



**SEAGOVILLE, TEXAS  
CITY COUNCIL MEETING AGENDA  
MONDAY, AUGUST 21, 2017**

**City Council Chambers, City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159**

**WORK SESSION – 6:30 P.M.**

**Call to Order**

- A. Discuss regular session agenda items**

**Adjourn**

**REGULAR SESSION - 7:00 P.M.**

**ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS**

**Call to Order**

**Invocation**

**Pledge of Allegiance**

**Mayor's Report**

**Citizens Public Comment Period-** *This portion of the meeting is to allow each speaker up to six (6) minutes to address the council on items not posted on the current agenda. Council may not discuss these items but may respond with factual data or policy information, or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the City Secretary.*

**CONSENT AGENDA-** The Consent Agenda contains items which are routine in nature and will be acted upon in one motion.

- 1. Consider approving City Council Workshop Minutes for July 31, 2017 and Regular City Council Meeting Minutes August 7, 2017 (City Secretary)**

2. **Consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing approval of a contract with the Texas Department of Public Safety (“DPS”) authorizing the City to purchase supplies necessary for the implementation of the breath testing and laboratory alcohol and drug testing program from DPS at a reduced cost; authorizing the Mayor to execute a contract with Texas Department of Public Safety, which is attached hereto as Exhibit A; and providing an effective date (Police Chief)**

### **REGULAR AGENDA-**

3. **Discuss and consider a Resolution of the City of Seagoville, Texas approving a Developer Agreement between the City of Seagoville and D.R. Cameron & Associates, Inc. pertaining to the construction of public infrastructure improvements for the development of Highland Meadows III; authorizing the City Manager to sign; and providing an effective date (Water Utilities Director)**
4. **Conduct the second public hearing to receive input on the proposed annexation of approximately 7,277± feet in length and 80' in width of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas, beginning at its intersection with the northern boundary line of territorial limits of the City of Seagoville, and running north/northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville. (HR Director/Risk Manager)**
5. **Conduct a public hearing to receive citizen input on the proposed tax rate of \$0.743800 per \$100 valuation, which exceeds the effective tax rate calculated by the Dallas County Tax Assessor/Collector of \$0.7209427 or 3.17%. This rate will raise more revenue from property taxes than last year’s budget by an amount of \$633,594 (Finance Director)**
6. **Conduct a public hearing to receive citizen input on the proposed FY 2017-2018 budget for all City funds. This budget will raise more property taxes than last year's budget by \$633,594 or 16.14%, and of that amount, \$529,902 is tax revenue to be raised from new property added to the tax roll this year (Finance Director)**
7. **Receive presentation from Chamber of Commerce regarding application for hotel/motel tax grant (Chamber of Commerce)**
8. **Conduct public hearing to receive input on the proposed FY 2017-2018 hotel/motel tax budget; and direct staff on the proposed grant application(s) for FY 2017-2018 hotel/motel occupancy tax funds (Finance Director)**
9. **Conduct a public hearing to receive input on the proposed increase of water and drainage rates (Finance Director)**

- 10. Discuss and consider First Reading of an Ordinance amending Chapter 19, Division 2, Rates and Charges, by amending section 19.03.061, Water Rates, to provide new rates for water services within the city; providing for a penalty clause; repealing conflicting ordinances; providing for the publication of the caption hereof; and providing an effective date (Finance Director)**
- 11. Receive a presentation on the Seagoville Economic Development Corporation budget for fiscal year October 1, 2017 through September 30, 2018. (SEDC)**
- 12. Receive a presentation on the Seagoville Economic Development Corporation’s Work Plan, including an Assessment of the Local Economic Development Environment and an Evaluation of Past Performance (SEDC).**
- 13. Discuss hands-free mobile phone Ordinance (Rick Howard)**
- 14. Receive Councilmember Reports/Items of Community Interest - as authorized by Section 551.0415 of the Texas Government Code.**
- 15. Future Agenda Items – Council to provide direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.**

**16. Joint Executive Session with Seagoville Economic Development Corporation**

Pursuant to Texas Open Meeting Act, the Seagoville EDC and the City Council may convene into Executive Session to deliberate regarding the following matter:

Section 551.071 Gov’t Code: Consultation with Attorney-concerning the legal relationship between the City of Seagoville and the Seagoville Economic Development Corporation

**17. Reconvene into Regular Session**

Take any action as a result of the joint executive session regarding consultation with Attorney-concerning the legal relationship between the City of Seagoville and the Seagoville Economic Development Corporation.

**Adjourn**

Posted Thursday, August 17, 2017 by 7:00 P.M.

  
\_\_\_\_\_  
Kandi Jackson, City Secretary



As authorized by Section 551.071(2) 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 does not discriminate on the basis of 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. (TDD access 1-800-RELAY-TX)

**DATES TO REMEMBER**

- **Monday, August 28, 2017 Special Session**
- **Monday, September 11, 2107 Regular Council Meeting**

# *Consent Agenda Item: 1*

**Meeting Date: August 21, 2017**

*Consider approving City Council Workshop Minutes for July 31, 2017 and Regular City Council Meeting Minutes August 7, 2017 (City Secretary)*

## **ITEM DESCRIPTION:**

Approve Workshop Minutes for July 31, 2017 and Regular City Council Meeting Minutes for August 7, 2017.

## **BACKGROUND OF ISSUE:**

N/A

## **FINANCIAL IMPACT:**

N/A

## **RECOMMENDATION:**

Staff recommends approval.

## **EXHIBITS**

July 31, 2017 City Council Workshop Meeting Minutes  
August 7, 2017 City Council Regular Meeting Minutes



**MINUTES OF CITY COUNCIL  
WORKSHOP  
JULY 31, 2017**

**The Budget Workshop of the City Council of the City of Seagoville, Texas was called to order at 7:30 p.m. on Monday, July 31, 2017, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:**

Dennis Childress	Mayor
Jon Epps	Mayor Pro Tem
Jose Hernandez	Councilmember
Rick Howard	Councilmember
Harold Magill	Councilmember
Mike Fruin	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Fire Chief Todd Gilcrease, Library Director Liz Gant, Community Development Director Ladis Barr, City Attorney Alexis Allen, City Attorney Robert Hager, Finance Director Patrick Harvey, Senior Finance Accountant Gail Lawrence, Seagoville Economic Development Director Kirk Clennan, Water Utilities Director Phil DeChant, Asst. Water Utilities Director Chris Ryan, HR Director/Risk Manager, and City Secretary Kandi Jackson.

**B. Receive an update and discuss the proposed General Fund FY 2017-2018 budget.**

*Patrick Harvey presented the proposed General Fund FY 2017-2018 budget. Questions and answers followed.*

**A. Discuss proposed Water/Wastewater FY 2017-2018 budget.**

*Patrick Harvey presented the proposed Water/Wastewater FY 2017-2018 budget. Questions and answers followed.*

**C. Receive an update and discuss the proposed SEDC FY 2017-2018 budget.**

*Kirk Clennan presented the proposed SEDC FY 2017-2018 budget. Questions and answers followed.*

**Adjourned at 9:43 p.m.**

**APPROVED:**

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Mayor Dennis K. Childress

**ATTEST:**

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Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL  
WORK SESSION  
AUGUST 7, 2017**

**The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:30 p.m. on Monday, August 7, 2017, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:**

Dennis Childress	Mayor
Jon Epps	Mayor Pro Tem
Jose Hernandez	Councilmember
Rick Howard	Councilmember
Harold Magill	Councilmember
Mike Fruin	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Community Development Director Ladis Barr, City Attorney Alexis Allen, City Attorney Robert Hager, Library Director Liz Gant, HR Director/Risk Manager Cindy Brown, Finance Director Patrick Harvey, and City Secretary Kandi Jackson.

**A. Discuss regular session agenda items**

**Consent Agenda-**

- 1. Consider approving City Council Meeting minutes for July 17, 2017 (City Secretary)**  
*No questions.*
- 2. A Resolution approving the Project Specific Agreement regarding reconstruction and overlay of Malloy Bridge Road, beginning at Cypress Street and ending at Cobb Road, Type "B" streets, made pursuant to Master Road and Bridge Interlocal Maintenance Agreement between Dallas County, Texas and City of Seagoville, Texas in an amount of Forty-Seven Thousand Nine Hundred Fourteen Dollars (\$47,914.00); authorizing the City Manager to execute the agreement on behalf of the City of Seagoville; and providing an effective date. (Community Development)**

*Community Development Director Barr stated the Project Specific Agreement between Dallas County and the City of Seagoville is for repairs to Malloy Bridge Road beginning at Cypress Street and ending at Cobb Road.*

3. **A Resolution of the City Council of the City of Seagoville, Texas approving an addendum extending the term of the Interlocal Agreement with the North Central Texas Council of Governments for Emergency 911 System Service and Equipment, originally approved by the City in July, 2015; and authorizing the City Manager to execute the addendum on behalf of the city; and providing an effective date. (Police Chief)**

*Police Chief Calverley stated the Interlocal Agreement with North Central Texas Council of Governments is for Emergency 911 System Service and Equipment. He also stated this agreement will not expire until August 31, 2019.*

4. **Discuss and consider calling a public hearing on August 21, 2017 and August 28, 2017 to receive citizen input on the proposed FY 2017 – 2018 budget and Tax Rate. (Finance)**

*Finance Director Harvey stated City Council is required to call two (2) public hearing; this provides additional notification to the public of the public hearing dates.*

5. **Discuss and consider a Resolution approving the consent to assignment of Tax Abatement Agreement by and between the Seagoville WF, LLC, Crescent Valley, LLC and Tractor Supply Company; Authorizing the Mayor to execute said agreement; and providing an effective date (H.R. Director/Risk Manager)**

*HR Director/Risk Manager Brown stated in January 2016 the City of Seagoville executed a Tax Abatement Agreement for the Tractor Supply Company located at 190. S. Crestview in Seagoville. The Agreement was by and between Seagoville WF, LLC by HBC Interests, LLC and the City of Seagoville. Section 8.10 of the Agreement provides for the assignment of the tax abatement “upon written notice to the City.” It goes on to say, “This Agreement may not be assigned without prior written consent of the City.”*

*She also stated Seagoville WF, LLC has sold, transferred and conveyed the property that is the subject of the Tax Abatement to Crescent Valley, LLC and desires to assign the Tax Abatement to Crescent Valley. The Consent to Assignment of Tax Abatement Agreement, once executed by all parties, will satisfy the provisions Section 8.10.*

6. **An Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 9, Fuel Gas Code, Sections 21.02.451 and 21.02.452 to provide for the adoption of the International Fuel Gas Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**

- 7. An Ordinance of the City of Seagoville, Texas amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 8, Mechanical Code, Sections 21.02.401 and 21.02.402 to provide for the adoption of the International Mechanical Code, 2018 Edition; and to provide for the exceptions and amendments to thereto providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
- 8. An Ordinance of the City of Seagoville, Texas amending the Code of Ordinances of the City of Seagoville, Texas by amending Chapter 21, Article 21.02, “Technical and Construction Codes and Standards”, by adopting Division 11, “Existing Building Code”, Sections 21.01.551 and Section 21.01.552, to provide for the adoption of International Existing Building Code, 2018 Edition, and to provide for the exceptions and amendments thereto; providing a penalty clause and providing for an effective date (Community Development)**
- 9. An Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 21, Article 21.02, “Technical and Construction Codes and Standards,” Division 7, “Swimming Pool and Spa Code, Sections 21.02.351 and 21.02.352 to provide for the adoption of the International Swimming Pool and Spa Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
- 10. An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 10, Property Maintenance Code, Sections 21.02.501 and 21.02.504 to provide for the adoption of the International Property Maintenance Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
- 11. An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 2, Building Code, Sections 21.02.051 and 21.02.052 to provide for the adoption of the International Building Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**

- 12. An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 4, Energy Conservation Code, Sections 21.02.151 and 21.02.152 to provide for the adoption of the International Energy Conservation Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
- 13. An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 3, Residential Code, Sections 21.02.101 and 21.02.102 to provide for the adoption of the International Residential Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
- 14. An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 6, Plumbing Code, Sections 21.02.301 and 21.02.302 to provide for the adoption of the International Plumbing Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**

*City Manager Stallings stated items 6-14 are the International Building Codes and will be pulled from the agenda. They will come back to Council after North Central Texas Council of Governments (NCTCOG) has reviewed them and issued amendments.*

*In response to a question by Councilmember Hernandez, City Manager Pat Stallings stated when the International Building Codes are brought back to Council more detail will be provided.*

**Regular Agenda-****15. Consider accepting resignation of a member from Planning & Zoning and Keep Seagoville Beautiful; and, conduct interviews with all Board & Commission applicants. City Secretary)**

*City Secretary Jackson stated it is the desire of Alexandria Perez to resign her positions on the Planning & Zoning Commission (Place 4) and Keep Seagoville Beautiful Commission (Place 7) effective August 20, 2017.*

*She also stated there are four applicants for Board & Commission Appointments; one for Planning & Zoning, three for Parks & Recreation. There is one vacancy on the Planning & Zoning Commission due to the resignation of Place 4 – Alexandria Perez. There are six (6) vacancies on the Parks & Recreation Commission; places 1-5 and 7.*

**16. Conduct the first public hearing to receive input on the proposed annexation of approximately 7,277± feet in length and 80' in width of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas, beginning at its intersection with the northern boundary line of territorial limits of the City of Seagoville, and running north/northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville. (HR Director/Risk Manager)**

*HR Director/Risk Manager Brown stated the City proposes to institute annexation proceedings to annex the portion of East Malloy Bridge Road currently owned by Kaufman County, which abuts, is contiguous to and connects the boundary limits to the City of Seagoville. This strip of roadway falls between where the City of Seagoville City Limits ends on East Malloy Bridge Road and then picks up again on East Malloy Bridge Road. This area seems to be in constant need of repair and the City regularly receives phone calls concerning the same, many alleging damage to their vehicles and desiring to file a claim against the City. Based on the excessive number of calls, the City Manager reached out to Kaufman County Commissioner Jackie Allen concerning the annexation of the same.*

*She stated on or about June 26, 2017, this matter was placed on the Kaufman County Commissioners' Court agenda. A letter was received from Kaufman County Judge Bruce Wood indicating the County's desire for the City to proceed with the annexation proceedings.*

*She also stated the City began to gather the information for the property owners located within 200' of the area, establish hearing dates, and preparing the Notice of Public Hearings for the Proposed Annexation. In accordance with State law, said Notice was published in the official newspaper and also sent to seven (7) property owners located within 200' of the area.*

*(City Attorney Hager arrived at 6:41 p.m.)*

- 17. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the terms and conditions of the Rights-of-Way Agreement by and between the City of Seagoville and Mobilitie, LLC, which is attached hereto and incorporated herein as Exhibit A, and authorizing the City Manager to execute said agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date (Community Development)**
  
- 18. Discuss and Consider approving an Ordinance of the City Council of the City of Seagoville, Texas adopting a Right-of-Way Management Ordinance to the City Code of Ordinances; establishing regulations for construction, placement, and excavation in rights-of-way and public easements; amending the Master Fee Schedule to adopt fees for the administration of the Right-of-Way Management Ordinance; amending or repealing conflicting Ordinances; providing a severability clause; providing a savings/repealing clause; providing for a penalty of fine; providing an effective date; and providing for the publication of the caption hereof. (Community Development)**
  
- 19. An Ordinance of the City of Seagoville, Texas, adopting the City of Seagoville Design Manual for the installation of nodes and node support poles in the city rights-of-way, pursuant to Texas Local Government Code Chapter 284; and designating design districts for the installation of nodes and nodes support poles, to be designated therein; providing a repealing clause; providing a severability clause; and providing an effective date (Community Development)**

*City Manager Pat Stallings stated Items 17, 18, and 19 will be discussed in Regular Council Meeting after the Executive Session.*

*Community Development Director Barr stated (Item #17) Mobilitie is a company that desires to enter into an agreement to place a wireless node on a pole in the right-of-way in the City of Seagoville. The node is for 5G network.*

*City Attorney Allen stated Items 17, 18, and 19 are tied together. She stated during the past Legislative Session the Legislature adopted some provisions regulating the ability of cities to regulate the installation of this equipment into public right-of-ways and will go into effect on September 1, 2017. The only way to regulate the equipment, other than the state law, is through the right of way management Ordinance and a Design Manual.*

*In response to a question from Councilmember Magill, City Attorney Allen stated the nodes are used to facilitate broadband usage.*

- 20. A Resolution of the City of Seagoville, Texas, approving the terms and conditions, and authorizing the City Manager to execute a Master Interlocal Agreement by and between Dallas County and City of Seagoville for the purpose of transportation improvements on roads inside Dallas County; providing for a repeal of any and all Resolutions in conflict; providing a severability clause; and providing an effective date (Community Development)**

*Community Development Director Barr stated this agreement is between Dallas County and the City of Seagoville for transportation improvements on roads inside Dallas County.*

*He also stated this Master Interlocal Agreement will not expire until December 30, 2022.*

- 21. A Resolution of the City of Seagoville, Texas, accepting the Certified Tax Roll of Dallas and Kaufman County Appraisal Districts, and providing an effective date (Finance)**

*Finance Director Harvey stated Dallas County Appraisal District has provided a certified appraisal roll of \$604,748,760. Kaufman County has provided a certified appraisal roll of \$2,782,281. These appraisal rolls are utilized as a basis for computing property tax revenue the upcoming budget year.*

- 22. A Resolution of the City Council of the City of Seagoville, Texas, accepting the proposed property Tax Rate for Fiscal Year 2017-2018; accepting the calculation of the Effective Tax Rate; and providing for the publication as provided by the Texas Property Tax Code, and providing an effective date (Finance)**

*Finance Director Harvey stated the City of Seagoville's **current** tax rate was adopted in 2016 at \$0.743800 per hundred dollar taxable valuation. The FY 2016 adopted tax rate is inclusive of Operations and Maintenance tax of \$0.707498 and a Debt Service rate of \$0.036302.*

*He stated for FY 2018, the City of Seagoville proposes to maintain the tax rate at the current level of \$0.743800. This recommended rate is less than the 2018 rollback tax rate of \$0.800024 as calculated by John R. Ames, Dallas County Tax Assessor-Collector.*

*He also stated the rates will be published in the Daily Commercial Record as required by State Law. Under Section 26.05(d) of the Property Tax Code of the State of Texas, since the City of Seagoville is proposing a tax increase, defined as an increase over the lowest of the effective or rollback rate, the City must have two public hearings. The public hearings are scheduled for August 21, 2017 and August 28, 2017. The tax rate is scheduled for adoption on September 11, 2017.*

**23. Direct staff concerning September 04, 2017 Council Meeting (City Secretary)**

*City Secretary Jackson stated the first Regular Council Meeting scheduled in the month of September falls on the Labor Day Holiday, September 4, 2017. After considering the requirements and deadlines for the FY 2017-2018 budget, Staff would like to reschedule the first Regular Council Meeting for the month of September on the 11<sup>th</sup>.*

**Adjourned at 6:58 p.m.**

**APPROVED:**

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Mayor Dennis K. Childress

**ATTEST:**

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Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL  
REGULAR SESSION  
AUGUST 7, 2017**

**The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:06 p.m. on Monday, August 7, 2017, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:**

Dennis Childress	Mayor
Jon Epps	Mayor Pro Tem
Rick Howard	Councilmember
Harold Magill	Councilmember
Mike Fruin	Councilmember
Jose Hernandez	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Community Development Director Ladis Barr, City Attorney Alexis Allen, City Attorney Robert Hager, Finance Director Patrick Harvey, Library Director Liz Gant, HR Director/Risk Manager Cindy Brown, and City Secretary Kandi Jackson.

