



# City of Seagoville

## Meeting Minutes

### City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

**Monday, November 18, 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, City Attorney Kevin Laughlin, Asst. City Attorney Chris Metcalf, and City Secretary Sara Egan.

The City Council of the City of Seagoville met in a Regular Called Meeting on Monday, November 18, 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. Discuss options for addressing unresolved Code violations and for gaining Code compliance.**

Director of Health Services Mamata Bhandari outlined the process of a complaint from initiation to citation and other court proceedings.

Assistant City Attorney Chris Metcalf elaborated on the judicial process of foreclosure and substandard buildings.

Councilmember Magill stated not all members of the public understand due process and its implications.

**3. Receive updates from the Police Department.**

Police Chief Ray Calverley reviewed the reports provided related to animal services, calls, and incidents. He also briefed City Council on the status of the new building.

**4. Receive updates from the Fire Department.**

Fire Chief Todd Gilcrease provided information related to calls and incidents as well as service improvements and upcoming equipment acquisitions.

**5. Discuss Regular Session agenda items.**

There were no questions on Regular Session agenda items.

**6. Adjourn**

Mayor Sebastian adjourned the Work Session at 6:57 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**

- In January water bills will be available one week later than usual due to a software conversion. We appreciate your patience as we work to streamline and enhance the billing process for all.
- Join us at the annual tree lighting event December 5th at Bruce Central Park.
- Join Mrs. Claus December 10th at 6 p.m. at the Seagoville Public Library.
- City Hall, Senior Center and Library will be closed Wednesday-Thursday in observance of Thanksgiving next week.

**11. Citizen's Comments**

There were no speakers.

**Consent Agenda**

Councilmember Hernandez made a motion to approve the Consent Agenda items 12-15, seconded by Councilmember Magill. The motion passed unanimously (5/0).

**12. Consider approving the City Council meeting minutes: November 4, 2024.****13. Consider a Resolution authorizing the purchase from Siddons Martin Emergency Group of a Skeeter Polaris UTV, resulting in a net purchase price of fifty-three thousand three hundred dollars and zero cents (\$53,300.00) to be paid by the City; authorizing the City Manager to execute any and all necessary documents.**

Resolution No. 2024-103

**14. Consider a Resolution authorizing the purchase of two (2) 2024 4x4 Ford F-150 crew cab trucks in a total purchase amount not to exceed one hundred thirteen thousand one hundred seven dollars and four cents \$113,107.04, from Rush Truck Center; authorizing the City Manager to execute any and all necessary documents.**

Resolution No. 2024-104

**15. Consider a Resolution authorizing the purchase of a 2024 4x4 Ford F-250 crew cab truck in a total purchase amount not to exceed seventy-six thousand five hundred seventy-eight dollars and forty cents (\$76,578.40), from Rush Truck Center; authorizing the City Manager to execute any and all necessary documents.**

Resolution No. 2024-105

**Public Hearing****16. Conduct a public hearing and consider an Ordinance amending the Code of Ordinances, as amended, by amending Title II: "Buildings; Development; Zoning", Chapter 25 "Zoning", Article 25.02, "Zoning Ordinance", (1) At Division 37 "Definitions," Section 25.02.801, "Certain Words Defined," by adding a definition for "Data Center;" and (2) at Division 18 "LM Light Manufacturing District Regulations" by amending Section 25.02.421 to allow Data Center Use; providing for 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 7:05 p.m.

Director of Community Development Bill Medina provided a presentation on the changes to include Data Center as an allowable use.

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.

Councilmember Hernandez expressed concern with the definition possibly allowing crypto mining or bitcoin mining.

Mr. Doug Donald Land Strategy Consultant reassured the intended use is for ecommerce transactions.

City Attorney Kevin Laughlin advised to include in the motion to explicitly prohibit bitcoin mining and also reflect the same on agenda item 17.

Councilmember Hernandez made a motion to approve item 16 with the amendment to prohibit crypto mining (bitcoin mining), seconded by Councilmember Grimes. The motion passed unanimously (5/0).

