



City of Seagoville

Meeting Minutes

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, September 9, 2024

6:30 PM

Council Chambers

Present: Mayor Lackey Sebastian, Mayor Pro Tem Jon Epps, Councilmember Rick Howard, Councilmember Jose Hernandez, Councilmember Harold Magill and Councilmember Allen Grimes

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, September 9, 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 6:30 p.m.

2. Presentation of Master Fee Schedule updates.

Director of Community Development Bill Medina briefed City Council on the rate updates for plan review.

3. Presentation of dedication plaque options and receive feedback.

Police Chief Ray Calverley presented two options for feedback and or selection. The layout and content of the plaque will be used as a standard future building dedication. The content to be included is approval date, dedication year, approved by, and presented by. City Council consented and selected option 1 – with both city and badge logos.

4. Introduction of city staff and designated role.

Director of Public Works introduced Jeremy Wheat as the superintendent of the department.

5. Discuss Regular Session agenda items.

There were no questions on the Regular Session agenda items.

Councilmember Hernandez requested that City Council convene into executive session for agenda item 19 after the public hearing.

Mayor Sebastian announced agenda item 28 has been removed from the agenda.

6. Adjourn

Mayor Sebastian adjourned the Work Session at 6:46 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

Councilmember Magill led the invocation.

9. Pledge of Allegiance

City Council led the pledge of allegiance.

10. Mayor's Report

- NCT-9-1-1 installed a 100-foot microwave tower behind the Police Department at no cost to the City. This tower ensures seamless emergency connectivity.

- Kung Fu Panda 4 will be playing during the Movie in the Park Event - Saturday Sept. 14th at Bruce Park.
- Tires for recycling will be collected Sept. 23-30 at Bearden Park. Details and requirements are available on the City's website.

11. Citizen's Comments

- 1) Deb Baker, Seagoville TX, expressed appreciation of the Mayor and City Council and spoke in regard to brightness of lights, speed limit, and property maintenance concerns.

Consent Agenda

Councilmember Magill made a motion to approve Consent Agenda items 12-16, seconded by Councilmember Howard. The motion passed unanimously (5/0).

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.

Resolution No. 2024-75

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).

Resolution No. 2024-76

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.

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

Director of Finance Gail French briefed City Council and the public on the budget process.

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

Mayor Sebastian closed the public hearing at 7:09 p.m.

18. Conduct a public hearing to receive citizen input on the proposed FY 2024-2025 hotel/motel tax budget.

Mayor Sebastian opened the public hearing at 7:09 p.m.

Director of Finance Gail French briefed City Council and the public on the funding agreements to be considered with the Chamber of Commerce.

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

Mayor Sebastian closed the public hearing at 7:10 p.m.

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 (PD No. 05-2024) for approximately 2.36 acres commonly known as 100 Crestview Drive, 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.

Mayor Sebastian opened the public hearing at 7:10 p.m.

Director of Community Development Bill Medina briefed City Council and the public on the request for a zoning amendment to a planned development. He also informed City Council one letter of opposition was received from Everett Rusher.

Mayor Sebastian invited members of the public to speak:

- 1) Everett Rusher, Seagoville, TX, spoke against the request and expressed concerns related to depreciation of property value, traffic, and safety.
- 2) Susano Solis, Seagoville, TX, accompanied by interpreter Jose Durante spoke in favor of the request as the owner of the property. Mr. Solis presented two points – 1. Realistically the traffic and noise are already part of the city. 2. Supporting this request dually benefits everyone and respective property values.
- 3) Deb Baker, Seagoville, TX, spoke against the request and expressed concerns related to traffic and safety. Ms. Baker also mentioned other residential areas as it relates to the request.
- 4) Arthur Boyd, Seagoville, TX, spoke against the request and expressed concerns related to property values and future zoning.

Mr. Medina confirmed the Ordinance includes the zoning regulations for restaurants and/or national chain/brand tire shop.

Councilmember Hernandez stated sales tax revenue facilitates offsetting property tax. He also stated this is the best use of the property and the benefits of establishing it as a planned development.

Councilmembers expressed individual experiences of development and growth within the city to illustrate that property values are not decreasing.

Mr. Rusher made a brief comment to support his point of view on surrounding developments in residential areas remaining residential.

Mayor Sebastian closed the public hearing at 7:42 p.m.

Mayor Sebastian recessed the Regular Session at 7:42 p.m. to convene into the Executive Session in the Conference Room as authorized by Section 551.017 of the Texas Government Code for the purpose of seeking legal advice from the City Attorney regarding agenda item 19.

Mayor Sebastian adjourned the Executive Session at 7:49 p.m.

Mayor Sebastian reconvened into the Regular Session at 7:51 p.m.

Councilmember Hernandez made a motion to approve item 19 with the following amendment:

Section 2. A. (a) Restaurant(s) with Dine-in areas and Drive-thru facilities.

Second by Councilmember Grimes, the motion passed unanimously (5/0).

Ordinance No. 2024-16

- 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.**

Mayor Sebastian opened the public hearing at 7:52 p.m.

