



City of Seagoville

Meeting Minutes

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, September 16, 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 16, 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. Receive project updates and event information.

Director of Health Services Mamata Bhandari presented on the Tire Recycling Collection Event to be held September 23-30.

Director of Economic Development Kirk McDaniel presented on the interior and exterior improvements of the restaurant building on Kaufman.

Administrative Sergeant Colby Graham present the history and purpose of National Night Out to be held October 1.

3. Discuss Regular Session agenda items.

There were no questions.

4. Adjourn

Mayor Sebastian adjourned the Work Session at 6:42 p.m.

REGULAR SESSION – 7:00 PM

5. Call to Order

Mayor Sebastian called the Regular Session to order at 7:01 p.m.

6. Invocation

Councilmember Magill led the invocation.

7. Pledge of Allegiance

City Council led the pledge of allegiance.

8. Announcements, Recognitions, and Proclamations:

A. Present a Certificate of Merit

Assistant Police Chief Steve Davis recognized Officer Josiah Beck.

B. Introduction of City Staff and Video

Director of Finance Gail French introduced the Utility Billing staff and recognized them for their exemplary work.

Director of Health Services Mamata Bhandari introduced the Code Officers and recognized their exemplary work in the field.

A video was presented to demonstrate staff talents.

C. Present ICMA Video

Mr. McDaniel briefed City Council on the ICMA video, the full video was presented.

D. Present a Proclamation

Mayor Sebastian read and presented the proclamation to Dallas County Commissioner John Wiley Price and Community Development staff.

9. Mayor's Report

- Chick-Fil-A completed the meter release inspection confirming electrical systems are safely and properly installed, allowing the site to receive power and operate as intended.
- The Seagoville Public Library has successfully met all accreditation criteria and has been officially recognized as a fully qualified member of the Texas Library System.
- On Tuesday, October 1st, the citizens of Seagoville are invited to join us at the 41st Annual National Night Out event to be held at Bruce Central Park from 6-8 p.m.

10. Citizen's Comments

- 1) Sandra Waggoner, Seagoville, TX, spoke regarding the response she received from Oncor related to streetlights.
City Manager Pat Stallings responded that he would be contacting her along with staff to investigate her request for streetlights.

Consent Agenda

Councilmember Magill made a motion to approve the Consent Agenda item 11, seconded by Councilmember Howard. The motion passed unanimously (5/0).

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.**

Mayor Sebastian opened the public hearing at 7:37 p.m.

Ms. 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 7:38 p.m.

13. Conduct a public hearing on the levy of assessments on property within Improvement Area #2 of the Stonehaven Public Improvement District.

Mayor Sebastian opened the public hearing at 7:39 p.m.

Mr. McDaniel briefed City Council and explained the purpose of this process is to ensure that new residential property to be included in the 2025 tax rolls.

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

Mayor Sebastian closed the public hearing at 7:40 p.m.

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.**

Mayor Sebastian read item 14 into the record.

- 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.**

Ms. French explained the next fiscal year budget is based on the presented tax rate.

Mayor Pro Tem Epps made a motion that the property tax rate be increased by the adoption of a tax rate of \$0.710932 per \$100 valuation, which is effectively a 5.78 percent increase in the tax rate and approve Ordinance No. 2024-20; second by Councilmember Magill. The motion passed unanimously (5/0).

Ordinance No. 2024-20

- 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.**

Mr. McDaniel briefed City Council on item 16.

Councilmember Hernandez made a motion to approve agenda item 16, seconded by Councilmember Magill. The motion passed unanimously (5/0).

- 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.**

Mr. McDaniel briefed City Council on item 17.

Councilmember Magill made a motion to approve agenda item 17, seconded by Councilmember Hernandez. The motion passed unanimously (5/0).

Ordinance No. 2024-21

- 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.**

Mr. McDaniel explained this is to increase the contingency funds for the project by \$20,000.00 for the additional scope of work requested.

Councilmember Hernandez made a motion to approve agenda item 18, seconded by Councilmember Grimes. The motion passed unanimously (5/0).

Resolution No. 2024-82

- 19. Items of community interest and councilmember reports.**

Councilmember Magill complimented the mental health program and their response to situations.

Mayor Pro Tem Epps commended all efforts for the ICMA video.

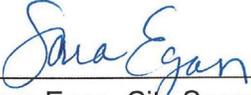
- 20. Discuss future agenda items.**

There were no future agenda items.

21. Adjourn

There being no further business before the City Council the meeting adjourned at 7:48 p.m.

ATTEST:



Sara Egan, City Secretary

APPROVED:



Lackey Stepper Sebastian, Mayor