**Invocation-** *Invocation was given by Mayor Childress.*

**Pledge of Allegiance-** *The Pledge of Allegiance was led by Mayor Childress.*

**Mayor's Report** – *Mayor Childress stated the Fitness, Health, and Safety Fair will be on September 26, 2017 from 9:00 a.m. to 4:00 p.m. at City Hall. He also stated Wal-Mart will be a big contributor to this event.*

**Citizens Public Comment Period-** This portion of the meeting is to allow each speaker up to six (6) minutes to address the council on items not posted on the current agenda. Council may not discuss these items but may respond with factual data or policy information, or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the City Secretary.

*Gregory Shortnacy at 2607 N. Hwy 175 Lot 53, Seagoville, TX. 75159 expressed his concern about the utility bill sewer average charge for new customers.*

**CONSENT AGENDA-** The Consent Agenda contains items which are routine in nature and will be acted upon in one motion.

- 1. Consider approving City Council Meeting minutes for July 17, 2017. (City Secretary)**

2. **A Resolution approving the Project Specific Agreement regarding reconstruction and overlay of Malloy Bridge Road, beginning at Cypress Street and ending at Cobb Road, Type “B” streets, made pursuant to Master Road and Bridge Interlocal Maintenance Agreement between Dallas County, Texas and City of Seagoville, Texas in an amount of Fourty-Seven Thousand Nine Hundred Fourteen Dollars (\$47,914.00); authorizing the City Manager to execute the agreement on behalf of the City of Seagoville; and providing an effective date. (Community Development)**
3. **A Resolution of the City Council of the City of Seagoville, Texas approving an addendum extending the term of the Interlocal Agreement with the North Central Texas Council of Governments for Emergency 911 System Service and Equipment, originally approved by the City in July, 2015; and authorizing the City Manager to execute the addendum on behalf of the city; and providing an effective date. (Police Chief)**
4. **Discuss and consider calling a public hearing on August 21, 2017 and August 28, 2017 to receive citizen input on the proposed FY 2017 – 2018 budget and Tax Rate. (Finance)**
5. **Discuss and consider a Resolution approving the consent to assignment of Tax Abatement Agreement by and between the Seagoville WF, LLC, Crescent Valley, LLC and Tractor Supply Company; Authorizing the Mayor to execute said agreement; and providing an effective date (H.R. Director/Risk Manager)**  
*Motion to approve Consent Agenda Items 1-5 – Hernandez, seconded by Howard; motion passed with all ayes.*
6. **An Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 9, Fuel Gas Code, Sections 21.02.451 and 21.02.452 to provide for the adoption of the International Fuel Gas Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
7. **An Ordinance of the City of Seagoville, Texas amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 8, Mechanical Code, Sections 21.02.401 and 21.02.402 to provide for the adoption of the International Mechanical Code, 2018 Edition; and to provide for the exceptions and amendments to thereto providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**

8. **An Ordinance of the City of Seagoville, Texas amending the Code of Ordinances of the City of Seagoville, Texas by amending Chapter 21, Article 21.02, “Technical and Construction Codes and Standards”, by adopting Division 11, “Existing Building Code”, Sections 21.01.551 and Section 21.01.552, to provide for the adoption of International Existing Building Code, 2018 Edition, and to provide for the exceptions and amendments thereto; providing a penalty clause and providing for an effective date (Community Development)**
9. **An Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 21, Article 21.02, “Technical and Construction Codes and Standards,” Division 7, “Swimming Pool and Spa Code, Sections 21.02.351 and 21.02.352 to provide for the adoption of the International Swimming Pool and Spa Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
10. **An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 10, Property Maintenance Code, Sections 21.02.501 and 21.02.504 to provide for the adoption of the International Property Maintenance Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
11. **An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 2, Building Code, Sections 21.02.051 and 21.02.052 to provide for the adoption of the International Building Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
12. **An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 4, Energy Conservation Code, Sections 21.02.151 and 21.02.152 to provide for the adoption of the International Energy Conservation Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**
13. **An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 3, Residential Code, Sections 21.02.101 and 21.02.102 to provide for the adoption of the International Residential Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings**

**clause; providing a repealing clause; and providing for an effective date (Community Development)**

- 14. An Ordinance of the City of Seagoville, Texas, Amending the Code of Ordinances by amending Chapter 21, Article 21.02, Division 6, Plumbing Code, Sections 21.02.301 and 21.02.302 to provide for the adoption of the International Plumbing Code, 2018 Edition; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); providing for severability; providing a savings clause; providing a repealing clause; and providing for an effective date (Community Development)**

*City Manager Pat Stallings stated Consent Agenda Items 6-14 were pulled from the agenda.*

**REGULAR AGENDA-**

- 15. Consider accepting resignation of a member from Planning & Zoning and Keep Seagoville Beautiful; and, conduct interviews with all Board & Commission applicants. City Secretary)**

*Motion to appoint Lowell Sherman to Planning & Zoning Commission Place 4 - Hernandez, seconded by Howard; motion passed with all ayes.*

*Tiffany Sowell at 1631 Emily Lane stated she has time and wants to serve on the Parks & Recreation Commission.*

*Wayne Pekrul at 608 Ballard Road stated he has the time and wants to serve on the Parks & Recreation Commission.*

*Aaron Cade at 739 A Jack Street stated he has the time wants to serve on the Parks & Recreation Commission.*

*Mayor Pro Tem Epps made a motion, seconded by Hernandez to appoint Ms. Sowell to Place 1 and Aaron Cade to Place 2 on the Parks & Recreation Commission. Councilmember Hernandez rescinded his second.*

*Motion to appoint Ms. Sowell to Place 1, Aaron Cade to Place 2, and Wayne Pekrul to Place 3 on the Parks & Recreation Commission- Epps, seconded by Howard; motion passed with 3 ayes (Howard, Fruin, Epps) and 2 nays (Hernandez and Magill).*

- 16. Conduct the first public hearing to receive input on the proposed annexation of approximately 7,277± feet in length and 80' in width of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas, beginning at its intersection with the northern boundary line of territorial limits of the City of Seagoville, and running north/northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville. (HR Director/Risk Manager)**

*Mayor Childress opened Public Hearing at 7:18 p.m.*

*No one spoke for or against.*

*Mayor Childress closed Public Hearing at 7:18 p.m.*

- 20. A Resolution of the City of Seagoville, Texas, approving the terms and conditions, and authorizing the City Manager to execute a Master Interlocal Agreement by and between Dallas County and City of Seagoville for the purpose of transportation improvements on roads inside Dallas County; providing for a repeal of any and all Resolutions in conflict; providing a severability clause; and providing an effective date (Community Development)**

*Motion to approve Resolution 42-R-2017 approving the City Manager to execute a Master Interlocal Agreement between Dallas County and City of Seagoville for the purpose of transportation improvements on roads inside Dallas County – Epps, seconded by Magill; motion passed with all ayes.*

- 21. A Resolution of the City of Seagoville, Texas, accepting the Certified Tax Roll of Dallas and Kaufman County Appraisal Districts, and providing an effective date (Finance)**

*Motion to approve Resolution 48-R-2017 accepting the Certified Tax Roll of Dallas and Kaufman County Appraisal Districts – Epps, seconded by Hernandez; motion passed with all ayes.*

- 22. A Resolution of the City Council of the City of Seagoville, Texas, accepting the proposed property Tax Rate for Fiscal Year 2017-2018; accepting the calculation of the Effective Tax Rate; and providing for the publication as provided by the Texas Property Tax Code, and providing an effective date (Finance)**

*Councilmember Hernandez made a motion, seconded by Howard to approve Resolution 47-R-2017 accepting the proposed property Tax Rate for Fiscal Year 2017-2018; accepting the calculation of the Effective Tax Rate; and providing for the publication as provided by the Texas Property Tax Code. A Roll Call vote was cast. Voting in favor was Epps, Hernandez, Howard, Fruin, and Magill. Voting against was no one. The Mayor does not cast a vote unless there is a tie vote per Charter Section 3.01(a).*

- 23. Direct staff concerning September 04, 2017 Council Meeting (City Secretary)**

*Motion to approve the first Regular Council Meeting in the month of September on September 11, 2017 – Hernandez, seconded by Magill; motion passed with all ayes.*

- 24. Receive Councilmember Reports/Items of Community Interest - as authorized by Section 551.0415 of the Texas Government Code.**

*Mayor Childress stated the Fitness, Health, and Safety Fair will be on September 26, 2017 from 9:00 a.m. to 4:00 p.m. at City Hall.*

- 25. Future Agenda Items – Council to provide direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.**

*Mayor Childress would like Staff to look into the requirements for the property at Hall Street and Kaufman Street to be made into a picnic area with the capability of food trucks.*

**26. Recessed into Executive Session at 7:25 p.m.**

**Recess into Executive Session in compliance with Texas Government Code:**

**(A) Section 551.074; Consultation with the city attorney and/or special legal counsel to seek legal advice concerning the relationship between the City of Seagoville and Seagoville Economic Development Corporation.**

**(B) Section 551.74; Consultation with the city attorney to seek legal advice concerning contemplated or pending litigation: receive legal advice concerning contemplated lawsuit challenging Senate Bill 1004.**

*Reconvened into Regular Session at 8:50 p.m.*

- 17. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the terms and conditions of the Rights-of-Way Agreement by and between the City of Seagoville and Mobilitie, LLC, which is attached hereto and incorporated herein as Exhibit A, and authorizing the City Manager to execute said agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date (Community Development)**

*Motion to approve Resolution 45-R-2017 approving the terms and conditions of the Rights-of-Way Agreement by and between the City of Seagoville and Mobilitie, LLC, which is attached hereto and incorporated herein as Exhibit A, and authorizing the City Manager to execute said agreement – Hernandez, seconded by Magill, motion passed with all ayes.*

- 18. Discuss and Consider approving an Ordinance of the City Council of the City of Seagoville, Texas adopting a Right-of-Way Management Ordinance to the City Code of Ordinances; establishing regulations for construction, placement, and excavation in rights-of-way and public easements; amending the Master Fee Schedule to adopt fees for the administration of the Right-of-Way Management Ordinance; amending or repealing conflicting Ordinances; providing a severability clause; providing a savings/repealing clause; providing for a penalty of fine; providing an effective date; and providing for the publication of the caption hereof. (Community Development)**

*Councilmember Hernandez made a motion, seconded by Magill, to approve Ordinance 14-2017 adopting a Right-of-Way Ordinance to the City Code of Ordinances; with amendments to delete references to S.B. 1004 in the body of the Ordinance and to add a clause reserving the City's ability to challenge S.B. 1004, motion passed with all ayes.*

- 19. An Ordinance of the City of Seagoville, Texas, adopting the City of Seagoville Design Manual for the installation of nodes and node support poles in the city rights-of-way, pursuant to Texas Local Government Code Chapter 284; and designating design districts for the installation of nodes and nodes support poles, to be designated therein; providing a repealing clause; providing a severability clause; and providing an effective date (Community Development)**

*Motion to approve Ordinance 15-2017 adopting the City of Seagoville Design Manual for the installation of nodes and node support poles in the city rights-of-way, pursuant to Texas Local Government Code Chapter 284; and designating design districts for the installation of nodes and node support poles, to be designated therein- Hernandez, seconded by Magill; motion passed with all ayes.*

- 27. Take action, if any, on matters discussed in Executive Session.**

- (A) Section 551.074; Consultation with the city attorney and/or special legal counsel to seek legal advice concerning the relationship between the City of Seagoville and Seagoville Economic Development Corporation.**

*No action taken.*

- (B) Section 551.74; Consultation with the city attorney to seek legal advice concerning contemplated or pending litigation: receive legal advice concerning contemplated lawsuit challenging Senate Bill 1004.**

*Motion to approve the joinder of the City of Seagoville with the City of McAllen and other Texas Municipalities to contest the legal applicability and validity of SB1004, passed by the 85<sup>th</sup> Legislature; and, to authorize the payment of lawsuit joinder sum of \$2,225.25, approve the hiring of Bickerstaff, Heath, Delgado and Acosta, LLP for such joinder fee; and, to authorize the City Attorney and City Manager to execute the engagement letter; and, to authorize the same to take appropriate and authorized action, express and implied, to further the City of Seagoville interest – Hernandez, seconded by Magill; motion passed with all ayes.*

**Adjourned at 8:56 p.m.**

**APPROVED:**

---

Mayor Dennis K. Childress

**ATTEST:**

---

Kandi Jackson, City Secretary

## ***Consent Agenda Item: 2***

**Meeting Date: August 21, 2017**

### **ITEM DESCRIPTION**

*Consider approving a resolution of the City Council of the City of Seagoville, Texas, authorizing approval of a contract with the Texas Department of Public Safety (“DPS”) authorizing the City to purchase supplies necessary for the implementation of the breath testing and laboratory alcohol and drug testing program from DPS at a reduced cost; authorizing the Mayor to execute a contract with Texas Department of Public Safety, which is attached hereto as Exhibit A; and providing an effective date.*

### **BACKGROUND OF ISSUE:**

The Police Department desires to purchase certain criminal investigation supplies from the Texas Department of Public Safety. As of September 2011, the Texas Department of Public Safety requires an Interlocal Cooperation Contract with the requesting agency’s governing body to purchase these supplies.

Staff is seeking Council’s authorization for the Mayor to sign an Interlocal Cooperation Contract, so that items necessary for daily operation of the Police Department may be purchased from the Texas D.P.S. The new terms of the ILA with DPS for 2017 have been extended, if approved the new contract will be in effect till August 31, 2021

### **FINANCIAL IMPACT:**

### **EXHIBITS**

Resolution

Texas Department of Public Safety Inter-local Cooperation Contract

**RESOLUTION NO. 49-R-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING APPROVAL OF A CONTRACT WITH THE TEXAS DEPARTMENT OF PUBLIC SAFETY (“DPS”) AUTHORIZING THE CITY TO PURCHASE SUPPLIES NECESSARY FOR THE IMPLEMENTATION OF THE BREATH TESTING AND LABORATORY ALCOHOL AND DRUG TESTING PROGRAM FROM DPS AT A REDUCED COST; AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH TEXAS DEPARTMENT OF PUBLIC SAFETY, WHICH IS ATTACHED HERETO AS EXHIBIT A; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Police Department for the City of Seagoville has a need for supplies in order to satisfy its Breath Testing and Laboratory Alcohol and Drug Testing Needs; and

**WHEREAS,** the Texas Department of Public Safety is able to provide the necessary supplies to the City at a reduced cost under this Agreement; and

**WHEREAS,** the City of Seagoville has previously contracted with the Texas Department of Public Safety to provide the necessary supplies; and

**WHEREAS,** the City of Seagoville desires to approve the new contract provided by the Texas Department of Public Safety and attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS THAT:**

**Section 1:** The City Council hereby authorizes approval of the contract attached hereto as Exhibit A, between the City of Seagoville and the Texas Department of Public Safety, providing for the sale of Breath Testing Program and Laboratory Alcohol and Drug Testing supplies by DPS to the City.

**Section 2:** The Mayor of the City of Seagoville, Texas, is hereby authorized to execute said contract, which is attached hereto as Exhibit A, following review by the City Attorney.

**Section 3:** This resolution shall take effect immediately from and after its passage, and it is duly resolved.

**DULY PASSED** and approved by the City Council of the City of Seagoville, Texas, on this the 21<sup>st</sup> day of August, 2017.

**APPROVED:**

\_\_\_\_\_  
Dennis K. Childress, Mayor

**ATTEST:**

\_\_\_\_\_  
Kandi Jackson, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alexis Allen, City Attorney

# TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

512/424-2000

[www.dps.texas.gov](http://www.dps.texas.gov)



STEVEN C. McCRAW  
DIRECTOR  
DAVID G. BAKER  
ROBERT J. BODISCH, SR.  
DEPUTY DIRECTORS



COMMISSION  
STEVEN P. MACH, CHAIRMAN  
MANNY FLORES  
A. CYNTHIA LEON  
JASON K. PULLIAM  
RANDY WATSON

August 1, 2017

To Whom It May Concern:

The Department of Public Safety Interlocal Cooperation Contract for General Stores supplies will expire August 31, 2017. Enclosed is the revised contract effective September 1, 2017, through August 31, 2021.

This year, all purchases require a current contract on file before DPS can process your order. This includes printed materials as well as intoxilyzer mouthpieces, alcohol blood test kits, gunshot residue kits, urine specimen kits, or syringe transport tubes.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Iffla".

Michael Iffla, Director,  
General Services Bureau



THE UNDERSIGNED CONTRACTING PARTIES bind themselves to the faithful performances of this Contract and have full authority to enter into this Contract on behalf of the respective parties.

If the governing body of a party is required to approve this Contract, it will not become effective until approved by the governing body of that party. In that event, this Contract will be executed by the duly authorized official of the party as expressed in the approving resolution or order of the governing body of said party, a copy of which must be attached to this Contract.

Seagoville Police Department  
Name of Local Governmental Entity

DEPARTMENT OF PUBLIC SAFETY  
Name of Agency

By: \_\_\_\_\_  
Authorized Signature

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## INTRODUCTION

The Department of Public Safety stocks certain forms, manuals, gunshot residue kits, and supplies for the Intoxilyzer Breath Testing Program and the Laboratory Alcohol and Drug Testing Program for all Texas cities and counties. DPS performs this service to facilitate the use of uniform and consistent procedures, paperwork, printed materials, and supplies.

DPS requires certain minimum quantities and packaging in order to be as efficient as possible. The prices will differ between DPS and non-DPS users. The non-DPS users will be charged a slightly higher price to cover administrative and handling expenses and will be required by law to have an Interlocal Cooperation Contract on file with DPS General Services for any printed materials or supply items, such as mouthpieces, alcohol blood test kits, gunshot residue kits, and urine specimen kits.