Director of Community Development Bill Medina briefed City Council and the public on the request for a special use permit for an event center to operate Monday – Sunday from 9:00 a.m. to 11:00 p.m. with 66 shared parking spaces.

Councilmembers expressed concerns related to the potential occupancy and parking spaces available.

Mayor Sebastian invited members of the public to speak:

- 1) Mr. Julian Castillo representing the applicant explained the intentions are to use the event facility after-hours to account for the limited parking.

Mayor Sebastian closed the public hearing at 8:01 p.m.

Councilmember Hernandez made a motion to approve item 20, seconded by Mayor Pro Tem Epps. The motion failed (1/4):

Ayes: Mayor Pro Tem Epps

Nays: Councilmember Howard, Councilmember Hernandez, Councilmember Magill and Councilmember Grimes

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.**

Ms. Gail French briefed City Council on the grant agreements.

Mayor Pro Tem Epps made a motion to approve agenda item 21, seconded by Councilmember Hernandez. The motion passed unanimously (5/0).

- 22. Discuss and consider a Resolution adopting the Master Fee Schedule; and providing an effective date of October 1, 2024.**

Ms. Gail French briefed City Council on the updates to the fee schedule.

Councilmember Howard made a motion to approve agenda item 22, seconded by Councilmember Magill. The motion passed unanimously (5/0).

Resolution No. 2024-77

- 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.**

Ms. Gail French briefed City Council on the rates presented.

Councilmember Hernandez made a motion to approve agenda item 23, seconded by Councilmember Magill. The motion passed unanimously (5/0).

Ordinance No. 2024-17

- 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.**

Ms. Gail French briefed City Council on the SEDC budget.

Councilmember Magill made a motion to approve agenda item 24, seconded by Mayor Pro Tem Jon Epps. The motion passed unanimously (5/0).

Resolution No. 2024-78

- 25. Discuss and consider an Ordinance adopting the budget for fiscal year beginning October 1, 2024 through September 30, 2025.**

Ms. Gail French briefed City Council on the budget process.

Councilmember Howard made a motion to approve agenda item 25, seconded by Councilmember Magill. The motion passed unanimously (5/0).

Ordinance No. 2024-18

- 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.**

Ms. Gail French briefed City Council on the property tax revenue increase.

Mayor Pro Tem Epps made a motion to approve agenda item 26, seconded by Councilmember Grimes. The motion passed unanimously (5/0).

Resolution No. 2024-79

- 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.**

Assistant City Manager Cindy Brown briefed City Council on the cost-of-living adjustment benefit for retirees and beneficiaries.

Councilmember Magill made a motion to approve agenda item 27, seconded by Councilmember Howard. The motion passed unanimously (5/0).

Ordinance No. 2024-19

- 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.**

Mayor Sebastian announced agenda item 28 has been removed from the agenda.

- 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.**

Director of Economic Development Kirk McDaniel briefed City Council on the agreement.

Councilmember Magill made a motion to approve agenda item 29, seconded by Councilmember Howard. The motion passed unanimously (5/0).

Resolution No. 2024-80

- 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.**

City Secretary Sara Egan briefed City Council on the option to cast a vote for a candidate for each place.

Councilmember Hernandez made a motion to cast a vote for all incumbents to each place as listed on the ballot, seconded by Mayor Pro Tem Epps. The motion passed unanimously (5/0).

- 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.** Assistant City Attorney Autmn Keefer briefed City Council of the franchise agreement process.

32. Items of community interest and councilmember reports.

Councilmember Magill provided an update on the response received from Congressman Lance Gooden’s office related to the USPS’ response regarding establishing locations:

“A new Postal facility is generally considered when we cannot satisfy service needs: 1) through existing facilities, 2) by adding capacity to existing facilities, or 3) by establishing a Contract Postal Unit at a local business. Although this is not the exclusive reason for adding Postal Service facilities in a community, it is an important consideration. The Texas 1 District officials have advised that currently, the existing Postal facilities serving Seagoville meet our present and projected operational needs, and as such, we have no plans to establish a new Post Office in the community.”

Mayor Sebastian recessed the Regular Session to convene in the Executive Session at 8:19 p.m.

EXECUTIVE SESSION

The City Council convened 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.**

Mayor Sebastian adjourned the Executive Session at 8:30 p.m.

REGULAR SESSION

Mayor Sebastian reconvened the Regular Session at 8:30 p.m.

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

There was no action taken.

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

Councilmember Hernandez made a motion to approve agenda item 35, seconded by Councilmember Magill. The motion passed unanimously (5/0).

Resolution No. 2024-81

36. Discuss future agenda items.

Mayor Pro Tem Epps requested for the City Manager to consider the acquisition of an extended cab vehicle for administrative use such as training and travel.

37. Adjourn

There being no further business before the City Council the meeting adjourned at 8:32 p.m.

ATTEST:



Sara Egan, City Secretary

APPROVED:


Lackey Stepper Sebastian, Mayor