



City of Seagoville Meeting Agenda City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, July 13, 2026	6:30 PM	Council Chambers
DENNIS K. CHILDRESS MAYOR	RICK HOWARD MAYOR PRO TEM	ALLEN GRIMES COUNCILMEMBER
CAREY D. NEAL JR. CITY MANAGER	JOSE HERNANDEZ COUNCILMEMBER	JON EPPS COUNCILMEMBER
	HAROLD MAGILL COUNCILMEMBER	

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 approving the SEDC budget as adopted by the SEDC Board of Directors for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.
 - B. Discuss a Resolution approving an SEDC contract with TX Lake Walls in an amount not to exceed \$400,000.00; authorizing the Executive Director to execute all necessary and related documents.
 - C. Discuss a Resolution approving an SEDC Economic Development Performance Agreement with Onward Subs Seagoville, LLC in an amount not to exceed \$120,000.00 for necessary site improvements; and authorizing the Executive Director to take sure further action and sign such documents as necessary for said agreement.
 - D. Discuss a Resolution approving and ratifying the Executive Director's execution of an SEDC contract with Perfect Finish Landscaping in an amount not to exceed \$7,500.00 annually; authorizing the Executive Director to execute all necessary and related documents.
3. Receive and discuss a presentation regarding water, wastewater and stormwater rates.
4. Receive a presentation and provide direction to staff regarding the installation of a four-way stop at the intersection of Ross Lane and Oakbrook Lane.
5. Discuss Regular Session agenda items.
6. Adjourn

REGULAR SESSION - 7:00 PM

7. Call to Order

8. Invocation and Pledge of Allegiance

9. Mayor's Report

10. Public Comments

Any person wishing to address the City Council during Public Comments section of the agenda must first register with the City Secretary. Registered speakers shall be allowed three (3) minutes to speak before the City Council. City Council shall not discuss or take action relative to any public comments made during Public Comments of the meeting.

Consent Agenda

- 11. Consider approving the City Council meeting minutes: June 22, 2026 and June 23, 2026.**

[2026-06-22 MIN CC](#)

[2026-06-23 MIN CC](#)

Public Hearing

- 12. Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and Map, as previously amended by granting a change in zoning from Planned Development with a base zoning of local retail (PD-LR) to Planned Development with a base zoning of Local Retail-Amended (PD-LR-Amended) for an approximately 2.36 acres tract out of the J.D. Merchant Survey, Abstract No. 850, Seagoville Dallas County Texas, Deed Records Volume 2000181, Page 5624 and commonly known as 100 Crestview Drive; providing for the approval of an amended site concept plan; and providing a penalty fine not to exceed the sum of two thousand (\$2,000.00) for each offense.**

[ORD- Amending PD](#)

[Zoning Application - Redacted](#)

[100 Crestview Aerial](#)

[Exhibit A - Survey](#)

[Exhibit B - Concept Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscaping Plan](#)

Regular Agenda

- 13. Discuss and consider a Resolution approving a Facilities Agreement for Infrastructure with Gusto Seagoville Plaza, LLC for property located at 100 Crestview Lane.**

[RES- Gusto Plaza](#)

[Gusto Plaza Facilities Agreement](#)

- 14. Discuss and consider a Resolution approving an exclusive negotiating agreement between the City of Seagoville, Texas, and Griffin/Swinerton, LLC for preliminary master developer services related to a proposed public private partnership- City Hall/Municipal complex project; authorizing the City Manager to execute the agreement.**

[RES- Griffin Swinerton](#)

[Exclusive Negotiating Agreement](#)

- 15. Discuss and consider a Resolution approving and adopting a joint City of Seagoville, and Seagoville Economic Development Corporation Economic Development Incentive Policy.**

[RES- Incentive Policy](#)

[Joint Economic Development Incentive Policy](#)

- 16. SECOND READING: Discuss and consider a Resolution approving the SEDC budget, as adopted by the SEDC Board of Directors for the Fiscal Year beginning October 1, 2026 and ending on September 30, 2027.**

[RES- SEDC Budget FY27](#)

[SEDC Summary FY 2027 Budget](#)

- 17. SECOND READING: Discuss and consider a Resolution approving an SEDC contract**

with TX Lake Walls in an amount not to exceed \$400,000.00; authorizing the Executive Director to execute all necessary and related documents.

[RES- TX Lake Walls](#)

[TX Lake Walls Bruce Park Pond Proposal](#)

[TX Lake Walls Bruce Park Pond Plan](#)

18. **SECOND READING:** Discuss and consider a Resolution approving an SEDC Economic Development Performance Agreement with Onward Subs Seagoville in an amount not to exceed \$120,000.00 for necessary site improvements; and authorizing the Executive Director to take such further action and sign such documents as necessary for said agreement.

[RES- Onward](#)

[Onward Agreement Final](#)

19. **SECOND READING:** Discuss and consider a Resolution approving and ratifying the Executive Directors execution of an SEDC contract with Perfect Finish Landscaping for lawn care services of the property located at 2108 N U S HWY 175 in an amount not to exceed \$7,500.00 annually; authorizing the Executive Director to execute all necessary and related documents.

[RES- Perfect Finish](#)

[Mowing Contract Quote](#)

20. Consider a Resolution authorizing a one-time, lump sum employee recognition and retention payment for Patrol Officers.

[RES-Patrol Officer Retention Pay](#)

21. Discuss and consider a Resolution authorizing publication of notice to issue certificates of obligation for the design, acquisition construction and improvement of certain public works and authorizing certain other matters relating thereto.

[RES- CO](#)

22. Consider a Resolution nominating City Manager Carey D. Neal Jr. as a candidate for the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool, Place 1 for a six-year term, 2026 through 2032.

[RES- TMLIRP Nomination](#)

[TMLIRP Nomination Letter](#)

23. Discuss future agenda items.

EXECUTIVE SESSION

24. The City Council will convene into closed executive session pursuant to Texas Government Code 551.071 Consultation with Attorney, regarding Seagoville Residents Association v. City of Seagoville and Target Builders, LLC, Cause DC-23-20340 in the 134th JDC, Dallas County, Texas.

REGULAR SESSION

25. Take any necessary action as a result of Executive Session.
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.
27. Adjourn

CERTIFICATE

I certify that the above Notice of Meeting for Monday, July 13, 2026 was posted on the bulletin board at City Hall of the City of Seagoville, Texas on Tuesday, July 7, 2026 by 5:30 p.m.

Casey Fillmore-Myers, Deputy 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:

- Monday, July 27, 2026 (Budget Workshop)
- Monday, August 10, 2026