DPS strongly urges entities to discuss and coordinate all purchases with its local Breath Test Program Technical Supervisor or DPS Headquarters Laboratory Alcohol and Drug Testing Program personnel. These individuals are familiar with the ordering procedure and should be aware of any price changes. Your local Breath Test Program Technical Supervisor or our DPS Laboratory Alcohol and Drug Testing personnel should also be able to advise the purchaser of the quantities of supplies that may be needed.

INSTRUCTIONS FOR THE PURCHASE OF  
INTOXILYZER BREATH TESTING AND LABORATORY ALCOHOL/DRUG TESTING  
PRINTED MATERIALS/SUPPLIES AND GUN SHOT RESIDUE KITS

**1. Submit your request on your department's letterhead using the sample on page 5.**

This request must be signed by an authorized representative and the name and phone number of a contact person. Also, furnish exemption number if tax exempt.

Attach pages 3 and 4 to include the requested items and total amount due.

This request should be addressed to the following.

**DPS GENERAL STORES**  
**P.O.BOX 15999**  
**AUSTIN, TEXAS 78761-5999**

**2. Prices will be subject to change on a periodic basis and include shipping and handling.**

**3. Submit check or money order made out to the Department of Public Safety, General Stores, along with your request.**

**4. Our minimum stock quantities for non-DPS users of Intoxilyzer Breath Testing and Alcohol/Drug testing supplies and printed materials are listed on pages 3 and 4. Non-DPS users must adhere to minimum quantities.**

**5. If you have any questions, please contact the following.**

**DPS GENERAL STORES**  
**512-424-2017**  
**GSoutsidesales@dps.texas.gov**

**NON-DPS USERS PRICE SHEET**

**PRICES SUBJECT TO CHANGE WITHOUT NOTICE**

**THESE ITEMS MUST BE PRE-PAID**

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>MINIMUM QUANTITY</u>	<u>PRICES</u>	<u>TOTAL AMOUNT</u>
_____	<b>DIC 23</b> PEACE OFFICERS SWORN REPORT (Rev. 9-01)	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 23A</b> SPECIMEN ROUTING REPORT	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 24</b> STATUTORY WARNING	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 25</b> NOTICE OF SUSPENSION TEMPORARY DRIVING PERMIT	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 54</b> PEACE OFFICER'S SWORN REPORT COMM. MOTOR VEHICLE	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 55</b> STATUTORY WARNING COMMERCIAL MOTOR VEHICLE OPERATORS	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 56</b> BREATH TEST TECHNICAL SUPERVISOR AFFIDAVIT	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 57</b> NOTICE OF DISQUALIFICATION (Rev. 9-01)	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
<b>DIC SPANISH FORMS:</b>				
_____	<b>DIC 24S</b> DWI STATUTORY WARNING	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 25S</b> NOTICE OF SUSPENSION	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>DIC 57S</b> NOTICE OF DISQUALIFICATION	PAD 50 SETS	\$2.50/PAD	_____ <b>\$0.00</b>
<b>THP FORMS:</b>				
_____	<b>THP 1</b> OFFENSE REPORT	PAD OF 100 SHEETS	\$2.50/PAD	_____ <b>\$0.00</b>
_____	<b>THP 1A</b> SFST SCORING SHEET	PAD OF 100 SHEETS	\$2.50/PAD	_____ <b>\$0.00</b>

_____	<b>THP 51</b> STATUTORY AUTHORIZATION MANDATORY BLOOD SPECIMEN	PAD OF 100 SHEETS	\$2.50/PAD	<u>      \$0.00</u>
_____	<b>THP 51A</b> AFFIDAVIT OF PERSON WHO WITHDREW BLOOD	PAD OF 100 SHEETS	\$2.50/PAD	<u>      \$0.00</u>
_____	<b>THP/BR 38</b> INTOXILYZER MANUAL	(BINDER, TABS & CONTENTS)	\$8.75/EACH	<u>      \$0.00</u>
<b>SUPPLIES</b>				
_____	* PBT (MOUTHPIECES) (PORTABLE BREATH TESTING TUBE)	1 PKG of 25 EACH	\$4.50/PKG.	<u>      \$0.00</u>
_____	* INTOXILYZER MOUTHPIECES	1 PKG of 100 EACH	\$23.00/PKG.	<u>      \$0.00</u>
_____	* ALCOHOL BLOOD TEST KIT	1 EACH	\$6.50/EACH	<u>      \$0.00</u>
_____	* URINE SPECIMEN TEST KIT	1 EACH	\$4.50/EACH	<u>      \$0.00</u>
_____	* SYRINGE TRANSPORT TUBES	1 EACH	\$3.50/EACH	<u>      \$0.00</u>
_____	* GUNSHOT RESIDUE KIT	1 EACH	\$8.50/EACH	<u>      \$0.00</u>
			<b>TOTAL ENCLOSED</b>	<u>      \$0.00</u>
			(Items from pages 3 and 4)	

**MAIL ORDERS AND PAYMENTS TO:**

**DPS GENERAL STORES  
P.O. BOX 15999  
AUSTIN, TEXAS 78761-5999  
512 -424-2017**

**USING YOUR LETTERHEAD, PRINT THIS PAGE,  
ATTACH ORDER SHEETS, AND MAIL TO:  
DPS GENERAL STORES  
P.O. BOX 15999  
AUSTIN, TEXAS 78761-5999**

DATE \_\_\_\_\_

Please enter our order for the attached supplies. My check is enclosed.

Sincerely,

\_\_\_\_\_

Title \_\_\_\_\_

Tax exempt number \_\_\_\_\_

Contact person \_\_\_\_\_ Phone number \_\_\_\_\_

Physical Address (City, State, Zip)

\_\_\_\_\_

Email Address

\_\_\_\_\_

## ***Regular Agenda Item: 3***

**Meeting Date: August 21, 2017**

***Discuss and consider a Resolution of the City of Seagoville, Texas approving a Developer Agreement between the City of Seagoville and D.R. Cameron & Associates, Inc. pertaining to the construction of public infrastructure improvements for the development of Highland Meadows III; authorizing the City Manager to sign; and providing an effective date***

### **ITEM DESCRIPTION:**

### **BACKGROUND OF ISSUE:**

The Developer has completed development of two subdivisions located in the City of Seagoville, known as Highland Meadows Phase I and Highland Meadows Phase II. Developer desires to further the development of the Property with the construction of Highland Meadows Phase III, which will include development of approximately 271 new lots in accordance with the City's Development Regulations and other applicable City ordinances, including construction of the Public Improvements.

Texas Local Government Code §212.071, as amended, authorizes municipalities to participate in a Developer Agreement for construction of public improvements related to the development of subdivisions within the municipality without compliance with Chapter 252 of the Texas Local Government Code, as amended.

This Developer Agreement is for the construction of wastewater improvements to facilitate the development of Highland Meadows Phase III.

### **FINANCIAL IMPACT:**

### **RECOMMENDATION:**

### **EXHIBITS**

Resolution  
Developer Agreement

**RESOLUTION NO. 50-R-2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS APPROVING A DEVELOPER AGREEMENT BETWEEN THE CITY OF SEAGOVILLE AND D.R. CAMERON & ASSOCIATES, INC. PERTAINING TO THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR THE DEVELOPMENT OF HIGHLAND MEADOWS III; AUTHORIZING THE CITY MANAGER TO SIGN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has been presented with a Developer Agreement for the construction of waste water improvements to facilitate the development of Highland Meadows Phase III; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of the City to approve the Developer's Agreement, attached hereto and incorporated herein as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:**

- Section 1.** That the City Council hereby approves and accepts the terms and conditions of the Developer Agreement with D.R. Cameron & Associates, attached hereto and incorporated herein as Exhibit "A".
- Section 2.** The City Manager is hereby authorized on behalf of the City of Seagoville, Texas to sign the Developer Agreement, attached hereto and incorporated herein as Exhibit "A".
- Section 3.** This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY ADOPTED** by the City Council of the City of Seagoville, Texas on the 21st day of August, 2017.

APPROVED:

\_\_\_\_\_  
MAYOR: DENNIS K. CHILDRESS

ATTEST:

\_\_\_\_\_  
CITY SECRETARY: KANDI JACKSON

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY: ALEXIS ALLEN

STATE OF TEXAS           §           **Development Agreement Between City of Seagoville**  
  §           **and D.R. Cameron & Associates, Inc.**  
COUNTY OF DALLAS       §

This Development Agreement (“Agreement”) is made by and between the City of Seagoville, Texas (“City”), a Texas home rule municipality, and D.R. Cameron & Associates, Inc., a Texas corporation, (“Developer”), (each a “Party” and collectively the “Parties”), acting by and through their duly authorized representatives.

**RECITALS:**

**WHEREAS**, Developer has completed development of two subdivisions located in the City of Seagoville, known as Highland Meadows Phase I and Highland Meadows Phase II; and

**WHEREAS** desires to further the development of the Property, described in the attached Exhibit A, with the construction of Highland Meadows Phase III, which will include development of approximately 271 new lots (“the Development”) in accordance with the City’s Development Regulations and other applicable City ordinances, including construction of the Public Improvements; and

**WHEREAS**, in planning for the construction of the Development, the Parties have determined, based upon negotiations with Dallas Water Utilities (“DWU”), the waste water provider for the City of Seagoville, as depicted in Exhibit B, attached hereto and incorporated herein, that in order to provide waste water services to the Development, as well as to serve the existing Highland Meadows Phase I and Highland Meadows Phase II developments, additional infrastructure improvements must be made; and

**WHEREAS**, the Parties find it to be in their mutual benefit and interest for the Developer to construct a new lift station, install additional storage and extend the 8-inch force main to provide wastewater service for the Developer’s Property (“the Public Improvements”), in order to ensure that there is no additional flow into the Dallas Water Utility waste water system than that which currently exists, and to ensure peak flow storage is sufficiently sized to prevent sanitary sewer overflows within the City of Seagoville; and

**WHEREAS**, the Parties desire to set forth their agreement regarding the additional lift station, additional storage and 8-inch force main to provide wastewater service for Developer’s Property, as depicted on the Technical Memorandum, attached hereto as Exhibit C; and

**WHEREAS**, upon completion of the Public Improvements, the City will decommission the existing lift station, as provided for in the Technical Memorandum; and

**WHEREAS**, Texas Local Government Code §212.071, as amended, authorizes municipalities to participate in a Developer Participation agreement for construction of public improvements related to the development of subdivisions within the municipality without compliance with Chapter 252 of the Texas Local Government Code, as amended;

**NOW THEREFORE**, in consideration of the premises and the mutual covenants contained herein and other valuable consideration the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

**Article I**  
**Term; Termination**

1.1 Term. The term of this Agreement shall commence on the Effective Date and shall continue until the Parties have fully satisfied all terms and conditions of this Agreement unless sooner terminated as provided herein.

1.2 Termination. This Agreement shall be terminated:

- (a) upon the mutual written agreement of the Parties; or
- (b) if City elects to terminate this Agreement after Developer breaches any of the terms and conditions of this Agreement and such breach is not cured by Developer within sixty (60) days after receipt of written notice of the breach by City as such time may be extended during any event constituting a Force Majeure; or
- (c) on the third (3rd) anniversary of the Effective Date if Completion of Construction of the Public Improvements has not occurred by that date.

**Article II**  
**Definitions**

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

“Accepted Plans” shall mean the plans and specifications for the construction of the Public Improvements, inclusive of any change orders thereto, as accepted by the City Engineer.

“Accepted for Construction” shall mean the plans and specifications for the construction of the Public Improvements, inclusive of any change orders thereto, as approved by the City Engineer.

“City Engineer” shall mean the City’s Engineer, or designee.

“Commencement of Construction” shall mean that (i) the plans for the Public Improvements have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (ii) all necessary permits for construction of the Public Improvements pursuant to the respective plans therefore having been issued by all applicable governmental authorities and (iii) the grading and/or preparation of right-of-way, or land as applicable, for the construction of Public Improvements has commenced.

“Completion of Construction” shall mean: (i) the Public Improvements have been substantially completed in accordance with the Accepted Plans; and (ii) the Public Improvements have been accepted by the City Engineer, on behalf of the City, in writing.

"Construction Cost" means solely (a) fees and expenses paid by Developer relating to the design of the Public Improvements and preparation of the plans and specifications for construction of the Public Improvements; (b) the contracted price between Developer and its contractor for construction of the Public Improvements; and (c) fees and expenses relating to materials testing.

“Development Regulations” shall mean collectively (i) City’s “Subdivision, Chapter 23 of the City’s Code of Ordinances, inclusive of all subsequent amendments thereto in effect on the Effective Date, (ii) City’s Comprehensive Zoning Ordinance, as amended, and (iii) Chapter 21 “Building Regulations” of City’s Code of Ordinances, and any regulations and standards adopted in accordance therewith.

“Effective Date” shall mean the date this Agreement has been signed by authorized representatives of all of the Parties.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, terrorist act, or threat thereof, riot, civil commotion, insurrection, government action or inaction (unless caused by the intentionally wrongful acts or omissions of the party), fires, earthquake, tornado, hurricane, explosions, floods, strikes, slowdowns or work stoppages.

“Property” shall mean the real property described in **Exhibit “A”**.

“Public Improvements” shall mean a new lift station (LS No. 2) with two pumps, each sized for maximum discharge of 635 gpm; a new 10-inch gravity interceptor which will convey existing flows from Phases I and II to LS No. 2; a new 8-inch force main from LS No. 2 connecting to the existing force main; and additional storage, using large diameter wastewater pipe, to provide wastewater service for the Developer’s Property in accordance with the Technical Memorandum attached hereto as **Exhibit “C”**.

### **Article III Development**

3.1 **Plans.** Prior to construction, Developer agrees to develop engineering plans for the Public Improvements in compliance with the Technical Memorandum attached hereto as Exhibit “C”. Developer further agrees and acknowledges that, at a minimum, the Public Improvements must comply with the specifications provided in the Technical Memorandum. However, the City of Seagoville reserves the right to require larger storage capacity, as deemed necessary by the City or its Engineer, as design of the Public Improvements progress. Upon review and approval by the City’s Engineer and additional staff as deemed necessary by the City, the City will notify the Developer that the Plans are deemed to be “Accepted Plans,” and the Developer will thereby be authorized to commence with construction.

3.2 Construction. Subject to the terms and conditions set forth herein, Developer agrees to cause the Commencement of Construction and Completion of the Construction of the Public Improvements in substantial compliance with the Accepted Plans and City's most current version of its standard design and construction specifications applicable to public street construction, including, but not limited to, engaging all professionals and contractors necessary to accomplish the foregoing.

3.3 Completion of Construction; Withholding Building Permits. Developer acknowledges and agrees that the Public Improvements are to be constructed in accordance with the City's Development Code in association with the development of the Property. Developers further agrees that the Building Inspector can only issue building permits for construction on the Property after the completion of construction and acceptance by the City Engineer of the Public Improvements. Upon Completion of Construction and acceptance by the City Engineer of the Public Improvements, the City shall issue a City acceptance letter allowing building permits to be issued on all lots on the Property.

It is expressly understood and acknowledged by both parties that, in accordance with the agreement with DWU, attached hereto as Exhibit B, no connections for Phase III of Highland Meadows may be made to the waste water system until March 1, 2018.

3.4 Maximum Connections. It is agreed to by all Parties that the maximum number of connections for all phases of Highland Meadows, including Highland Meadows Phase I, Highland Meadows Phase II and Highland Meadows Phase III, shall be 806.

3.5 Cost. City and Developer acknowledge and agree that the development of the Property does require the construction and use of the Public Improvements. Accordingly, Developer acknowledges that the Public Improvements are not needed but for the Development on the Property, and Developer further agrees and represents that Developer and the Property will benefit from the construction and use of the Public Improvements pursuant to this Agreement. City has requested Developer to construct, and Developer agrees to construct, the Public Improvements in accordance with the Accepted Plans in conjunction with the development of the Property. Developer agrees to be fully responsible for all costs and expenses related to the construction of the Public Improvements. The City agrees to be fully responsible of all costs and expenses related to the decommissioning of the existing lift station (LS No. 1).

3.6 Maximum Participation. In no case shall the City Cost Participation to the Public Improvements exceed thirty percent (30%) of the actual Construction Cost of all public streets, sidewalks, sanitary sewer mains, storm drainage facilities, and water mains associated with the development of the Property as required by the Development Regulations ("the Development Infrastructure") unless the contracts for construction of the Development Infrastructure have been procured and entered into in compliance with the applicable competitive sealed bid procedures set forth in Chapter 252 of the Texas Local Government Code, as amended.

3.7 Performance Bond. Prior to commencement of construction of the Public Improvements, Developer's Contractor(s) shall execute a performance bond for the construction of the Public Improvements to ensure completion of construction of the Public Improvements, which bond shall be executed with a corporate surety in accordance with Chapter 2253, Texas Government Code. The amount of such performance bond shall be for the Construction Costs related to the construction of the Public Improvements and shall be on a form approved by City's City Attorney.

3.8 Indemnity Against Design Defects. Approval of the City Engineering or other City employee, officer, or consultant of any plans, designs or specifications submitted by Developer under this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of Developer, its engineers, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by City for any defect in the design and specifications prepared by developer's consulting engineer, its officers, agents, servants, or employees, it being the intent of the Parties that approval by the City Engineering or other City employee, officer or consultant signifies City approval of only the general design concept of the improvements to be constructed. **For a period of three (3) years following Completion of Construction, Developer shall indemnify and hold harmless City, its officers, agents, and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise directly out of any defect or deficiency in the Public Improvements directly related to the designs and specifications set forth in the Accepted Plans, but only to the extent prepared or caused to be prepared by Developer and incorporated into any improvements constructed by Developer in accordance therewith, and Developer shall defend at Developer's own expense any suits or other proceedings brought against City, its officers, agents, employees, or any of them, on account thereof, to pay all reasonable expenses and satisfy all judgments which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith.**

#### Article IV Miscellaneous

4.1 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter if sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below (or such other address as such Party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered.

If intended for City, to:

City of Seagoville, Texas  
Attn: Pat Stallings  
City Manager  
702 N. Hwy 175  
Seagoville, Texas 75159

Telephone: (972) 287-2050

With a copy to:

Alexis G. Allen  
Nichols, Jackson, Dillard, Hager  
& Smith, L.L.P.  
500 North Akard, Ste. 1800  
Dallas, Texas 75201

Telephone: (214) 965-9900

If intended for Developer, to:

D.R. Cameron & Associates, Inc.  
420 Longfellow Drive  
Highland Village, Texas 75077-7076

Telephone: (972) 317-6089

4.2 Successors and Assigns. All obligations and covenants of Developer under this Agreement shall be binding on Developer, its successors and permitted assigns. In the event Developer assigns this Agreement, Developer will notify the City and provide contact information for the Assignee, within thirty (30) days of such assignment.