Ordinance No. 2024-25

- 17. Conduct a public hearing and consider an Ordinance amending the comprehensive zoning ordinance and map of the City of Seagoville, by granting a change in zoning for approximately 138.004 acre tract of land situated in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, and being more commonly known as 1900 East Farmers Road From Agricultural (AG) to Planned Development with a base zoning of Light Manufacturing and to allow Data Center Use (PD No. 06-2024); providing for development regulations; providing for the approval of concept plans; 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 7:15 p.m.

Mr. Medina provided a presentation on the request for a zoning amendment to allow Data Center use by creating a Planned Development District at the specified location. He also addresses the concerns presented during the Planning and Zoning Commission's public hearing related to the noise level. The decibel results of a data center located in Red Oak were significantly lower than the operational noise limit of 65 dBA as measured from the property line. The Police Department considers 87 decibels to be a nuisance.

Mayor Sebastian invited members of the public to speak:

- 1) Clyde Carmen, resident, expressed concerns regarding the consistent noise, health impacts, enforcement, and distance.

Mr. Medina clarified the 40 ft. buffer is measured from the property line. The entire roadway will be 120 ft.

- 2) Rusty Ogletree, resident, expressed concerns regarding the health impacts, expansion of the roadway, and safety (target for terrorist attack).

Mr. Donald explained efforts are made to reduce noise through the building materials for buildings with a lifespan of 25 years and replacement of related equipment every 18 months to three years. He also confirmed part of the development would be dedicating a portion of the property to allow roadway improvements. As for safety, the site would be monitored 24/7.

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

Mayor Pro Tem Epps made a motion to approve item 17 with the amendment to prohibit crypto mining (bitcoin mining), seconded by Councilmember Grimes. The motion passed unanimously (5/0).

Ordinance No. 2024-26

### Regular Agenda

- 18. Discuss and consider a Resolution authorizing the City Manager to sign a service agreement with the Department of Information Resources Communications Technology Services Division of the State of Texas (DIR) for cooperative purchasing.**

Purchasing Agent Steven Daggs stated this item is to join DIR for IT related services and equipment purchases.

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

Resolution No. 2024-106

- 19. Discuss and consider a Resolution awarding a contract to RT&E Rural Water for Project No. PW2501, East Malloy Bride Road Sewer Relocation for a contract price not to exceed eighty-three thousand three hundred thirty-eight dollars and zero cents (\$83,338.00); authorizing the City Manager to execute any and all necessary documents.**

Director of Public Works Chris Ryan stated 8 bids were received and Halff provided a recommendation to award the contract to RT&E Rural Water.

Councilmember Magill made a motion to approve item 19, seconded by Councilmember Howard. The motion passed unanimously (5/0).

Resolution No. 2024-107

- 20. Discuss and consider a Resolution approving a Professional Services Reimbursement Agreement by and between the City of Seagoville, Texas, and CWH Land Company, LLC.**

Director of Economic Development Kirk McDaniel explained the City's consulting costs related to the data center development would be funded by the developer.

Councilmember Magill made a motion to approve item 20, seconded by Councilmember Grimes. The motion passed unanimously (5/0).

Resolution No. 2024-108

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

Councilmember Magill commended all departments for the exemplary performance.

Mayor Pro Tem Epps thanked department directors for being present to answer questions.

Mayor Sebastian recessed the Regular Session at 7:44 p.m.

### **EXECUTIVE SESSION**

The City Council convened into closed Executive Session pursuant to:

- 22. Texas Government Code section 551.072 Deliberation Regarding Real Property: To deliberate the purchase, exchange, lease or value of real property in relation to Project Home Run.**

- 23. Texas Government Code section 551.071 Consultation with Attorney: To seek legal advice from and engage in an attorney-client communication with the City Attorney on a matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Act.**

Mayor Sebastian adjourned the Executive Session at 8:16 p.m.

### **REGULAR SESSION**

Mayor Sebastian reconvened the Regular Session at 8:18 p.m.

- 24. Take any necessary action as a result of Executive Session.**

There was no action taken.

- 25. Discuss future agenda items.**

Councilmember Howard requested to for Code Enforcement to address trash bin placement accordingly.

Councilmember Hernandez requested to consider January 2, 2025 as a staff holiday on the next agenda.

**26. Adjourn**

There being no further business before the City Council the meeting was adjourned at 8:19 p.m.

APPROVED:

  
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Lackey Stepper Sebastlan, Mayor

ATTEST:

  
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Sara Egan, City Secretary