City of Seagoville
Meeting Agenda
City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, November 10, 2025	6:30 PM	Council Chambers

DENNIS K. CHILDRESS
MAYOR

RICK HOWARD
COUNCILMEMBER

ALLEN GRIMES
COUNCILMEMBER

CAREY D. NEAL JR.
CITY MANAGER

JOSE HERNANDEZ
COUNCILMEMBER

JON EPPS
COUNCILMEMBER

HAROLD MAGILL
MAYOR PRO TEM

Notice is hereby given that the City Council of the City of Seagoville, Texas will meet in a Regular Meeting at 6:30 PM, to be held at City Hall 702 N. Hwy 175 Seagoville, Texas 75159.

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. **FIRST READING of SEDC projects:**
   - A. **Discuss a Resolution repealing Resolution No. 2025-78 in its entirety; approving a website development agreement with Marketing Alliance Texas, Inc., for compensation not to exceed forty thousand seven hundred fifty dollars ($40,750.00) and; authorizing and ratifying the Executive Director's execution of the agreement and all necessary and related documents.**
   - B. **Discuss a Resolution approving a funding agreement with the Seagoville Economic Development Corporation by which the Corporation will provide funding to the City in the amount of twenty-five thousand dollars ($25,000.00) for the purchase of Placer Labs, Inc. ("Placer.Ai") Economic Development Software; and authorizing the City Manager to execute the funding agreement.**
3. **Discuss and receive a presentation from Dallas Independent School District (DISD).**
4. **Receive and discuss a presentation regarding Public Facility Corporations (PFC).**
   Bracewell PFC Presentation
5. **Receive and discuss a presentation of the Fiscal Year Ending 2025 Quarterly Financials.**
6. **Discuss Regular Session agenda items.**
7. **Adjourn**

REGULAR SESSION - 7:00 PM

8. **Call to Order**
9. **Invocation and Pledge of Allegiance**
10. **Present a Proclamation for Municipal Courts Week.**
    Municipal Courts Week
11. **Present a Certificate of Recognition to the Parks Department.**

12. **Mayor's Report**
13. **Public Comments**
    This portion of the meeting is to allow members of the public up to six (6) minutes to address the City Council. 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 Public Comment Form to the City Secretary prior to the start of the meeting.
14. **Discuss and consider appointments to the Board of Adjustments (Place 4) and the Seagoville Economic Development Corporation (Place 2) to places with unexpired terms.**

Consent Agenda

15. **Consider approving the City Council meeting minutes: October 6, 2025 and November 3, 2025.**
    2025-10-06 MIN CC
    2025-11-03 MIN CC
16. **Consider approving the joint meeting minutes for the City Council, Planning and Zoning Commission, and Seagoville Economic Development Corporation: November 3, 2025.**
    2025-11-03 MIN CC, PZ, SEDC
17. **Consider approving canceling the following meeting dates: (1) May 25, 2026; (2) October 12, 2026; (3) November 23, 2026; (4) December 28, 2026; and reschedule the October 26, 2026 to October 19, 2026.**
    2026 CC Regular Meeting Dates
18. **Consider a Resolution approving an agreement for professional engineering services on a task order basis for assistance with the City's Storm Water Management Plan Permit in an amount not to exceed one hundred forty-seven thousand dollars ($147,000.00); and authorizing the City Manager execute said agreement.**
    RES - PSA Halff Associates
    PSA Halff Associates
19. **Consider a Resolution approving engaging Spark Lighting, LLC for the purchase and installation of lighting for baseball fields one and three at the Bearden Park for compensation not to exceed two hundred seventy-four thousand six hundred dollars ($274,600.00); and authorizing the City Manager to negotiate and execute an agreement for said purchase and installation and to further execute all necessary and related documents.**
    RES - Spark Lighting, LLC
    Spark Lighting Proposal