4.3 Severability. In the event any section, subsection, paragraph, sentence, phrase or word herein is held invalid, illegal or unconstitutional, the balance of this Agreement shall be enforceable and shall be enforced as if the parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase or word.

4.4 Governing Law. The Agreement shall be governed by the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction; and exclusive venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

4.5 Entire Agreement. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties and relating to the matters in this Agreement, and except as otherwise provided herein cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

4.6 Recitals. The recitals to this Agreement are incorporated herein.

4.7 Exhibits. All exhibits to this Agreement are incorporated herein.

4.8 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

4.9 Recordation of Agreement. A copy of this Agreement shall be recorded in the Real Property Records of Dallas County, Texas.

4.10 Covenants Run with Property. The provisions of this Agreement are hereby declared covenants running with the Property and are fully binding on Developer and each and every subsequent owner of all or any portion of the Property (including lots) but only during the term of such Party's ownership thereof (except with respect to defaults that occur during the term of such person's ownership) and shall be binding on all successors and assigns of Developer which acquire

any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part hereof, thereby agrees and covenants to abide by and fully perform the provisions of this Agreement with respect to the right, title or interest in such Property.

4.11 Release. Upon Completion of Construction of the Public Improvements, City agrees to execute and record in the Real Property Records of Dallas County, Texas, a release or other appropriate document acknowledging Developer has satisfied its obligations pursuant to this Agreement and the restrictions set forth in this Agreement and, specifically, Section 3.3, above, are no longer in effect.

*(Signature Page to Follow)*

**EXECUTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

City of Seagoville, Texas

By: \_\_\_\_\_  
Pat Stallings, City Manager

**City Acknowledgment**

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF DALLAS       §**

Acknowledged before me, the undersigned authority this \_\_\_\_ day of \_\_\_\_\_, 2017, by Pat Stallings, City Manager, City of Seagoville, a Texas home rule municipality, for and on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

Commission Expires: \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_  
Alexis G. Allen, City Attorney

EXECUTED this 14<sup>th</sup> day of August, 2017.

D. R. Cameron & Associates, Inc.

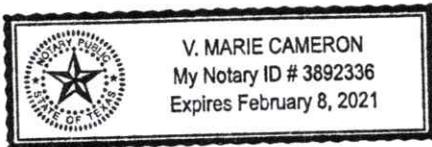
By:   
Doyle R. Cameron  
President

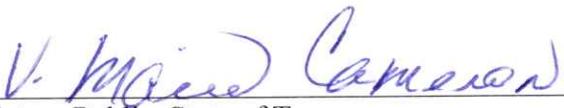
**Developer Acknowledgment**

THE STATE OF TEXAS       §  
  §  
COUNTY OF DENTON       §

**BEFORE ME**, the undersigned, a Notary Public in and for said county and State, on this day personally appeared Doyle R. Cameron, President of D.R. Cameron & Associates, Inc. known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purpose and consideration herein expressed and in the capacity herein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE**, this 14<sup>th</sup> day of August, 2017.



  
Notary Public, State of Texas

Commission Expires: 2.8.2021

**Exhibit "A"**  
**Legal Land Description/Depiction**

## Description of Property

SITUATED in the State of Texas, County of Dallas, and City of Seagoville, being part of the Jeremiah H. Halford Survey, Abstract No. 570, and being all of a called 2.8 acre tract (Tract 1), all of a called 42.87 acre tract (Tract 2), all of a called 10.44 acre tract (Tract 3), and the remainder of a called 21.2 acre tract (Tract 4) as recorded in Volume 4960, Page 505 of the Deed Records of Dallas County, Texas with said premises being more particularly described as follows:

BEGINNING at a PK nail found in the approximate center of Lasater Road marking the most westerly northwest corner of said 10.44 acre tract, the most westerly northwest corner of said premises, and the most westerly southwest corner of a called 57.138 acre tract (Tract Two) as recorded under Document No. 201400198948 of the Deed Records of Dallas County, Texas;

THENCE with the northwest line of said 10.44 acre tract, the northwest line of said premises, and the southeast line of said 57.138 acre tract, North 44° 51' 50" East, 1,473.95 feet to a point for corner marking the most northerly northeast corner of said 10.44 acre tract, a northeast corner of said premises, and being an interior ell-corner of said 57.138 acre tract;

THENCE with a northeast line of said premises, partway with the northeast line of said 10.44 acre tract, partway with the northeast line of said 42.87 acre tract, and with a southwest line of said 57.138 acre tract, South 44° 42' 00" East, 728.68 feet to a 60D nail found marking an interior ell-corner of said premises, the northwest corner of said 2.8 acre tract, and a southwest corner of said 57.138 acre tract;

THENCE with the northwest line of said premises, partway with the northwest line of said 2.8 acre tract, partway with the northwest line of said 21.2 acre tract, and with the southeast line of said 57.138 acre tract, North 45° 57' 50" East, passing a 1/2-inch iron rod found for reference at 1,270.18 feet and continuing for a total distance of 1,288.60 feet to a point on the edge of Shannon Road (Abandoned Road) marking the most northerly northeast corner of said 21.2 acre tract, the most northerly northeast corner of said premises, and the southeast corner of said 57.138 acre tract;

THENCE partway with Shannon Road, the northeast line of said 21.2 acre tract, and the northeast line of said premises, South 44° 02' 10" East, 704.79 feet to a point for corner marking the most easterly southeast corner of said premises and being in a northwest line of a called 418.24 acre tract (Tract 3) as recorded in Volume 97204, Page 2005 and under Document No. 201200033051 of the Deed Records of Dallas County, Texas;  
THENCE with the southeast line of said premises and a northwest line of said 418.24 acre tract, South 37° 46' 16" West, 8.24 feet to a wood fence corner post and South 07° 42' 10" East, 122.32 feet to a Glas capped iron rod set marking the most southerly southeast corner of said premises and being in the southeast line of said 21.2 acre tract;

THENCE partway with the approximate center of Shannon Road (Abandoned Road), partway with the southeast line of said 21.2 acre tract, partway with the southeast line of said 2.8 acre tract, partway with the southeast line of said 42.87 acre tract, and with the southeast line of said premises, South 46° 19' 37" West, 1,041.57 feet and South 42° 58' 53" West, 1,623.87 feet to a Glas capped iron rod set in the approximate center of Lasater Road marking the most southerly southwest corner of said 42.87 acre tract and the most southerly southwest corner of said premises;

THENCE with the approximate center of Lasater Road, partway with the southwest line of said 42.87 acre tract, partway with the southwest line of said 10.44 acre tract, and with the southwest line of said premises, North 45° 00' 31" West, passing a 1/2-inch iron rod found at 5.81 feet and continuing for a total distance of 1,582.96 feet to the point of beginning and containing 76.122 acres of land.

**Exhibit "B"**  
**Agreement with Dallas Water Utilities**



August 3, 2017

Mr. Patrick Stallings  
City Manager  
City of Seagoville  
702 N. Highway 175  
Seagoville, TX 75159-1799

RE: Highland Meadows Phase III

Dear Mr. Stallings:

The City of Dallas Water Utilities Department (DWU) has received the City of Seagoville's (Seagoville) May 6, 2016 request for updates to the Seagoville Wholesale Wastewater contract related to the Highland Meadows Phase III development.

DWU and Seagoville staff, including Jayson Melcher of Half Associates, Inc., have worked closely over the past few months to update Exhibits B and C of the Wholesale Wastewater contract, dated June 11, 2003. That contract includes Supplemental Agreement No. 1. Exhibit C of the Treated Water contract, dated February 2, 2013 has also been updated.

A summary of updates to each Exhibit is provided below:

Seagoville Wholesale Wastewater Contract Exhibit B: Point of Entry and Metering Facilities

Point of Entry No.2

Service Area: Seagoville agrees to and understands that wholesale wastewater service provided through POE #2 is limited to the area in Seagoville known as Highland Meadows, Phase I, 308 Lots; Phase IIA, 114 Lots; Phase IIB, 113 Lots; and Phase III, 271 Lots.

Point of Entry No.3

Service Area: Wholesale wastewater service provided through POE #3 currently services one residential, and five commercial users. Any additional connections must be approved by the City of Dallas.

Seagoville Wholesale Wastewater Contract Exhibit C: Special Contract Conditions/Agreements

- 1.a Seagoville must build the agreed-upon infrastructure, as proposed in the technical memorandum titled "Seagoville Highland Meadows Phase III Wastewater Improvements," dated July 27, 2017, and attached hereto as a part of this Exhibit C, before any connection to PHASE III of the Highland Meadows Subdivision Project will be approved by Dallas.

Our Vision: To be an efficient provider of superior water and wastewater service and a leader in the water industry.

Wholesale Services • 1500 Marilla, Room 4AS, Dallas, Texas 75201  
Telephone: (214) 670-5888 • Fax: (214) 670-3154

This infrastructure is necessary to ensure that the flowrate discharged to Dallas from Lift Station No.2 does not exceed pumped flowrates from the existing Lift Station No.1.

- 1.b It is understood and agreed that Seagoville can connect PHASE III of the Highland Meadows Subdivision to the Dallas water system on or after March 1, 2018.
- 1.c Seagoville agrees not to approve the construction of additional homes or any additional connections as a part of PHASE I, II, or III of the Highland Meadows Project or any other construction project beyond the stated total of 806 residential homes for buildout of the Highland Meadows Subdivision.
- 1.d Seagoville agrees to promptly undertake improvements to its collection system should excess discharges to the Dallas system result in sanitary sewer overflows in the 10" wastewater main in Lasater Road upstream from Dallas' first connection. Improvement remedies may include, but not be limited to, cleaning, repairs, operational modifications to Seagoville's system, or capacity expansion.

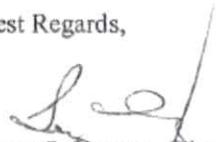
Seagoville Wholesale Treated Water Contract Exhibit C: Delivery Points of Entry and Metering Facilities

Delivery Point 3: Highland Meadows Meter Station

Enclosed herein are the three (3) updated Exhibits and associated documents as agreed upon by both DWU and Seagoville. Please insert the revised Exhibits into the original contracts.

We appreciate your assistance and patience during the process as we came to a mutually agreeable solution. Should you have any questions, please contact the Wholesale Services Manager, Karen Menard, at 214-670-5887.

Best Regards,



Terry S. Lowery, Director (I)  
City of Dallas Water Utilities

Enclosures (3)

CC: Richard Wagner, P.E., Assistant Director, Capital Improvements (w/Enclosures)  
Denis Qualls, P.E., Sr Program Manager, Planning (w/Enclosures)  
Karen Menard, Manager, Wholesale Services (w/Enclosures)  
Jayson Melcher, P.E., Halff Associates, Inc. (w/Enclosures)

## EXHIBIT B

### POINT OF ENTRY AND METERING FACILITIES

#### POINT OF ENTRY NO. 1

- Location:** 132 ½ Quail Drive, 1,350' southwest of Cedar Drive, the entrance to Oakridge Estates subdivision. Cedar Drive is on the south side of Highway 175 service road, approximately 600' west of Stark Road in the City of Seagoville.
- Ownership:** The vault, metering equipment, site location and associated rights - of - way have been dedicated to Dallas by Customer.
- Schematic:** At the entry point, Seagoville's 8" PVC wastewater main connects to Dallas' 21-inch Golf Branch wastewater main. The metering station is equipped with a polysonic model DCT - 6088 digital correlation transit time flowmeter and a Chessell Model 392 single-channel chart recorder. This flowmeter contains a Digital totalizer. The meter and the chart recorder are both designed with programmable ranges.
- Service Area:** Seagoville agrees to and understands that wholesale wastewater service provided through POE #1 is limited to the area in Seagoville known as Oak Ridge Estates, Block number A, Lots 1-55, Block number B, Lots 1-41, Block Number C, Lots 1-36, Block Number D, Lots 1-30, and Block Number E, Lots 1-17.

#### POINT OF ENTRY NO.2

- Location:** A sanitary sewer manhole in Lasater Road at the intersection with Wynngate Drive. Wynngate Drive is on the north side of Lasater Road, and its intersection is approximately 350-feet northwest of the intersection of Lasater Road and Stark Road
- Ownership:** Dallas owns the gravity main up to and including the manhole (COD# 15011080110M) within the Lasater Road right-of-way.
- Schematic:** At the entry point, Seagoville's 8-inch PVC wastewater force main connects to the manhole on the upstream end of Dallas' 10-inch Lasater Road gravity wastewater main. The wastewater flow is not metered; billings are based on average winter month water demand.
- Service Area:** Seagoville agrees to and understands that wholesale wastewater service provided through POE #2 is limited to the area in Seagoville known as Highland Meadows, Phase I, 308 Lots; Phase IIA, 114 Lots; Phase IIB, 113 Lots; and Phase III, 271 Lots

#### POINT OF ENTRY NO.3

- Location:** A sanitary sewer manhole along the eastbound C. F. Hawn Service Road at 3111 N. Highway 175 in Seagoville, Texas. The manhole is approximately 1800' and equidistant from Stark Road and Woody Road.

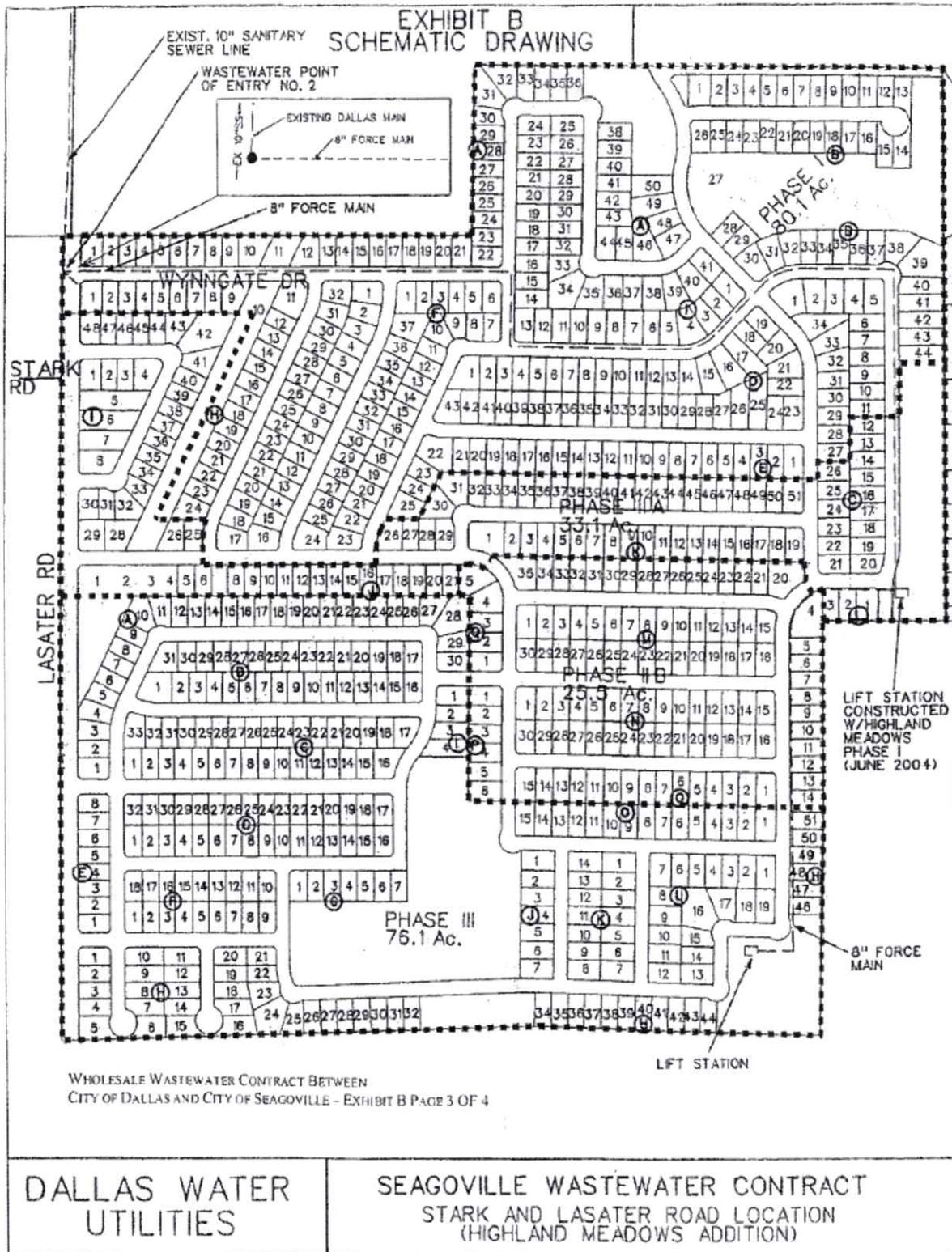


Exhibit B: Seagoville  
Wastewater Points of Entry and Metering Facilities



WHOLESALE WASTEWATER CONTRACT BETWEEN  
CITY OF DALLAS AND CITY OF SEAGOVILLE - EXHIBIT B PAGE 4 OF 4

8/3/2017

**EXHIBIT C**

**SPECIAL CONTRACT CONDITIONS/AGREEMENTS**

The following conditions and clarifications are agreed to by Dallas and Seagoville in regard to the following standard conditions of this Contract.

1. This contract acknowledges Dallas' approval of the City of Seagoville's request to connect additional residential homes within the Highland Meadows Subdivision and to POINT OF ENTRY NO.2 of Exhibit B to this contract with the following conditions:
  - a. Seagoville must build the agreed-upon infrastructure, as proposed in the technical memorandum titled "Seagoville Highland Meadows Phase III Wastewater Improvements," dated July 27, 2017 and attached hereto as a part of this Exhibit C, before any connection to PHASE III of the Highland Meadows Subdivision Project will be approved by Dallas. This infrastructure is necessary to ensure that the flowrate discharged to Dallas from Lift Station No.2 does not exceed pumped flowrates from the existing Lift Station No.1.
  - b. It is understood and agreed that Seagoville can connect PHASE III of the Highland Meadows Subdivision to the Dallas water system on or after March 1, 2018.
  - c. Seagoville agrees not to approve the construction of additional homes or any additional connections as a part of PHASE I, II, or III of the Highland Meadows Project or any other construction project beyond the stated total of 806 residential homes for buildout of the Highland Meadows Subdivision.
  - d. Seagoville agrees to promptly undertake improvements to its collection system should excess discharges to the Dallas system result in sanitary sewer overflows in the 10-inch wastewater main in Lasater Road upstream from Dallas' first connection. Improvement remedies may include, but not be limited to cleaning, repairs, operational modifications to Seagoville's system, or capacity expansion.

