



City of Seagoville Meeting Agenda City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, June 16, 2025

6:30 PM

Council Chambers

**DENNIS K. CHILDRESS
MAYOR**

**RICK HOWARD
COUNCILMEMBER**

**ALLEN GRIMES
COUNCILMEMBER**

**CINDY BROWN
INTERIM CITY MANAGER**

**JOSE R 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. **Receive a presentation of the FY 2025 2nd Quarter Financials.**
[Memo - 2nd Quarter](#)
3. **Conduct board applicant interviews and discuss appointments to the City's Boards and Commissions.**
4. **Discuss Regular Session agenda items.**
5. **Adjourn**

REGULAR SESSION - 7:00 PM

6. **Call to Order**
7. **Invocation and Pledge of Allegiance**
8. **Mayor's Report**
9. **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.
10. **Discuss and consider appointments to the City's Boards and Commissions for terms to start on July 1, 2025.**
[Board Details](#)
[List of Board Members and Applicants](#)

Consent Agenda

11. **Consider approving the City Council meeting minutes: June 9, 2025.**
[2025-06-09 MIN CC](#)

12. Consider approving the rescheduling of two regularly scheduled City Council meeting dates for 2025 as follows: (1) September 22, 2025 - rescheduled to September 15, 2025; and (2) October 13, 2025 - rescheduled to October 6, 2025.
[2025 CC Meeting Date Schedule](#)
13. Consider a Resolution adopting the Dallas County 2025 Hazard Mitigation Action Plan.
[RES - 2025 HazMAP](#)
[FEMA Letter](#)
14. Consider a Resolution approving Amendment No. 1 to Work Order No. 13 which was issued under the Master Agreement for professional services executed on March 24, 2021 between the City and Garver, LLC, for provision of on-call development plan review services, said amendment increasing total compensation to an amount not to exceed one hundred eighty thousand dollars (\$180,000.00); and authorizing the Interim City Manager to sign.
[RES - Amendment No. 1 to Garver LLC Work Order No. 13](#)
[Work Order No. 13 \(Amendment No. 1\)](#)
[Work Order No. 13 \(Initial\)](#)

Public Hearing

15. Conduct a public hearing and consider an Ordinance amending the comprehensive zoning ordinance and map by granting a change in zoning for an approximately 236.344 acre tract of land situated in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, and being more commonly known as 2401 Simonds Road from Planned Development (PD) to Planned Development with a base zoning of Light Manufacturing and to allow data center use (PD-03-2025); providing for development regulations; providing for the approval of concept plans; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.
[ORD - 2401 Simonds \(PD-03-2025\)](#)
[Letter of Authorization](#)
[Application](#)
[Letter of Intent](#)
[Concept Plans](#)
[Fence Exhibit](#)
[Public Hearing Notice](#)
[Letters of Opposition](#)
16. Conduct a public hearing regarding the levy of Assessments on Improvement Area #3 within the Stonehaven Public Improvement District.

Regular Agenda

17. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas approving a Reimbursement Agreement relating to Improvement Area #3 of the Stonehaven Public Improvement District.
[RES - Stonehaven PID IA#3 Reimbursement Agreement](#)
[Stonehaven PID IA#3 Reimbursement Agreement](#)
18. Discuss and consider an Ordinance of the City of Seagoville, Texas approving a Service and Assessment Plan and Assessment Roll for the Stonehaven Public Improvement District (the "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.
[ORD - Stonehaven IA #3 Assessment](#)
19. Discuss and consider an Ordinance approving and authorizing the issuance and sale of

the City of Seagoville, Texas Special Assessment Revenue Bonds, Series 2025 (Stonehaven Public Improvement District Improvement Area #1 Project and Improvement Area #2 Project); approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date.

[ORD - Stonehaven IA #1 and IA #2 Bonds](#)

20. Discuss and consider a Resolution approving the terms and conditions of the agreement for Public Improvement District and Tax Increment Reinvestment Zone Creation and administration services by and between the City Of Seagoville and P3works, LLC to provide consultant services for the Lakes Of Rolling Meadows Public Improvement District; authorizing the City Manager to execute the agreement and any other necessary documents.

[RES - Contract with LORM](#)

[P3 Contract](#)

21. Discuss and consider a Resolution for signage design and funding for the naming of the Seagoville emergency communication and detention building in honor of former city manager Patrick Stallings, in the amount not to exceed twenty five thousand eight hundred dollars and zero cents (\$25,800.00); and authorizing the Interim City Manager to execute the same.

[RES - Bldg Sign](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

22. **SECOND 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, 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.

[ORD - Atmos Franchise](#)

[2024-09-09 MIN CC \(First Reading\)](#)

23. 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.

24. Discuss future agenda items.

25. Adjourn

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at City Hall of the City of Seagoville, Texas on Thursday, June 12, 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 REGULAR MEETING DATES:

- Monday, July 7, 2025
- Monday, July 21, 2025