Public Hearing

20. **Conduct a public hearing and consider an Ordinance granting a change in zoning to approximately 89.19 acre tract of real property situated in the J.D. Merchant Survey, Abstract No. 850, commonly known as 1370 and 900 Alto Road in the City of Seagoville, Dallas County, Texas from Planned Development Residential 21-02 Amended (PD-2102-A) to Planned Development Residential 21-02 Amended-2 (PD 21-02-A2); approving amended development regulations; approving an amended concept plan; approving elevation and floor plans; and providing a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00).**
    Greenawalt Zoning Application - (Redacted)
    Proposed Redline
    Proposed Amendments (Clean)
    Greenawalt - Proposed Ordinance
    Exhibit A - Survey Documents
    Exhibit B - Development Standards
    Exhibit C - Proposed Amended Concept Plan

Exhibit D - Building and Floor Plans
Greenawalt Comparison
Legal Notice
Ordinance No. 13-2022
Ordinance No. 10-2021

Regular Agenda

21. **Discuss and consider a Resolution approving a Development Agreement relating to the Greenawalt Farms Development Project.**
    RES - Greenawalt Farms DA
    Greenawalt Farms MDA
22. **Discuss and consider a Resolution authorizing Anderson Asphalt & Concrete Paving to provide asphalt road repair work on East Malloy Bridge Road for compensation in an amount not to one hundred fifty four thousand and eight hundred thirty five dollars and zero cents ($154,835.00); and authorizing the City Manager to execute any and all necessary documents.**
    RES - Anderson Asphalt & Concrete Paving
    Work Order No. 2025-001
    Resolution No. 38-R-2023 ILA City of Forney
23. **Discuss and consider a Resolution approving opening a new interest-bearing depository account in the name of the City of Seagoville at American National Bank of Texas to be used solely for the purpose of deposit monetary asset seizures by the Police pending forfeiture proceedings; and authorize the City Manager to execute the contract.**
    RES - American National Bank (Forfeiture)
24. **SECOND READING: Discuss and consider a Resolution repealing Resolution No. 2025-78 in its entirety; approving a website development agreement with Marketing Alliance Texas, Inc., for compensation not to exceed forty thousand seven hundred fifty dollars ($40,750.00); and authorizing and ratifying the Executive Director's execution of the agreement and all necessary and related documents.**
    RES - Repealing and Approving
    Marketing Alliance Texas, Inc. Agreement
    SEDC RES - Repealing and Approving
25. **SECOND READING: Discuss and consider a Resolution approving a funding agreement with the Seagoville Economic Development Corporation by which the Corporation will provide funding to the City in the amount of twenty-five thousand dollars ($25,000.00) for the purchase of Placer Labs, Inc. ("Placer.Ai") Economic Development Software; and authorizing the City Manager to execute the funding agreement.**
    RES - Funding Agreement
    Funding Agreement
    Placer.ai Proposal
26. **Items of community interest and councilmember reports.**
    Section 551.0415 of the Texas Government Code: The City Council or City Administration may report information on the following items 1) express thanks, congratulations, or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming City events, 6) announcements involving an imminent threat to public health and safety.

EXECUTIVE SESSION

27. **The City Council will convene into closed Executive Session pursuant to the Texas Government Code Section 551.072 Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property generally located on Hall Road and N Kaufman Street.**

28. **The City Council will convene into closed executive session pursuant to Texas Government Code 551.071 Consultation with Attorney:**
    A. **To receive legal advice regarding potential amendments to the development agreement for the Santorini development.**
    B. **To receive legal advice regarding pending litigation, to-wit: Seagoville Residents Association v. City of Seagoville and Target Builders, LLC, Cause No. DC-23-20340 in the 134th Judicial District Court of Dallas County, Texas.**

REGULAR SESSION

29. **Take any action as a result of Executive Session.**
30. **Discuss future agenda items.**
31. **Adjourn**

CERTIFICATE

I certify that the above Notice of Meeting for Monday, November 10, 2025 was posted on the bulletin board at City Hall of the City of Seagoville, Texas on Tuesday, November 4, 2025 by 5:00 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 MEETING DATES:

- November 24, 2025
- December 8, 2025