If additional special conditions or agreements pertaining to this Contract are required in the future, Exhibit C will be amended. Amendments to this Exhibit C that do not materially affect the terms of the Contract may be authorized by the DWU Director and do not require Dallas City Council approval.

**Exhibit "C"**  
**Technical Memorandum**



12225 Greenville Avenue, Ste. 200  
Dallas, Texas 75243  
(214) 572-2272  
Fax (214) 572-2273

**TECHNICAL MEMORANDUM**

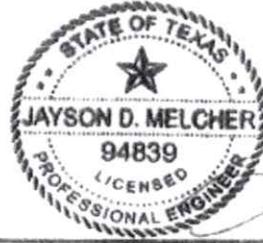
**SUBJECT:** Seagoville Highland Meadows Phase III  
Wastewater Improvements

**TO:** Mr. Reginald Hunter

**FROM:** Jayson Melcher, PE

**DATE:** July 27, 2017

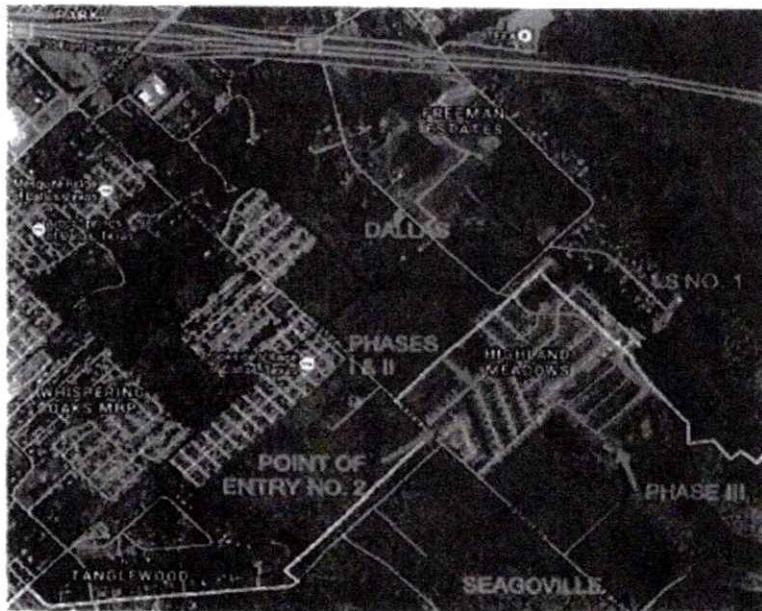
**AVO:** 30572



*JM*  
7/27/2017

Highland Meadows is in far north Seagoville, northeast of the intersection of Stark and Lasater Roads (Figure 1). The City of Dallas provides wastewater service to Phases I and II of the Highland Meadows development under an existing wholesale contract with the City of Seagoville. Wastewater from these phases currently flows to Lift Station No. 1 (LS No. 1), which pumps up to 635 gallons per minute (gpm) through an 8-inch force main to the City of Dallas at Point of Entry No. 2. A description of the existing lift station is included in the Seagoville Highland Meadows Lift Station Technical Memorandum to DWU dated September 23, 2016.

The purpose of this memorandum is to describe wastewater modifications and improvements for the Highland Meadows development in Seagoville. These improvements include means to store peak flows from the entire development, including its third phase, so that the flowrate discharged to Dallas does not exceed the pumped flowrates from the development's existing LS No. 1.



**Figure 1 - Highland Meadows Location Map**



### Summary of Proposed Wastewater Improvements

The proposed wastewater system for Highland Meadows is described below. Exhibit 1 shows the proposed layout, excluding gravity wastewater collectors.

- A new lift station (LS No. 2) will be constructed on the eastern corner of the development.
- The construction of a 10-inch gravity interceptor will convey existing flows from Phases I and II to LS No. 2 so that the existing LS No. 1 can be abandoned. The abandonment will eliminate operational and maintenance expenses associated with the station. All mechanical and electrical components will be removed from LS No. 1.
- An 8-inch force main will extend from LS No. 2 and connect to the existing force main near LS No. 1. Wastewater will be conveyed to the existing Point of Entry No. 2. There will be no need for an additional point of entry.
- LS No. 2 will include two pumps, each sized for a maximum discharge of 635 gpm. One pump will be in standby mode to provide redundancy in case of mechanical failure of the other, as required by TCEQ.
- The difference between peak flows into LS No. 2 and the maximum pump discharge will be stored in large diameter buried pipes connected to the wet well.

### Highland Meadows Wastewater Flowrates

The addition of the Phase III development will include 264 new lots, increasing the total peak wastewater flow from Highland Meadows.

Existing homes = 535 units  
Proposed homes = 271 units  
Total homes = 806 units

Per person usage per DWU Design Manual = 125 gpd  
Population estimate per DWU Design Manual = 3.25 persons/unit

Average flow per unit = 3.25 persons/unit x 125 gpd = 406.25 gpd/unit  
Average Sewer Flowrate = 406.25 gpd/unit x 806 units = 327,438 gpd  
Average Flow Rate = 327,438 ÷ (24 hours x 60 minutes) = 227 gpm

2-hr peak factor per DWU Design Manual = 4  
2-hr Peak Flow Rate = 227 gpm x 4 = **908 gpm**

### Peak Flow Storage Sizing

The total peak flow generated from Highland Meadows with the addition of Phase III is estimated to be 908 gpm. However, the LS No. 2 capacity will only be 575 gpm so as not to increase peak flows discharged to Dallas. Peak flows in excess of the pump capacity will be stored temporarily. The total volume of required storage is calculated as follows:

Existing LS No. 1 Capacity = 575 gpm<sup>1</sup>  
Excess Peak Flow to LS = 908 gpm - 575 gpm = 333 gpm  
Assumed duration of peak flow exceeding pump capacity = 2 hours  
Storage Required = 333 gpm \* 120 minutes = **39,960 gallons**

<sup>1</sup> The capacity assumed for storage sizing equals the LS No. 1 capacity based on a conservative force main roughness coefficient, C, of 120. The maximum pump output for LS No. 2 will be 635 gpm or below for a C factor of 140 and minimum static head conditions, in accordance with the Seagoville Highland Meadows Lift Station Technical Memorandum (9/23/16). The difference between the flowrate assumptions provides for a conservative sizing of the storage tank sufficient for operation under future conditions with an aged force main.



12225 Greenville Avenue, Ste. 200  
Dallas, Texas 75243  
(214) 572-2272  
Fax (214) 572-2273

The storage will be achieved using large diameter wastewater pipe. Exhibit 2 shows 270 linear feet of 80-inch diameter pipe. The diameter and resulting length required to achieve the minimum required storage will be finalized in design.

#### **Lift Station No. 2 and Peak Flow Storage Operation**

Wastewater in the 10-inch interceptor from LS No. 1 will combine with flows from Phase III in a manhole immediately upstream from LS No. 2. The pump-on elevation in the wet well will be at or below the overflow elevation to the peak flow storage. Upon pump initiation, the water level in the wet well will decline whenever the flowrate into LS No. 2 is less than the pump output. At 575 gpm, the pump output rate will be over 2.5 times greater than the average expected wastewater flowrate for the entire development, meaning that the pump capacity should be sufficient for daily maximum flows in all dry-weather conditions. Flows to peak storage should only occur in wet-weather conditions. A flap gate will be placed on the peak flow storage drain line inside the wet well to limit flows into storage during typical dry-weather conditions.

Wastewater flows exceeding the pump output will be conveyed into a manhole adjacent to the wet well, then into one of two lengths of large diameter pipe providing the storage. Stored wastewater will begin to flow by gravity back into the wet well when the flowrate into the wet well declines below the pump output and the water level declines.

Parallel pump operation in LS No. 2 could result in flowrates of up to 800 gpm<sup>2</sup>, which will surcharge Dallas wastewater infrastructure. Should peak flowrates into the lift station significantly exceed 900 gpm, or if the duration of a wet-weather event significantly exceeds two hours, the water level in the LS No. 2 wet well will continue to rise. The collection system will be allowed to surcharge to delay the backup pump from turning on as long as possible. A backup pump-on elevation of 400 (as shown in Exhibit 3) will result in approximately 15 percent of additional storage (over 5,000 gallons) in the 10-inch interceptor and manholes. The lowest expected rim elevation on the 10-inch line is 409. Manhole elevations for Phase III collector lines have not been developed yet.

The large diameter pipe will be placed on a positive slope to facilitate the drainage of wastewater and solids back to the wet well. Cleanouts will also be provided on each pipe end to facilitate periodic flushing of the pipes using standard jetting equipment. A small vent will be connected to the top of each pipe on the upstream end to exhaust air during pipe filing and admit air when it drains.

#### **Summary**

Highland Meadows Phase III can be constructed with the additional wastewater being served by the City of Dallas without increasing peak flows in the Dallas collection system. The following infrastructure is proposed to be constructed with the Highland Meadows Phase III construction to accomplish this goal:

- A new lift station (LS No. 2) with two pumps and a maximum firm discharge capacity of 635 gpm.
- Approximately 40,000 gallons of storage to temporarily hold peak flows in excess of the firm pump capacity
- Sufficient additional storage in the collection system under surcharge conditions to minimize the chances that the backup pump in LS No. 2 operates, which could cause surcharging in the Dallas system.

An 8-inch force main will extend from LS No. 2 and connect to the existing force main near LS No. 1. Wastewater will be conveyed to the existing Point of Entry No. 2. There will be no need for an additional point of entry. The existing LS No. 1 will be abandoned to eliminate operational and maintenance expenses associated with the station.

<sup>2</sup> Approximated based on the LS No. 1 system curve and pump curve. Pump selection for LS No. 2 will commence upon concept approval from DWU. Since the LS No. 2 force main will be longer, the system curve will be steeper. Therefore, parallel pump operation will likely result in flowrates equal to or less than the potential two-pump output from LS No. 1.

Exhibit C

**DELIVERY POINTS OF ENTRY AND METERING FACILITIES**

**Description:** Wholesale treated water is currently provided by the City of Dallas to the City of Seagoville at the following two delivery points:

**DELIVERY POINT 1:** **Seagoville Metering Station**

**Location:** 16215 Seagoville Road in the City of Dallas.

**Description:** The Seagoville Metering Station is a rate-of-flow controlled metering station which is fed by a 14 inch Dallas water transmission main. The 14 inch main is fed by a 24 inch Dallas water transmission main which parallels Seagoville Rd. The station is equipped with a 14 inch Venturi meter and associated equipment. This meter will currently deliver a maximum flow of 10 MGD. This metering station discharges to an 18 inch diameter Seagoville main. Telemetry equipment installed in the metering station is connected to Dallas' Water Operations Control Center.

This station also includes a 10 inch bypass meter which is fed by a 10 inch transmission main which is connected to the 14 inch Dallas main referenced above. This bypass meter will currently deliver a maximum of 10 MGD.

Please note: in accordance with Exhibit D, the Combine Water Supply Corporation currently receives its treated water supply from Dallas through the Seagoville Metering Station.

**Ownership:** The metering vault and equipment is owned, operated, and maintained by the City of Dallas.

**DELIVERY POINT 2:** **Seagoville Woody Road Standby Meter**

**Location:** This metering station is located at the southwest quadrant of the intersection of C. F. Hawn Freeway (U.S. Highway 175) and Woody Road in the City of Dallas.

**Description:** This metering station consists of an 8 inch turbine standby meter which is supplied by an 8 inch Dallas water transmission main that connects to a 12 inch Dallas water transmission main and a 14 inch Seagoville main. This meter will currently deliver a maximum of 6 MGD.

**Ownership:** This metering vault is owned, operated, and maintained by the City of Dallas.

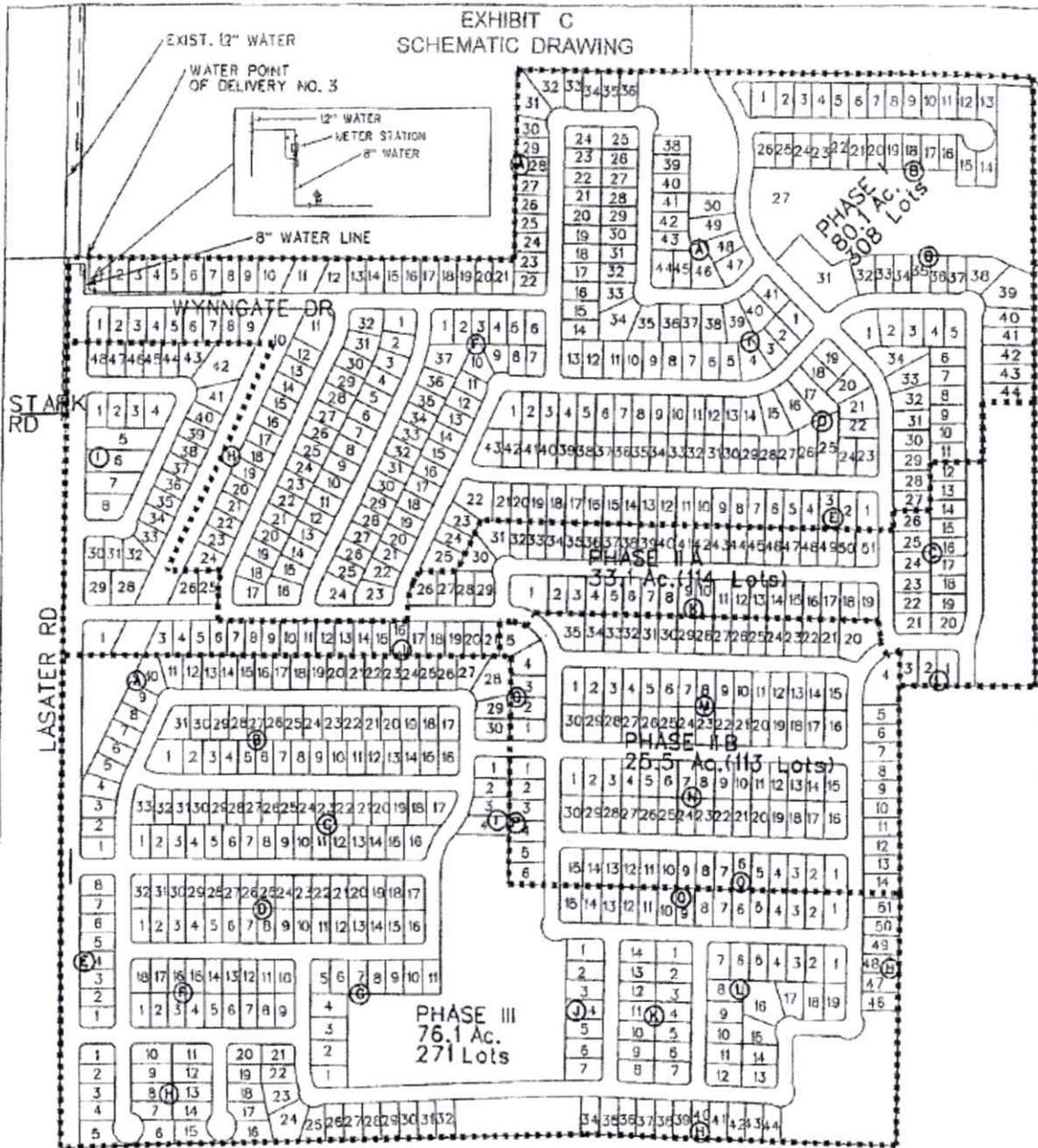
**DELIVERY POINT 3:** **Highland Meadows Meter Station**

**Location:** The meter station is located approximately 50 feet north of the intersection of Lasater Road and Wynngate drive in the City of Seagoville.

**Description:** The metering station consists of an 8-inch FM-type meter which is fed by a 12-inch Dallas water main along Lasater Road. This meter will deliver a maximum flow of approximately 5.7 MGD. Prior to the meter, water flows through an 8-inch Double Check Backflow Preventer located in a separate vault.

**Ownership:** The backflow preventer vault and equipment and the metering vault and equipment is owned, operated and maintained by the City of Dallas.

**FUTURE FACILITIES:** Should additional delivery points be agreed upon in the future, this Exhibit C will be revised to recognize these facilities. Revisions to this Exhibit C in order to add, delete, or modify delivery points or metering facilities can be authorized by the DWU Director and do not require city council approval.

