



City of Seagoville

Meeting Agenda

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, September 16, 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.

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. Receive project updates and event information.
3. Discuss Regular Session agenda items.
4. Adjourn

REGULAR SESSION – 7:00 PM

5. Call to Order
6. Invocation
7. Pledge of Allegiance
8. Announcements, Recognitions, and Proclamations:
 - A. Present a Certificate of Merit
 - B. Introduction of City Staff and Video
 - C. Present ICMA Video
 - D. Present a Proclamation
9. Mayor's Report
10. 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

- 11. Consider approving the City Council meeting minutes: September 9, 2024.**

Public Hearing

- 12. Conduct a public hearing to receive citizen input on the proposed tax rate of \$0.710932 per \$100 valuation, which is greater than the no new revenue tax rate calculated by the Dallas County Tax Assessor/Collector of \$0.676367 per 100 and not greater than the voter-approval tax rate of .710933 per \$100. This rate will raise more revenue from property taxes than last year's budget by an amount of \$810,146.**
- 13. Conduct a public hearing on the levy of assessments on property within Improvement Area #2 of the Stonehaven Public Improvement District.**

Regular Agenda

- 14. FIRST READING: Discuss and consider a Resolution approving the Seagoville Economic Development Corporation's action authorizing the negotiation and execution of a first amendment to the corporation's build-out agreement with Agron Rexha, Doing Business as Goni Construction, for additional items related to the build-out of restaurant facilities at 101 And 103 North Kaufman; authorizing disbursement of SEDC funds therefor; and providing an effective date.**
- 15. Discuss and consider an Ordinance adopting and levying ad valorem taxes for the tax year 2024 (fiscal year 2024 - 2025) at a rate of \$0.710932 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Seagoville as of January 1, 2024, to provide revenue for the payment of current expenses; providing for an interest and sinking fund.**
- 16. Discuss and consider approval of a reimbursement agreement between the City and Meritage Homes of Texas, LLC for the reimbursement of public improvement costs within Improvement Area #2 of the Stonehaven Public Improvement District.**
- 17. Discuss and consider an Ordinance approving a service and assessment plan and assessment roll for the Stonehaven Public Improvement District; making a finding of special benefit to certain property in the district; levying assessments against certain property within the district and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments; providing penalties and interest on delinquent assessments; providing for severability and providing an effective date.**
- 18. SECOND READING: Discuss and consider a Resolution approving the Seagoville Economic Development Corporation's Action authorizing the negotiation and execution of a first amendment to the corporation's build-out agreement with Agron Rexha, Doing Business as Goni Construction, for additional items related to the build-out of restaurant facilities at 101 And 103 North Kaufman; authorizing disbursement of SEDC funds therefor; and providing an effective date.**

19. 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.

20. Discuss future agenda items.**21. 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 12th 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, October 7, 2024, Regular City Council Meeting
- Monday, October 21, 2024, Regular City Council Meeting