allegiance**

City Council led the pledge of allegiance.

**9. Mayor's Report**

- The City has made two updates to improve communication to the public:  
1-The City Manager's Weekly Update is now available to everyone.  
2-The City's website design has been updated through by our service provider.

- This is Mosquito season, the City offers FREE Mosquito Dunks and Repellent to residents on a first-come, first-served basis. These can be picked up at the water billing counter.
- The Seagoville Senior Center is currently undergoing repairs to address issues with the A/C units and will be closed until July 22, 2024.
- Reminder TXDOT is seeking feedback

#### **10. Citizen's Comments**

No one signed up to speak.

#### **Consent Agenda**

Councilmember Magill made a motion to approve Consent Agenda item 11, seconded by Councilmember Grimes. The motion passed by a unanimous vote (3/0).

#### **11. Consider approving the City Council meeting minutes: July 1, 2024**

#### **Public Hearing**

#### **12. Conduct a public hearing on the creation of the Rolling Meadows Public Improvement District.**

Mayor Sebastian opened the public hearing at 7:06 p.m.

Economic Development Director Kirk McDaniel stated the City is still in negotiations with the Developer on the Development Agreement concerning the Rolling Meadows Project. As such, City Staff recommends holding the public hearing as noticed. The City then has 6 months from the public hearing to create the PID.

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

Mayor Sebastian closed the public hearing at 7:08 p.m.

#### **Regular Agenda**

#### **13. Discuss and consider an Ordinance amending the comprehensive Zoning Ordinance, plan and zoning map as previously amended, by amending the Planned Development zoning of a tract of land consisting of 238.79+/- acres generally located at 1001 Alto Road, 1755 Malloy Bridge Road, and 1520 Alto Road, in the City of Seagoville, Dallas County, Texas, providing for the development of the property for single-family residential purposes; adopting development regulations and a concept plan; providing a penalty of fine not to exceed two thousand dollars (\$2,000.00) for each offense.**

Director of Community Development Bill Medina briefed the City Council and recommended that the Ordinance be tabled at the request of the developer's team to consider all of the components of this project in a future meeting.

Councilmember Magill made a motion to table this item until the Developer's Agreement is ready to be considered, seconded by Councilmember Grimes. The motion passed by a unanimous vote (3/0).

#### **14. Discuss and consider a Resolution approving the terms and conditions of an Interlocal Cooperative Agreement with the City of Scurry, Texas relating to the donation of surplus law enforcement property; and authorizing its execution by the City Manager or designee.**

Chief Calverley presented on agenda items 14-16 stating the City of Scurry is in the infancy of starting their own law enforcement agency and the surplus property would be useful in their endeavor.

Councilmember Magill made a motion to approve item 14 seconded by Councilmember Grimes. The motion passed by a unanimous vote (3/0).

Resolution No. 2024-56

**15. Discuss and consider a Resolution declaring certain city property surplus (vehicle) and authorizing the City Manager to sell, trade, or dispose of the property in accordance with the processes established.**

Councilmember Magill made a motion to approve item 15 seconded by Councilmember Grimes. The motion passed by a unanimous vote (3/0).

Resolution No. 2024-57

**16. Discuss and consider a Resolution declaring certain city property surplus (radios and cameras) and authorizing the City Manager to sell, trade, or dispose of the property in accordance with the processes established.**

Councilmember Magill made a motion to approve item 16 seconded by Councilmember Grimes. The motion passed by a unanimous vote (3/0).

Resolution No. 2024-58

**17. Receive a presentation and discuss the Comprehensive Salary Adjustment Plan for all positions.**

Assistant City Manager Cindy Brown provided a preliminary packet of salary adjustments assuming certain factors in the budget which are subject to change as it is all in progress. The packet is intended to offer identification of potential salary ranges to consider for current positions. Ms. Brown explained the City has evolved from being a training ground city to a permanent workplace option.

City Manager Pat Stallings emphasized the importance of remaining a competitive employer and retaining existing employees.

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

Councilmember Magill clarified a statement on the pursuit of a USPS location within the City.

Councilmember Hernandez provided an update on the EDC construction project of the restaurant space. The completion of improvements is expected by the end of September. The EDC is open to interested restaurant business partners.

Mayor Sebastian recessed the Regular Session at 7:41 p.m. to convene into Executive Session.

### **EXECUTIVE SESSION**

The City Council convened into closed Executive Session pursuant to:

**19. Texas Govt. Code Section 551.071 Consult with Attorney, to seek legal advice related to:  
The North Texas Municipal Water District**

Mayor Sebastian adjourned the Executive Session at 8:00 p.m.

### **REGULAR SESSION**

Mayor Sebastian reconvened the Regular Session at 7:59 p.m.

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

There was no action taken.

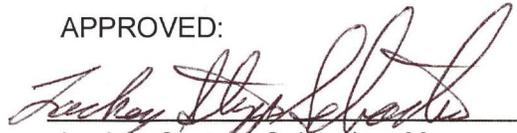
**21. Discuss future agenda items.**

There were no future agenda items.

**22. Adjourn**

There being no further business before the City Council, the meeting adjourned at 8:00 p.m.

APPROVED:

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

ATTEST:

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