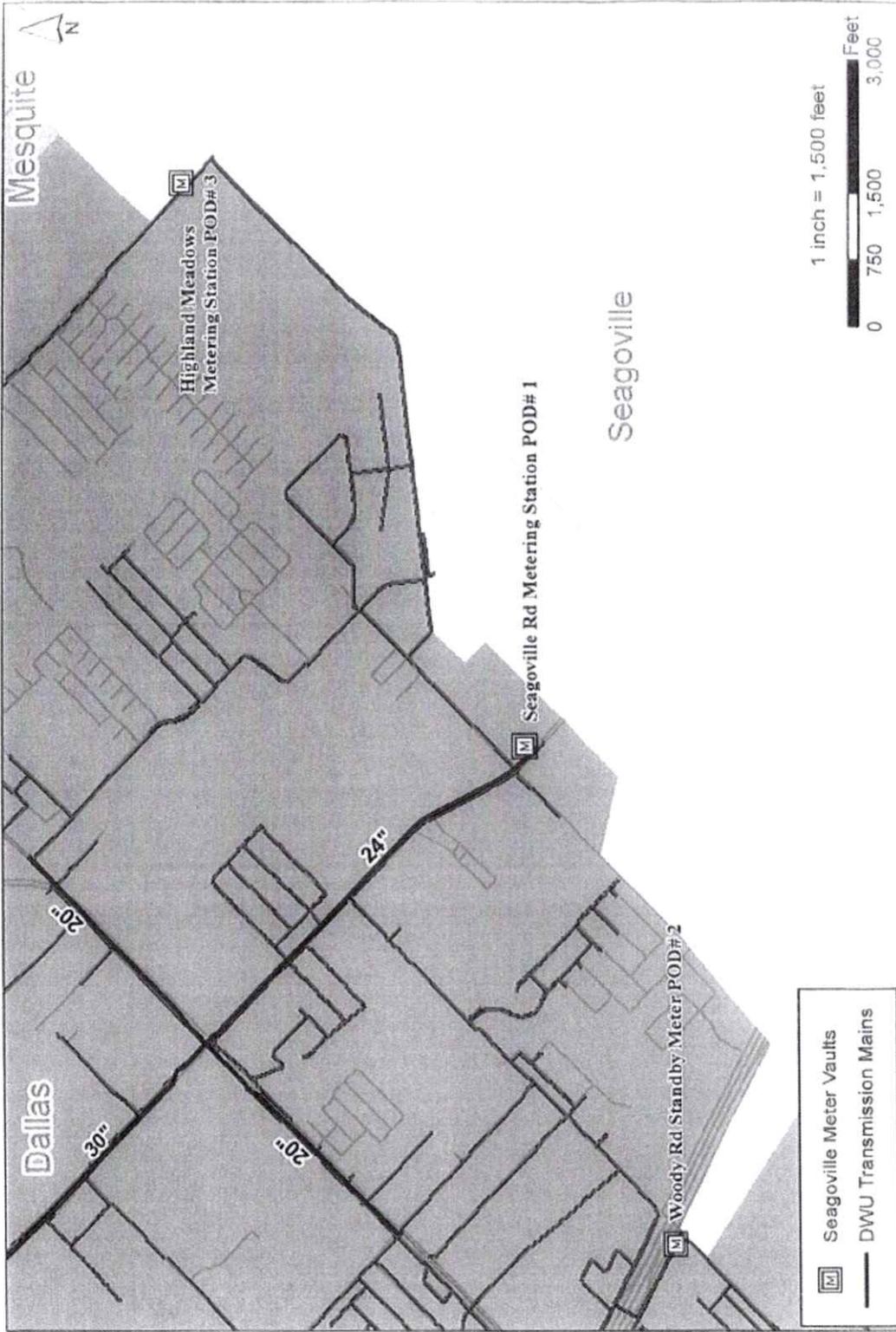


WHOLESALE TREATED WATER CONTRACT BETWEEN  
CITY OF DALLAS AND CITY OF SEAGOVILLE - EXHIBIT C PAGE 3 OF 4

DALLAS WATER  
UTILITIES

SEAGOVILLE WATER CONTRACT  
STARK AND LASATER ROAD LOCATION  
(HIGHLAND MEADOWS ADDITION)

Exhibit C: Seagoville  
Treated Water Delivery Points of Entry and Metering Facilities



WHOLESALE TREATED WATER CONTRACT BETWEEN  
CITY OF DALLAS AND CITY OF SEAGOVILLE - EXHIBIT C PAGE 4 OF 4

8/3/2014

## ***Regular Agenda Item: 4***

**Meeting Date: August 21, 2017**

*Conduct the second public hearing to receive input on the proposed annexation of approximately 7,277± feet in length and 80' in width of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas, beginning at its intersection with the northern boundary line of territorial limits of the City of Seagoville, and running north/northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville.*

### **BACKGROUND OF ISSUE:**

The City proposes to institute annexation proceedings to annex the portion of East Malloy Bridge Road currently owned by Kaufman County, which abuts, is contiguous to and connects the boundary limits of the City of Seagoville. This strip of roadway falls between where the City of Seagoville City Limits ends on E. Malloy Bridge Road and then picks up again on E. Malloy Bridge Road. This area seems to be in constant need of repair and the City regularly receives phone calls concerning the same, many alleging damage to their vehicles and desiring to file a claim against the City. Based on the excessive number of calls, the City Manager reached out to Kaufman County Commissioner Jakie Allen concerning the annexation of the same.

On or about June 26, 2017, this matter was placed on the Kaufman County Commissioners' Court agenda. A letter was received from Kaufman County Judge Bruce Wood indicating the County's desire for the City to proceed with the annexation proceedings.

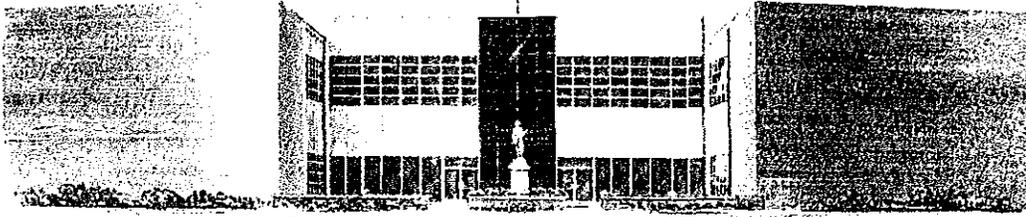
The City began to gather the information for the property owners located within 200' of the area, establish public hearing dates, and preparing the Notice of Public Hearings for the Proposed Annexation. In accordance with State law, said Notice was published in the official newspaper and also sent to the seven (7) property owners located within 200' of the area.

### **FINANCIAL IMPACT:**

On-going maintenance cost associated with paving  
Approximately \$200,000 for initial rebuild

### **EXHIBITS**

Letter from Kaufman County  
Notice of Public Hearings for Proposed Annexation  
Map depicting area



# KAUFMAN COUNTY

KAUFMAN, TEXAS 75142

**BRUCE WOOD**  
**COUNTY JUDGE**  
**(972)932-0218**

June 26, 2017

Mr. Patrick Stallings  
City Manager  
City of Seagoville  
702 N. Hwy 175  
Seagoville, Texas 75159

RE: East Malloy Bridge Road

Dear Mr. Stallings:

Please be advised that today the Kaufman County Commissioners' Court discussed the proposed annexation by the City of Seagoville of the portion of East Malloy Bridge Road located in Kaufman County. There was positive feedback only and no negative commentary.

Please let us know if you need any other assistance from us to complete the proposed annexation process.

Sincerely,

Bruce Wood

BW/at  
encl.

**NOTICE OF PUBLIC HEARINGS FOR PROPOSED ANNEXATION  
CITY OF SEAGOVILLE, TEXAS**

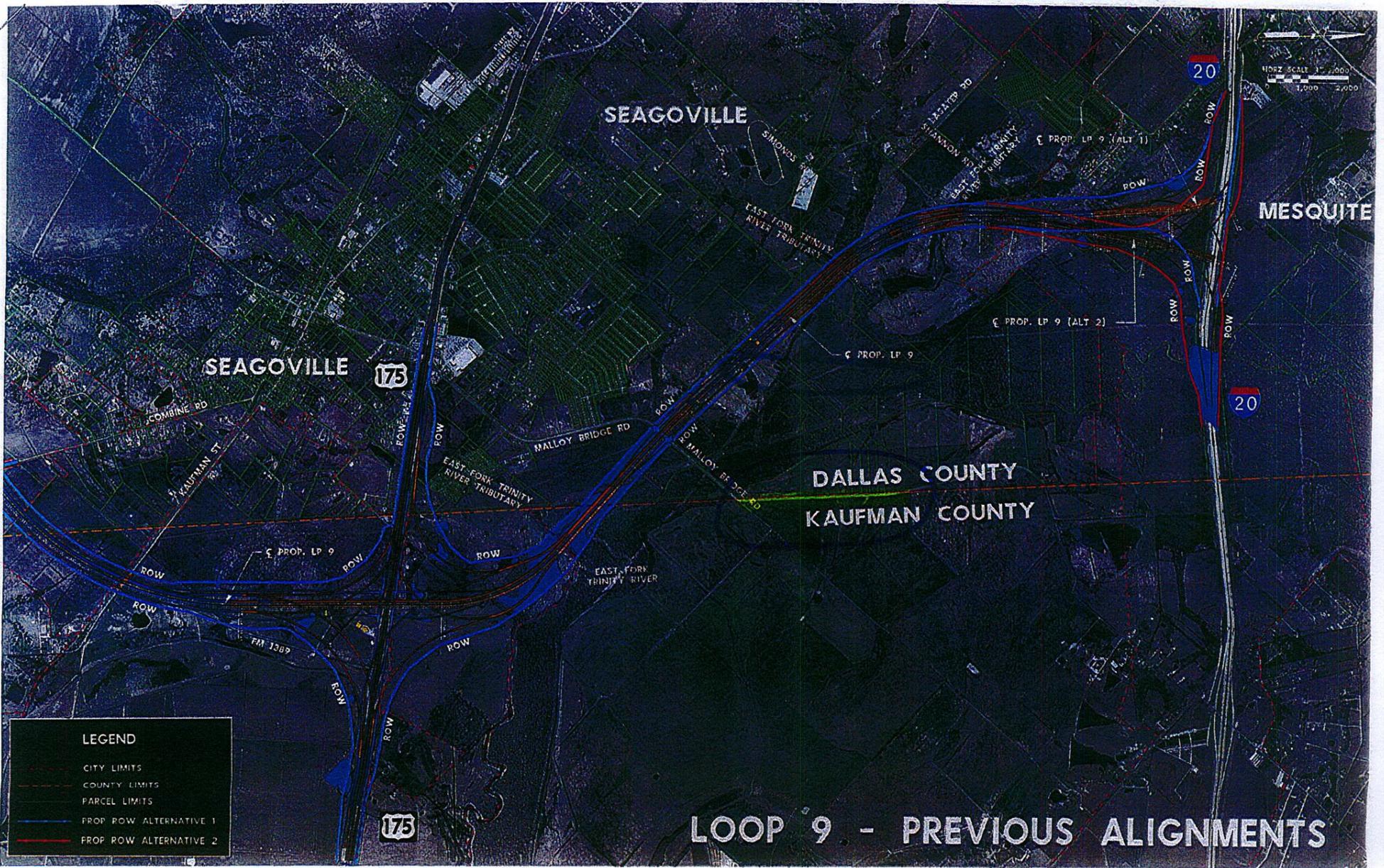
NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Seagoville, Texas proposes to institute annexation proceedings to annex a portion of the county road and the adjacent right-of-way that abuts, contiguous, and connects the boundary limits of said city and to adopt a service plan to include the following described territory, to wit:

Property Description: Approximately 7,277 ± feet of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas, beginning at its intersection with the northern boundary line of territorial limits of the City of Seagoville, and running north/northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville.

Three (3) public hearings will be held by and before the City Council of the City of Seagoville, Texas, on Monday the 7th of August, 2017 at 7:00 p.m., Monday the 21st of August, 2017 at 7:00 p.m. and Monday the 28th of August, 2017 at 7:00 p.m. in the Council Chambers of the Seagoville Municipal Building, located at 702 N. Highway 175, Seagoville, Texas, for all persons interested in the above proposed annexation and service plan. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned will take notice.

Kandi Jackson  
City Secretary





**LEGEND**

- CITY LIMITS
- COUNTY LIMITS
- PARCEL LIMITS
- PROP ROW ALTERNATIVE 1
- PROP ROW ALTERNATIVE 2

**LOOP 9 - PREVIOUS ALIGNMENTS**

HORIZ SCALE 1" = 1,000'  
1,000 2,000'

SEAGOVILLE

SEAGOVILLE

MESQUITE

DALLAS COUNTY  
KAUFMAN COUNTY



COMBINE RD

KAUFMAN ST

FM 1389

MALLOY BRIDGE RD

E MALLOY RD

PROP LP 9 (ALT 1)

PROP LP 9 (ALT 2)

PROP LP 9

PROP LP 9

EAST FORK TRINITY RIVER TRIBUTARY

EAST FORK TRINITY RIVER

EAST FORK TRINITY RIVER TRIBUTARY

ROW

## ***Regular Agenda Item: 5***

**Meeting Date: August 21, 2017**

***Conduct a public hearing to receive citizen input on the proposed tax rate of \$0.743800 per \$100 valuation, which exceeds the effective tax rate calculated by the Dallas County Tax Assessor/Collector of \$0.720942 or 3.17%. This rate will raise more revenue from property taxes than last year's budget by an amount of \$633,594.***

### **ITEM DESCRIPTION:**

### **BACKGROUND OF ISSUE:**

This is the second and final public hearing to receive citizen input on the proposed tax rate of \$0.743800 per \$100 valuation, which exceeds the effective tax rate calculated by the Dallas County Tax Assessor/Collector of \$0.720942 or 3.17%.

### **FINANCIAL IMPACT:**

N/A

## ***Regular Agenda Item: 6***

**Meeting Date: August 21, 2017**

*Conduct a public hearing to receive citizen input on the proposed FY 2017-2018 budget for all City funds. This budget will raise more property taxes than last year's budget by \$633,594 or 16.14%, and of that amount, \$529,902 is tax revenue to be raised from new property added to the tax roll this year.*

**ITEM DESCRIPTION:**

**BACKGROUND OF ISSUE:**

N/A

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

**EXHIBITS**

## ***Regular Agenda Item: 7***

**Meeting Date: August 21, 2017**

**Receive presentation from Chamber of Commerce regarding application for hotel/motel tax grant (Chamber of Commerce)**

### **ITEM DESCRIPTION:**

Receive presentation on applications from Chamber of Commerce in support of their request for FY 2018 funding for community events from the City's hotel/motel tax

### **BACKGROUND OF ISSUE:**

The Chamber of Commerce has submitted three (3) grant applications requesting funding in the amount of \$26,500.00 for the following:

Mayfest / Cinco de Mayo	\$11,000.00
Seagofest	\$11,000.00
4th of July Celebration	\$ 4,500.00

### **FINANCIAL IMPACT:**

\$26,500 payable from hotel/motel taxes

### **RECOMMENDATION:**

N/A

### **EXHIBITS**

Application for Mayfest  
Application for 4<sup>th</sup> of July Celebration  
Application for Seagofest

## Application

Date: August 1, 2017

### ***Organization Information***

Name of Organization: **Seagoville Chamber of Commerce Information and Tourism Bureau**

Address: **107 Hall Road**

City, State, Zip: **Seagoville, Texas 75159**

Contact Name: **Ritha Edwards**

Contact Phone Number: **(972) 287-5184**

Web Site Address for Event or Sponsoring Entity: **www.seagovillecoc.org**

Non-Profit or For-Profit status: **Non-Profit** Tax ID #: **47-2234629**

Entity's Creation Date: **December 10, 1979**

Purpose of your organization: **To promote local businesses and tourism for Seagoville, Texas.**

### ***Event Information***

Name of Event or Project: **Mayfest**

Date of Event or Project: **May 3, 4, 5 & 6**

Primary Location of Event or Project: **C.O. Bruce Central Park**

Amount Requested: **\$11,000.00**

How will the funds be used: **Planning, promoting, and advertisement for the event. Securing entertainment, lighting, staging, and sound. Secure signs and barriers. Acquire carnival, craft and food vendors. Three nights and four days of fun for our community and surrounding areas.**

Primary Purpose of Funded Activity/Facility:

**To promote tourism for Seagoville and our area.**

**Percentage of Hotel Tax Support of Related Costs**

**30%** Percentage of Total **Event Costs** Covered by Hotel Occupancy Tax

**N/A** Percentage of Total **Facility Costs** Covered by Hotel Occupancy Tax for the Funded Event

**35%** Percentage of **Staff Costs** Covered by Hotel Occupancy Tax for the Funded Event

If staff costs are covered, estimate percentage of time staff spends annually on the funded event(s) compared to other activities **30%**

***Which Category or Categories Apply to Funding Request, and Amount Requested Under Each Category:***

- a) Convention Center or Visitor Information Center:** construction, improvement, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both. Amount requested under this category: \$\_\_\_\_\_
- b) Registration of Convention Delegates:** furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants. Amount requested under this category: \$\_\_\_\_\_
- c) Advertising, Solicitations, Promotional programs to attract tourists and convention delegates** or registrants to the municipality or its vicinity. Amount requested under this category: **\$5,500.00**
- d) Promotion of the Arts that Directly Enhance Tourism and the Hotel & Convention Industry:** the encouragement, promotion, improvement, and application of the arts that can be shown to have some direct impact on tourism and the hotel/convention industry. The impact may be that the art facility or event can show hotel nights that are booked due to their events or that guests at hotels attend the arts event. Eligible forms of art include instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms : **\$3500.00**

e) Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums. Amount requested under this category: \$\_\_\_\_\_

f) Expenses including promotional expenses, directly related to a sporting event in which the majority of participants are tourists. The event must substantially increase economic activity at hotels within the city or its vicinity. Amount requested under this category: \$\_\_\_\_\_

How many individuals are expected to participate in the sporting related event? \_\_\_\_\_

How many of the participants at the sporting related event are expected to be from another city or county? \_\_\_\_\_

Quantify how the sporting related event will substantially increase economic activity at hotels within the city or its vicinity?

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g) Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations: 1) the commercial center of the city; 2) a convention center in the city; 3) other hotels in or near the city; and 4) tourist attractions in or near the city. Amount requested under this category: \$\_\_\_\_\_

What sites or attractions will tourists be taken to by this transportation? \_\_\_\_\_

Will members of the general public (non-tourists) be riding on this transportation? \_\_\_\_\_

What percentage of the ridership will be local citizens? \_\_\_\_\_

h) Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality. Amount requested under this category: \$2,000.00

What tourist attractions will be the subject of the signs? Carnival, vendors, live music, car show, and motorcycle show. Local restaurants will be promoted.

**Questions for All Funding Request Categories:**

1. How many years have you held this Event or Project: **8**
2. Expected Attendance: **18,000 to 20,000 over four days**
3. How many people attending the Event or Project will use Seagoville hotels?  
Number of nights will they stay: **3**
4. Do you reserve a room block for this event at an area hotel and if so, for how many rooms and at which hotels: **Negotiations are ongoing with all Hotels and Motels.**
5. List other years (over the last three years) that you have hosted your Event or Project with amount of assistance given from HOT and the number of hotel rooms used:

<b>Month/Year Held</b>	<b>Assistance Amount</b>	<b>Number of Hotel Rooms Used</b>
<b>2015</b>	<b>\$10,000.00</b>	
<b>2016</b>	<b>\$10,000.00</b>	
<b>2017</b>	<b>\$10,000.00</b>	

6. How will you measure the impact of your event on area hotel activity (e.g.; room block usage information, survey of hoteliers, etc.)? **Survey Hoteliers and restaurants. Interview attendees at live remotes with KSGV 95.5 FM radio, working on blocking rooms. Raffle at Chamber tent where raffle tickets would include information request.**
7. Please list other organization, government entities, and grants that have offered financial support to your project: **None**
8. Will the event charge admission? Do you anticipate a net profit from the event? If there is a net profit, what is the anticipated amount and how will it be used?  
**No admission charged. If there is profit it will be used for the next event.**

9. Please list all promotion efforts your organization is coordinating and the amount financially committed to each media outlet:

Newspaper:   X    
Radio:   X   25 +  
TV: \_\_\_\_\_  
Other Paid Advertising:   X  

Number of Press Releases to Media: **25**

Number Direct Mailings to out-of-town recipients': **19,000**

Other Promotions: **Flyers, Posters, direct mailings, Promotion on 95.5 FM and signage.**

10. Will you include a link to the CVB or other source on your promotional handouts and in your website for booking hotel nights during this event? **Yes**

11. Will you negotiate a special rate or hotel/event package to attract overnight stays? **Yes**

12. What new marketing initiatives will you utilize to promote hotel and convention activity for this event?

**Our own radio station and signage**

13. What geographic areas does your advertising and promotion reach: **Mesquite, Forney, Crandall, Kaufman, Terrell, Pleasant Grove, Hutchins, Ferris, Balch Springs, South and Southeast Dallas.**

14. How many individuals will your proposed marketing reach who are located in another city or county? **The broadcast radius is to include 500,000 potential listeners.**

15. If the funding requested is related to a permanent facility (e.g. museum, visitor center):

Expected Attendance Monthly/Annually: **N/A**

Percentage of those in attendance that are staying at area hotels/lodging facilities: \_\_\_\_\_%

**Please Submit no later than August 15<sup>th</sup> to:**

City of Seagoville  
City Secretary's Office  
702 N. Highway 175  
Seagoville, TX 75159  
(P) (972) 287-2819 (F) (972) 287-3891



# Seagoville

CHAMBER OF COMMERCE  
INFORMATION  
— (C) —  
TOURISM BUREAU

## Hotel Occupancy Tax Grant Funds

### 2018 MAYFEST

Entertainment	\$2300.00
Staff Costs	\$4500.00
Printing and Signs	\$600.00
Advertising	\$700.00
Supplies/Postage	\$400.00
Event Insurance	\$700.00
Barriers	\$750.00
Port a Potty's	\$1050.00

**\$11,000.00**

## Application

Date: August 1, 2017

### ***Organization Information***

Name of Organization: **Seagoville Chamber of Commerce Information and Tourism Bureau**

Address: **107 Hall Road**

City, State, Zip: **Seagoville, Texas 75159**

Contact Name: **Ritha Edwards**

Contact Phone Number: **(972) 287-5184**

Web Site Address for Event or Sponsoring Entity: **www.seagovillecoc.org**

Non-Profit or For-Profit status: **Non-Profit** Tax ID #: **47-2234629**

Entity's Creation Date: **December 10, 1979**

Purpose of your organization: **To promote local businesses and tourism for Seagoville, Texas.**

### ***Event Information***

Name of Event or Project: **4<sup>th</sup> of July Celebration**

Date of Event or Project: **June 30<sup>th</sup>**

Primary Location of Event or Project: **C.O. Bruce Central Park**

Amount Requested: **\$4,500.00**

How will the funds be used: **Planning, promoting, and advertising the event. Paying for the entertainment. Secure staging, lighting, and sound. Portable stage and radio station announcements.**

Primary Purpose of Funded Activity/Facility:

To promote tourism for Seagoville. To spend money in order to bring people to our event that will spend money at our hotels/motels, our restaurants and buy their gas and necessity's in Seagoville!

