



City of Seagoville

Meeting Agenda

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, September 9, 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 – MAYOR PRO TEM

HAROLD MAGILL
PLACE 3

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.

As authorized by Section 551.127 of the Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. A quorum of the City Council will be present at City Hall. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the meeting location.

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. Presentation of Master Fee Schedule updates.
3. Presentation of dedication plaque options and receive feedback.
4. Introduction of city staff and designated role.
5. Discuss Regular Session agenda items.
6. Adjourn

REGULAR SESSION – 7:00 PM

7. Call to Order
8. Invocation
9. Pledge of Allegiance
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: August 19, 2024.**
- 13. Consider a Resolution to continue to participate in Inter-Jurisdictional Emergency Management Program with Dallas County Homeland Security & Emergency Management, the County of Dallas and other participating Dallas County Fire Departments.**
- 14. Consider a Resolution approving and authorizing the City Manager to execute a project specific agreement regarding striping various Type B public roadways, made pursuant to the Master Interlocal Agreement for road and bridge maintenance and repair between the City of Seagoville and Dallas County in an amount not to exceed six thousand five hundred thirty-one dollars and fifty cents (\$6,531.50).**
- 15. Consider approving the Financial Policy for Fiscal Year 2024-2025.**
- 16. Consider approving the Investment Policy for Fiscal Year 2024-2025.**

Public Hearing

- 17. Conduct a public hearing to receive citizen input on the proposed FY 2024-2025 budget for all City funds. This budget will raise more property taxes than last year's budget by \$810,146 or 8.45%, and of that amount, \$367,043 is tax revenue to be raised from new property added to the tax roll this year.**
- 18. Conduct a public hearing to receive citizen input on the proposed FY 2024-2025 hotel/motel tax budget.**
- 19. Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and map by granting a change in the zoning from R-2 Single-Family Dwelling District (R-2) to Planned Development with a base zoning of Local Retail (2024-04PD) for approximately 2.36 acres commonly known as 100 Crestview Lane, providing for development regulations; providing for the approval of a concept plan; and providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.**
- 20. Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and map by granting a change in the zoning from "LR" Local Retail to "LR-SUP" Local Retail with a Special Use Permit to allow for event center use, subject to special conditions, on approximately 3.736 acres being commonly known as 199 North Frontage Road; providing and approving a site plan and elevations; and providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.**

Regular Agenda

- 21. Discuss and consider approval of three (3) Hotel Occupancy Tax Grant Agreements with Seagoville Chamber of Commerce for Mayfest (\$12,500.00); Seagofest (\$12,500.00); and 4th of July Celebration (\$6,000.00) totaling thirty-one thousand dollars (\$31,000.00) for the fiscal year October 1, 2024 through September 30, 2025; and authorizing the City Manager to sign all necessary documents.**
- 22. Discuss and consider a Resolution adopting the Master Fee Schedule; and providing an effective date of October 1, 2024.**
- 23. Discuss and consider an Ordinance amending the Code of Ordinances by amending Chapter 19 “Utilities”, Article 19.03 “Water and Sewers”, Division 2 “Rates and Charges” by amending Section 19.03.061 “Water Rates” and Section 19.03.062 “Sewer Rates”; and providing an effective date of October 1, 2024.**
- 24. Discuss and consider a Resolution approving the adopted budget for the Seagoville Economic Development Corporation for the Fiscal Year October 1, 2024, through September 30, 2025.**
- 25. Discuss and consider an Ordinance adopting the budget for fiscal year beginning October 1, 2024 through September 30, 2025.**
- 26. Discuss and consider a Resolution ratifying the property tax increase reflected in the City’s adopted Fiscal year 2024-2025 budget, which is a budget that will require raising more revenue from property taxes than in the previous year; and providing an effective date.**
- 27. Discuss and consider an Ordinance regarding the City of Seagoville’s municipal retirement system benefits (1) adopting non-retroactive repeating COLAS, for retirees and their beneficiaries under TMRS Act §853.404(f) and (f-1); (2) authorizing annually accruing updated service credits and transfer updated service credits; and (3) authorizing actuarially determined City contribution rate payments.**
- 28. Discuss and consider a Resolution approving a service agreement by and between Lonestar Consulting and the City of Seagoville for the purpose of consulting services related to securing Infrastructure Act funding for various projects; and authorizing the City Manager to sign.**
- 29. Discuss and consider a Resolution appointing Assessments of the Southwest, Inc. as special assessment collector for the year 2025; approving an agreement for special assessment collector services with Assessments of the Southwest, Inc. regarding the Santorini Public Improvement District; authorizing the City Manager to execute said agreement.**
- 30. Discuss and consider voting for a candidate for each Place (Places 11 – 14) on the Board of Trustees to the Texas Municipal League Intergovernmental Risk Pool (TMLIRP); and authorizing the Mayor to sign and complete the ballot.**

31. FIRST READING: Discuss and consider an Ordinance granting to Atmos Energy Corporation, a Texas and Virginia Corporation, its successors and assigns, a franchise to construct, maintain, and operate pipelines and equipment in the City of Seagoville, Dallas County, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said city for all purposes; providing for the payment of a fee or charge for the use of the public rights-of-way; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; and repealing all previous gas franchise ordinances.

32. 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, 6) announcements involving an imminent threat to public health and safety.

EXECUTIVE SESSION

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

33. Texas Govt. Code Section 551.071 Consult with Attorney, to seek legal advice related to:

- A. The North Texas Municipal Water District.**
- B. The support of legislation addressing the negative impact of institutional investors on the single-family housing market in Texas.**

REGULAR SESSION

34. Take any necessary action as a result of Executive Session.

35. Discuss and consider a Resolution supporting legislation addressing the negative impact of institutional investors on the single-family housing market in Texas.

36. Discuss future agenda items.

37. 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 5th day of September 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, September 16, 2024, Regular City Council Meeting
- Monday, October 7, 2024, Regular City Council Meeting