**Percentage of Hotel Tax Support of Related Costs**

**20%** Percentage of Total **Event Costs** Covered by Hotel Occupancy Tax

**N/A** Percentage of Total **Facility Costs** Covered by Hotel Occupancy Tax for the Funded Event

**30%** Percentage of **Staff Costs** Covered by Hotel Occupancy Tax for the Funded Event

If staff costs are covered, estimate percentage of time staff spends annually on the funded event(s) compared to other activities **30%**

**Which Category or Categories Apply to Funding Request, and Amount Requested Under Each Category:**

- a) Convention Center or Visitor Information Center:** construction, improvement, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both. Amount requested under this category: \$ \_\_\_\_\_
- b) Registration of Convention Delegates:** furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants. Amount requested under this category: \$ \_\_\_\_\_
- c) Advertising, Solicitations, Promotional programs to attract tourists and convention delegates** or registrants to the municipality or its vicinity. Amount requested under this category: **\$2,500.00**
- d) Promotion of the Arts that Directly Enhance Tourism and the Hotel & Convention Industry:** the encouragement, promotion, improvement, and application of the arts that can be shown to have some direct impact on tourism and the hotel/convention industry. The impact may be that the art facility or event can show hotel nights that are booked due to their events or that guests at hotels attend the arts event. Eligible forms of art include instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms : **\$1,000.00**

e) Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums. Amount requested under this category: \$\_\_\_\_\_

f) Expenses including promotional expenses, directly related to a sporting event in which the majority of participants are tourists. The event must substantially increase economic activity at hotels within the city or its vicinity. Amount requested under this category: \$\_\_\_\_\_

How many individuals are expected to participate in the sporting related event? \_\_\_\_\_

How many of the participants at the sporting related event are expected to be from another city or county? \_\_\_\_\_

Quantify how the sporting related event will substantially increase economic activity at hotels within the city or its vicinity?

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g) Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations: 1) the commercial center of the city; 2) a convention center in the city; 3) other hotels in or near the city; and 4) tourist attractions in or near the city. Amount requested under this category: \$\_\_\_\_\_

What sites or attractions will tourists be taken to by this transportation? \_\_\_\_\_

Will members of the general public (non-tourists) be riding on this transportation? \_\_\_\_\_

What percentage of the ridership will be local citizens? \_\_\_\_\_

X h) Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality. Amount requested under this category: \$1,000.00

Live entertainment that includes a patriotic program. Tourist will also receive information about local attractions.

**Questions for All Funding Request Categories:**

1. How many years have you held this Event or Project: **6**
2. Expected Attendance: **18,000 to 20,000**
3. How many people attending the Event or Project will use Seagoville hotels? **25-50**  
Number of the people many nights will they stay: **1**
4. Do you reserve a room block for this event at an area hotel and if so, for how many rooms and at which hotels: **Not yet but continue to dialogue with hoteliers about how this benefits them.**
5. List other years (over the last three years) that you have hosted your Event or Project with amount of assistance given from HOT and the number of hotel rooms used:

Month/Year Held	Assistance Amount	Number of Hotel Rooms Used
7/15	\$4,000.00	
7/16	\$4,000.00	
7/17	\$4,000.00	

6. How will you measure the impact of your event on area hotel activity (e.g.; room block usage information, survey of hoteliers, etc.)? **Survey Hoteliers and restaurants. Interview attendees and live remotes with 95.5 FM radio. Block rooms with hotels. Chamber tent will hold raffle and tickets will include information.**
7. Please list other organization, government entities, and grants that have offered financial support to your project: **None**
8. Will the event charge admission? Do you anticipate a net profit from the event? If there is a net profit, what is the anticipated amount and how will it be used? **No admission charged. This event has never produced net profit it is done as a service and if there were profit it would go to the next event.**

9. Please list all promotion efforts your organization is coordinating and the amount financially committed to each media outlet:

Newspaper:   X    
Radio:   X    
TV: \_\_\_\_\_  
Other Paid Advertising:   X  

Number of Press Releases to Media: **30 +**  
Number Direct Mailings to out-of-town recipients: **19,000**

Other Promotions: **Flyers, Posters, Festivals of Texas ads, Radio announcements on 95.5 FM, Signage.**

10. Will you include a link to the CVB or other source on your promotional handouts and in your website for booking hotel nights during this event? **Yes**

11. Will you negotiate a special rate or hotel/event package to attract overnight stays? **Continuing to try.**

12. What new marketing initiatives will you utilize to promote hotel and convention activity for this event?

**95.5 FM will be running hourly ads and information. More media information. Signage.**

13. What geographic areas does your advertising and promotion reach: **Mesquite, Forney, Crandall,**

**Terrell, Kaufman, Pleasant Grove, Dallas, Lancaster, Hutchins and Ferris.**

14. How many individuals will your proposed marketing reach who are located in another city or county? **The broadcast radius is to include 500,000 + potential listeners.**

15. If the funding requested is related to a permanent facility (e.g. museum, visitor center):

Expected Attendance Monthly/Annually: **N/A**

Percentage of those in attendance that are staying at area hotels/lodging facilities: \_\_\_\_\_%

**Please Submit no later than August 15<sup>th</sup> to:**

City of Seagoville  
City Secretary's Office  
702 N. Highway 175  
Seagoville, TX 75159

(P) (972) 287-2819 (F) (972) 287-3891



**Seagoville**

CHAMBER OF COMMERCE  
INFORMATION  
— (C) —  
TOURISM BUREAU

Hotel Occupancy Tax Grant Funds

**2018**  
**4<sup>th</sup> of July Celebration**

Entertainment	\$2000.00
Staff Costs	\$1700.00
Advertising	\$500.00
Supplies	\$300.00

**\$4,500.00**

## Application

Date: August 1, 2017

### ***Organization Information***

Name of Organization: **Seagoville Chamber of Commerce Information and Tourism Bureau**

Address: **107 Hall Road**

City, State, Zip: **Seagoville, Texas 75159**

Contact Name: **Ritha Edwards**

Contact Phone Number: **(972) 287-5184**

Web Site Address for Event or Sponsoring Entity: **www.seagovillecoc.org**

Non-Profit or For-Profit status: **Non-Profit** Tax ID #: **47-2234629**

Entity's Creation Date: **December 10, 1979**

Purpose of your organization: **To promote local businesses and tourism for Seagoville, Texas.**

### ***Event Information***

Name of Event or Project: **Seagofest**

Date of Event or Project: **October 4, 5, 6 & 7**

Primary Location of Event or Project: **C.O. Bruce Central Park**

Amount Requested: **\$11,000.00**

How will the funds be used: **Securing live entertainment, lighting, staging, and sound. Promoting the event with flyers, posters, signage and announcements on 95.5 FM. Use of a portable stage. Securing carnival, food and craft vendors and a Car and Motorcycle Show.**

Primary Purpose of Funded Activity/Facility:

To promote tourism for Seagoville and the surrounding areas.

**Percentage of Hotel Tax Support of Related Costs**

**30%** Percentage of Total **Event Costs** Covered by Hotel Occupancy Tax

**N/A** Percentage of Total **Facility Costs** Covered by Hotel Occupancy Tax for the Funded Event

**30%** Percentage of **Staff Costs** Covered by Hotel Occupancy Tax for the Funded Event

If staff costs are covered, estimate percentage of time staff spends annually on the funded event(s) compared to other activities **30%**

***Which Category or Categories Apply to Funding Request, and Amount Requested Under Each Category:***

- a) Convention Center or Visitor Information Center:** construction, improvement, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both. Amount requested under this category: \$ \_\_\_\_\_
- b) Registration of Convention Delegates:** furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants. Amount requested under this category: \$ \_\_\_\_\_
- c) Advertising, Solicitations, Promotional programs to attract tourists and convention delegates** or registrants to the municipality or its vicinity. Amount requested under this category: **\$5,500.00**
- d) Promotion of the Arts that Directly Enhance Tourism and the Hotel & Convention Industry:** the encouragement, promotion, improvement, and application of the arts that can be shown to have some direct impact on tourism and the hotel/convention industry. The impact may be that the art facility or event can show hotel nights that are booked due to their events or that guests at hotels attend the arts event. Eligible forms of art include instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms : **\$3,500.00**

e) Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums. Amount requested under this category: \$\_\_\_\_\_

f) Expenses including promotional expenses, directly related to a sporting event in which the majority of participants are tourists. The event must substantially increase economic activity at hotels within the city or its vicinity. Amount requested under this category: \$\_\_\_\_\_

How many individuals are expected to participate in the sporting related event? \_\_\_\_\_

How many of the participants at the sporting related event are expected to be from another city or county? \_\_\_\_\_

Quantify how the sporting related event will substantially increase economic activity at hotels within the city or its vicinity?

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g) Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations: 1) the commercial center of the city; 2) a convention center in the city; 3) other hotels in or near the city; and 4) tourist attractions in or near the city. Amount requested under this category: \$\_\_\_\_\_

What sites or attractions will tourists be taken to by this transportation? \_\_\_\_\_

Will members of the general public (non-tourists) be riding on this transportation? \_\_\_\_\_

What percentage of the ridership will be local citizens? \_\_\_\_\_

X h) Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality. Amount requested under this category: \$2,000.00

Carnival, live music, Car and Motorcycle Show along with food and craft vendors. Local restaurants will be promoted along with local attractions.

**Questions for All Funding Request Categories:**

1. How many years have you held this Event or Project: **24**
2. Expected Attendance: **20,000 to 25,000 over three nights four days**
3. How many people attending the Event or Project will use Seagoville hotels? **75-100**  
Number of the people many nights will they stay: **3**
4. Do you reserve a room block for this event at an area hotel and if so, for how many rooms and at which hotels: **Negotiation in process**
5. List other years (over the last three years) that you have hosted your Event or Project with amount of assistance given from HOT and the number of hotel rooms used:

<b>Month/Year Held</b>	<b>Assistance Amount</b>	<b>Number of Hotel Rooms Used</b>
<b>10/2015</b>	<b>\$10,000.00</b>	
<b>10/2016</b>	<b>\$10,000.00</b>	
<b>10/2017</b>	<b>\$10,000.00</b>	

6. How will you measure the impact of your event on area hotel activity (e.g.; room block usage information, survey of hoteliers, etc.)? **Interview hoteliers, restaurants, attendees, and live remotes done by 95.5 FM**
7. Please list other organization, government entities, and grants that have offered financial support to your project: **None**
8. Will the event charge admission? Do you anticipate a net profit from the event? If there is a net profit, what is the anticipated amount and how will it be used?  
**No admission charged. Profits vary and will be used for the next event.**

9. Please list all promotion efforts your organization is coordinating and the amount financially committed to each media outlet:

Newspaper:   X    
Radio:   X    
TV: \_\_\_\_\_  
Other Paid Advertising:   X  

Number of Press Releases to Media: **25 +**  
Number Direct Mailings to out-of-town recipients': **19,000**

Other Promotions: **Flyers, Posters, Signage, P.S.A. from 95.5 FM and Festivals of Texas ads.**

10. Will you include a link to the CVB or other source on your promotional handouts and in your website for booking hotel nights during this event? **Yes**

11. Will you negotiate a special rate or hotel/event package to attract overnight stays?  
**In the process**

12. What new marketing initiatives will you utilize to promote hotel and convention activity for this event?

**There will be announcements on 95.5 FM, live remotes from the event, and Signage.**

13. What geographic areas does your advertising and promotion reach: **State Wide**

14. How many individuals will your proposed marketing reach who are located in another city or county? **500,000 + potential listeners.**

15. If the funding requested is related to a permanent facility (e.g. museum, visitor center):

Expected Attendance Monthly/Annually: **N/A**

Percentage of those in attendance that are staying at area hotels/lodging facilities: \_\_\_\_\_%

**Please Submit no later than August 15<sup>th</sup> to:**

City of Seagoville  
City Secretary's Office  
702 N. Highway 175  
Seagoville, TX 75159

(P) (972) 287-2819 (F) (972) 287-3891



**Seagoville**

CHAMBER OF COMMERCE  
INFORMATION  
— (i) —  
TOURISM BUREAU

Hotel Occupancy Tax Grant Funds

**2018  
SEAGOFEST**

Entertainment	\$3000.00
Staff Costs	\$3800.00
Printing and Signs	\$1500.00
Tables and Chairs	\$175.00
Advertising	\$1000.00
Supplies	\$150.00
Car Show	\$300.00
Event Insurance	\$735.00
Trophies	\$150.00
Postage and Mailing	\$190.00

**\$11,000.00**

## ***Regular Agenda Item 8***

**Meeting Date: August 21, 2017**

***Conduct public hearing to receive input on the proposed FY 2017-2018 hotel/motel tax budget; and direct staff on the proposed grant application(s) for FY 2017-2018 hotel/motel occupancy tax funds.***

### **BACKGROUND OF ISSUE:**

Hotel/Motel tax revenues for FY 2017-2018 are estimated at \$27,500.00.

The Chamber of Commerce has submitted three (3) grant applications requesting funding in the amount of \$26,500.00 for the following:

Mayfest / Cinco de Mayo	\$11,000.00
Seagofest	\$11,000.00
4th of July Celebration	\$ 4,500.00

Following all discussions, Staff seeks Council direction on the preparation of Hotel/Motel Fund Grant(s) to be considered at the September 11, 2017, Council Meeting.

### **LEGAL:**

The City Attorney has reviewed the applicant's Grant Applications and has ruled they do meet the intent of the law as applied to Texas Hotel Occupancy Tax (HOT) Fund use.

### **FINANCIAL IMPACT:**

Hotel Occupancy Tax funding is available for this expenditure.

## ***Regular Agenda Item: 9***

**Meeting Date: August 21, 2017**

*Conduct a public hearing to receive input on the proposed increase of water and drainage rates.*

### **BACKGROUND OF ISSUE:**

This public hearing allows Council to receive public input on the proposed increase of water and drainage rates. The proposed increase in water rates is intended to absorb projected increase in the cost of raw water purchased from Dallas Water Utilities. The projected increase in drainage rates is to accumulate resources to correct failures in the City's storm drainage system when identified by ongoing street maintenance initiatives.

### **FINANCIAL IMPACT:**

N/A

## ***Regular Agenda Item 10***

**Meeting Date: August 21, 2017**

*Discuss and consider First Reading of an Ordinance amending Chapter 19, Division 2, Rates and Charges, by amending section 19.03.061, Water Rates, to provide new rates for water services within the city; providing for a penalty clause; repealing conflicting ordinances; providing for the publication of the caption hereof; and providing an effective date.*

### **BACKGROUND OF ISSUE:**

To discuss and consider changes to the ordinance to incorporate proposed increases to water fees.

Staff recommends this increase due to the requirement of Texas Commission on Environmental Quality (TCEQ) of the City. On January 4, 2016, the City of Seagoville received a Notice of Violation from TCEQ for failure to provide a minimum production capacity of 0.6 gallons per connection. City staff engaged TCEQ on this finding and was able to secure approval from TCEQ for an Alternative Capacity Requirement (ACR) on July 5, 2016 for a water supply capacity of 0.39 gallons per connection. Even though staff was able to secure a three year postponement of the production capacity requirement, the City is required to increase its raw water purchase amount from Dallas Water Utilities (DWU) in the amount of \$360,000 annually. The finances of the Water and Sewer Fund are unable to absorb this increase and provide adequate funding for ongoing water capital projects. Therefore, staff recommends a water rate increase effective October 1, 2017 for the 2018 fiscal year.

### **FINANCIAL IMPACT:**

Assuming a water meter size of ¾" (or 5/8"), this increase in water rates is in the amount of \$3.13 monthly and \$3.13 monthly to the average monthly user of 5,000 gallons and 10,000 gallons. Analysis provided by the City's utility rate consultant reveals that over 80% of the City's customer base is in the 10,000 or less usage category.

**ORDINANCE NO. 16-2017**

**AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, CHAPTER 19, DIVISION 2, RATES AND CHARGES, BY AMENDING SECTION 19.03.061, WATER RATES, TO PROVIDE NEW RATES FOR WATER SERVICES WITHIN THE CITY; PROVIDING FOR A PENALTY CLAUSE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Seagoville has established charges for water rates in Section 19.03.061 of the Code of Ordinances; and

**WHEREAS**, after reviewing said fees, the City has determined that the fees are inappropriate and should be amended; and

**WHEREAS**, the City Council of the City of Seagoville, Texas, has determined that Section 19.03.061 of the Code of Ordinances should be amended to provide new charges for water rates within the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:**

**SECTION 1.** That the Chapter 19, Division 2, Section 19.03.061, Water Rates be amended to read as follows:

"Chapter 19. WATER, SEWER AND SEWAGE DISPOSAL

DIVISION 2. RATES AND CHARGES

Sec. 19.03.061. Water rates.

The monthly water rates charged by the City of Seagoville to all residential and commercial customers within the city limits, shall be, for the first two thousand (2,000) gallons or any portion thereof depending on the size of the customer's water meter, as shown in the charts below:

Apartments and Manufactured Homes (per unit):

Water Meter Size (Inches)	Rate
3/4 or less	\$25.37
1"	\$25.37

1.5"	\$25.37
2"	\$25.37
4"	\$25.37
6"	\$25.37
8"	\$25.37

All Others:

<b>Water Meter Size (Inches)</b>	<b>Rate</b>
3/4 or less	\$25.37
1"	\$38.06
1.5"	\$63.43
2"	\$63.43
3"	\$164.93
4"	\$241.05
6"	\$844.95
8" or larger	\$1,268.70

Water usage in excess of two thousand (2,000) gallons charged and collected at the following table rate per one thousand (1,000) gallons:

<b>Water Usage in</b>	<b>Rate</b>
2,001 - 5,000 gallons	\$2.68
5,001 - 10,000 gallons	\$3.35
10,001 - 15,000 gallons	\$5.16
15,001 - 20,000 gallons	\$5.83
20,001 - 25,000 gallons	\$6.48

Over 25,000 gallons	\$7.17
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The above rates shall also apply to all water for resale or to water districts.

**SECTION 2.** That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby amended, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 4.** Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed the sum of FIVE HUNDRED DOLLARS (\$500.00), unless the violation relates to fire safety, zoning or public health and sanitation, including dumping and refuse, in which the fine shall not exceed the sum of TWO THOUSAND AND NO/ 100 DOLLARS (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Seagoville from filing suit to enjoin the violation. Seagoville retains all legal rights and remedies available to it pursuant to local, state and federal law.

**SECTION 5.** This ordinance shall be in full force and affect after its passage

and publication as required by law.

**DULY PASSED** by the City Council of the City of Seagoville, Texas, on the first reading on the 21st day of August, 2017.

**DULY PASSED on** second and final reading by the City Council of the City of Seagoville, Texas, on the 28th day of August, 2017.

APPROVED:

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MAYOR

ATTEST:

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CITY SECRETARY

# Item # 11 Regular Session Agenda Item: Seagoville Economic Development Corporation Fiscal Year 2017 -2018 Budget

*Receive a presentation on the Seagoville Economic Development Corporation budget for fiscal year October 1, 2017 through September 30, 2018. (SEDC)*

**Meeting Date:** Monday, 21 August 2017

**ITEM DESCRIPTION**

According to SEDC Bylaws, Article V, *Functional Corporate Duties and Requirements*, Section 2, *Annual Corporate Budget*, "at least sixty (60) days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of expected revenues and proposed expenditures for the next fiscal year. The budget shall not be effective until the same has been approved by the City Council.

**BACKGROUND OF ISSUE**

The SEDC Board presents the attached Fiscal Year 2017 –2018 Budget for discussion. This SEDC Budget will be presented for approval during the September 11, 2017 Council Meeting.

<b>Revenue</b>	
Sales Tax	\$765,020
Rent	\$23,400
Interest Income	\$700
<b>TOTAL</b>	<b>\$789,120</b>
<b>Expenditures</b>	
Administrative	\$200,192
Operations	\$310,010
City & Community Projects	\$108,500
<b>TOTAL</b>	<b>\$618,702</b>
<b>Revenue over Expenditures</b>	<b>\$170,418</b>

**EXHIBITS**

Seagoville Economic Development Corporation, Fund Summary 2018  
 Detailed Budget Request Report, Fund 10, Seagoville Economic Development Corporation,  
 Revision Level 2, FY 2018 Department Budget Request

- General
- Administration (2)
- Operation (50)
- City Projects/Special Events (54)

Resolution **36-R-2017**

**Seagoville Economic Development Corporation  
Fund Summary FY 2018**

Account Description	Actual FY 2015	Actual FY 2016	Budget FY 2017	Projected FY 2017	Proposed FY 2018
<b>Total Net Position October 1</b>	673,856	1,287,310	1,401,915	1,401,915	1,742,777
<b>Revenues</b>					
Sales Tax Revenues	686,395	695,869	704,900	765,020	765,020
Rent Revenue	11,200	12,600	12,600	17,900	23,400
Insurance Recovery	51,150	10,000	-	-	-
Reimbursement/Other	6,331	-	-	13	-
Interest Income	884	719	800	700	700
<b>Total Revenue</b>	<b>755,960</b>	<b>719,188</b>	<b>718,300</b>	<b>783,633</b>	<b>789,120</b>
<b>Total Resources Available</b>	1,429,816	2,006,498	2,120,215	2,185,548	2,531,897
<b>Expenditures</b>					
<b>Administrative &amp; Operations</b>					
Administrative Cost	38,717	75,599	192,302	189,612	200,192
Operations	64,230	112,721	140,510	233,754	310,010
<b>Total Administrative &amp; Operations</b>	<b>102,947</b>	<b>188,320</b>	<b>332,812</b>	<b>423,366</b>	<b>510,202</b>
<b>Economic Development Assistance</b>					
Tractor Supply Development	-	300,000	-	-	-
Economic Development Grant - Actuant (Precision/Hays)	-	50,000	50,000	-	-
<b>Total Economic Development Assistance</b>	<b>-</b>	<b>350,000</b>	<b>50,000</b>	<b>-</b>	<b>-</b>
<b>City and Community Oriented Projects</b>					
Fireworks	5,000	5,250	5,000	5,000	5,000
Kidfish Event	723	675	1,250	925	3,500
Quality of Life Projects	17,792	41,231	100,000	-	100,000
Special Events Chamber of Commerce	-	-	2,000	-	-
<b>Total City and Community Projects</b>	<b>23,514</b>	<b>47,155</b>	<b>108,250</b>	<b>5,925</b>	<b>108,500</b>
<b>Debt Service</b>	<b>16,044</b>	<b>11,036</b>	<b>119,759</b>	<b>13,479</b>	<b>-</b>
<b>Facade Improvement Program</b>	<b>-</b>	<b>8,071</b>	<b>50,000</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>142,505</b>	<b>604,582</b>	<b>660,821</b>	<b>442,771</b>	<b>618,702</b>
<b>Excess of Revenue over Expenditures</b>	613,456	114,605	57,479	340,862	170,418
<b>Total Net Position September 30</b>	1,287,310	1,401,915	1,459,394	1,742,777	1,913,195
<b>Invested in Capital Assets</b>	670,135	711,285	670,135	670,135	670,135
<b>Working Capital</b>	<b>617,175</b>	<b>690,630</b>	<b>789,259</b>	<b>1,072,642</b>	<b>1,243,060</b>
<b>Daily Operating Cost</b>	<b>282.05</b>	<b>515.94</b>	<b>911.81</b>	<b>1,159.91</b>	<b>1,397.81</b>

Fund: 10 SEAGOVILLE ECONOMIC DEV. CORP

Department: GENERAL

Period Ending: 8/2017

Program:

Account	Description	FY 2016 YEAR TO DATE ACTUAL	FY 2017 BUDGET	FY 2017 YEAR TO DATE ACTUAL	FY 2017 PROJECTED	FY 2018 DEPT BUDGET REQUEST	DBR PLUS HEALTH INSURANCE	FY 2018 CTY MGR FINAL
10-9120-00-00	SEDC SALES TAX	695,868.58-	704,900.00-	635,123.91-	765,020.00-	765,020.00-		765,020.00-
	Subtotal:	695,868.58-	704,900.00-	635,123.91-	765,020.00-	765,020.00-		765,020.00-
10-9601-00-00	SEDC INTEREST	717.01-	800.00-	538.96-	700.00-	700.00-		700.00-
	Subtotal:	717.01-	800.00-	538.96-	700.00-	700.00-		700.00-
10-9730-00-00	MISCELLANEOUS REVENUES			12.98-	13.00-			
10-9731-00-00	INSURANCE RECOVERY	10,000.00-						
10-9770-00-00	SEDC TENENT RENTAL INCOME	12,600.00-	12,600.00-	13,562.50-	17,900.00-	23,400.00-		23,400.00-
	Subtotal:	22,600.00-	12,600.00-	13,575.48-	17,913.00-	23,400.00-		23,400.00-
	Program number:	719,185.59-	718,300.00-	649,238.35-	783,633.00-	789,120.00-		789,120.00-
	Department number: GENERAL	719,185.59-	718,300.00-	649,238.35-	783,633.00-	789,120.00-		789,120.00-
	Revenue Subtotal	719,185.59-	718,300.00-	649,238.35-	783,633.00-	789,120.00-		789,120.00-

Fund: 10 SEAGOVILLE ECONOMIC DEV. CORP

Department: 2 ADMINISTRATION

Program:

Period Ending: 8/2017

Account	Description	FY 2016 YEAR TO DATE ACTUAL	FY 2017 BUDGET	FY 2017 YEAR TO DATE ACTUAL	FY 2017 PROJECTED	FY 2018 DEPT BUDGET REQUEST	DBK PLUS NEW HEALTH INSURANCE	FY 2018 CITY MGR FINAL
10-1101-02-00	WAGES & SALARIES	56,608.88	142,000.00	120,153.25	142,000.00	146,257.00		146,257.00
10-1106-02-00	LONGEVITY					140.00		140.00
10-1109-02-00	CELL ALLOWANCE	2,600.00	7,800.00	5,000.00	6,000.00	1,200.00		1,200.00
10-1116-02-00	CAR ALLOWANCE					6,000.00		6,000.00
10-1121-02-00	FICA	4,538.16	11,460.00	9,583.03	11,175.00	11,750.00		11,750.00
10-1151-02-00	GROUP INSURANCE	5,789.20	14,964.00	11,846.50	14,485.00	17,209.00		17,209.00
10-1152-02-00	TMS	5,799.59	15,382.00	13,088.09	15,342.00	16,940.00		16,940.00
10-1156-02-00	GROUP DENTAL	262.70	696.00	499.13	610.00	696.00		696.00
Subtotal:		75,598.53	192,302.00	160,170.00	189,612.00	200,192.00		200,192.00
Program number:		75,598.53	192,302.00	160,170.00	189,612.00	200,192.00		200,192.00
Department number: ADMINISTRATION		75,598.53	192,302.00	160,170.00	189,612.00	200,192.00		200,192.00

Fund: 10 SEAGOVILLE ECONOMIC DEV. CORP

Department: 50 OPERATION

Program:

Period Ending: 8/2017

Account	Description	FY 2016 YEAR TO DATE ACTUAL	FY 2017 BUDGET	FY 2017 YEAR TO DATE ACTUAL	FY 2017 PROJECTED	FY 2018 DEPT BUDGET REQUEST	DBR PLUS NEW HEALTH INSURANCE	FY 2018 CITY MGR FINAL
10-2101-50-00	OFFICE SUPPLIES	480.35	1,500.00	1,461.36	1,500.00	2,100.00		2,100.00
10-2102-50-00	COPIES & POSTAGE	106.78	750.00	316.96	750.00	10,000.00		10,000.00
Subtotal:		587.13	2,250.00	1,778.32	2,250.00	12,100.00		12,100.00
10-2367-50-00	BUILDING MAINTENANCE	4,439.84	3,000.00	4,834.22	6,000.00	7,500.00		7,500.00
Subtotal:		4,439.84	3,000.00	4,834.22	6,000.00	7,500.00		7,500.00
10-3102-50-00	COPIER LEASE	2,894.28	3,100.00	2,653.09	2,894.00	3,100.00		3,100.00
10-3103-50-00	BOOKKEEPING	1,800.00	2,400.00	1,800.00	2,400.00	2,400.00		2,400.00
10-3104-50-00	LEGAL FEES	6,610.25	12,000.00	8,754.58	12,000.00	18,000.00		18,000.00
10-3105-50-00	CONSULTING & SURVEY FEES	15,803.87	10,000.00	5,150.00	20,000.00	65,000.00		65,000.00
10-3145-50-00	REFERENCE MATERIALS	5.14	100.00	10.95	100.00	100.00		100.00
Subtotal:		27,113.54	27,600.00	18,368.62	37,394.00	88,600.00		88,600.00
10-3301-50-00	PUBLIC NOTICES		300.00		300.00	300.00		300.00
Subtotal:			300.00		300.00	300.00		300.00
10-3403-50-00	BUILDING INSURANCE	7,442.53	5,600.00	5,345.55	6,500.00	6,500.00		6,500.00
Subtotal:		7,442.53	5,600.00	5,345.55	6,500.00	6,500.00		6,500.00
10-3500-50-00	WATER & SEWER	794.51	650.00	765.53	1,000.00	1,000.00		1,000.00
10-3501-50-00	GAS & HEATING	689.67	1,000.00	638.24	600.00	600.00		600.00
10-3502-50-00	ELECTRICITY	909.81	1,000.00	721.16	1,000.00	1,200.00		1,200.00
10-3504-50-00	TELEPHONE	2,692.92	1,500.00	1,692.21	3,200.00	3,200.00		3,200.00
10-3506-50-00	INTERNET	809.38	750.00	688.30	950.00	950.00		950.00
10-3595-50-00	ALARM MONITORING	359.40	360.00	269.95	360.00	360.00		360.00
Subtotal:		6,255.69	5,260.00	4,772.99	7,110.00	7,310.00		7,310.00
10-3690-50-00	OTHER CONTRACT MAINTENANCE	480.00	1,000.00	955.49	1,200.00	1,200.00		1,200.00
Subtotal:		480.00	1,000.00	955.49	1,200.00	1,200.00		1,200.00
10-3700-50-00	RENTAL PROPERTY MAINTENANCE	1,991.03	2,500.00	5,640.62	5,000.00	5,000.00		5,000.00
Subtotal:		1,991.03	2,500.00	5,640.62	5,000.00	5,000.00		5,000.00
10-3900-50-00	ADVERTISING/PROMOTION/SHOWS	771.98	35,000.00	11,158.36	35,000.00	35,000.00		35,000.00

Fund: 10 SEAGOVILLE ECONOMIC DEV. CORP

Department: 50 OPERATION

Program:

Period Ending: 8/2017

Account	Description	FY 2016 YEAR TO DATE ACTUAL	FY 2017 BUDGET	FY 2017 YEAR TO DATE ACTUAL	FY 2017 PROJECTED	FY 2018 DEPT BUDGET REQUEST	DBF PLUS NEW HEALTH INSURANCE	FY 2018 CTY MGR FINAL
10-3901-50-00	MEMBERSHIP & SUBSCRIPTION	3,455.00	10,000.00	8,558.25	10,000.00	16,000.00		16,000.00
10-3902-50-00	CONFERENCE & PUBLIC RELATIONS	3,115.00	35,000.00	1,457.07	35,000.00	35,000.00		35,000.00
10-3903-50-00	EDUCATION/TRAVEL/SEMINARS	2,451.69	7,500.00	2,031.33	7,500.00	15,000.00		15,000.00
10-3925-50-00	DEMOLITION	21,700.00			75,000.00	75,000.00		75,000.00
10-3992-50-00	OTHER APPROVED EXPENSE	21,439.04	5,000.00	1,558.72	5,000.00	5,000.00		5,000.00
Subtotal:		52,932.71	92,500.00	24,763.73	167,500.00	181,000.00		181,000.00
10-4310-50-00	OFFICE EQUIPMENT & FURNITURE	3,154.40	500.00	134.20	500.00	500.00		500.00
Subtotal:		3,154.40	500.00	134.20	500.00	500.00		500.00
10-5203-50-00	DEPRECIATION EXPENSE	8,324.31						
Subtotal:		8,324.31						
Program number:		112,721.18	140,510.00	66,593.74	233,754.00	310,010.00		310,010.00
Department number: OPERATION		112,721.18	140,510.00	66,593.74	233,754.00	310,010.00		310,010.00

12:29 08/15/17

BUDGET PREP REPORT

Fund: 10 SEAGOVILLE ECONOMIC DEV. CORP

Department: 51 ECONOMIC DEVELOPMENT PROJECTS

Program:

Period Ending: 8/2017

Account	Description	FY 2016 YEAR TO DATE ACTUAL	FY 2017 BUDGET	FY 2017 YEAR TO DATE ACTUAL	FY 2017 PROJECTED	FY 2018 DEPT BUDGET REQUEST	DER PLUS NEW HEALTH INSURANCE	FY 2018 CTY MGR FINAL
10-6023-51-00	103 N. KAUFMAN RENOVATION			134,917.84				
10-6035-51-00	THREE S SI RIO GRANDE GRANT	300,000.00						
10-6038-51-00	ACTUANT CORP.	50,000.00	50,000.00					
<b>Subtotal:</b>		<b>350,000.00</b>	<b>50,000.00</b>	<b>134,917.84</b>				
Program number:		350,000.00	50,000.00	134,917.84				
Department number: ECONOMIC DEVELOPMENT PROJE		350,000.00	50,000.00	134,917.84				



Account	Description	FY 2016 YEAR TO DATE ACTUAL	FY 2017 BUDGET	FY 2017 YEAR TO DATE ACTUAL	FY 2017 PROJECTED	FY 2018 DEPT BUDGET REQUEST	DEB PLUS NEW HEALTH INSURANCE	FY 2018 CITY MGR FINAL
10-5215-53-00	ANB DEBT SERVICE	11,035.66	119,759.00	13,479.45	13,480.00			
	Subtotal:	11,035.66	119,759.00	13,479.45	13,480.00			
	Program number:	11,035.66	119,759.00	13,479.45	13,480.00			
	Department number: DEBT SERVICE	11,035.66	119,759.00	13,479.45	13,480.00			

Fund: 10 SEAGOVILLE ECONOMIC DEV. CORP

Department: 54 CITY PROJECTS/SPECIAL EVENTS

Program:

Period Ending: 8/2017

Account	Description	FY 2016 YEAR TO DATE ACTUAL	FY 2017 BUDGET	FY 2017 YEAR TO DATE ACTUAL	FY 2017 PROJECTED	FY 2018 DEPT BUDGET REQUEST	DBE PLUS NEW HEALTH INSURANCE	FY 2018 CITY MGR FINAL
10-3820-54-00	FIREWORKS	5,250.00	5,000.00	5,000.00	5,000.00	5,000.00		5,000.00
10-3825-54-00	KIDFISH EVENT	674.50	1,250.00	104.50	925.00	3,500.00		3,500.00
10-3827-54-00	2015 BEARDEN PK IMPROVEMENTS	11,335.45						
10-3828-54-00	CHAMBER OF COMMERCE/OTHERS		2,000.00					
<b>Subtotal:</b>		<b>17,259.95</b>	<b>8,250.00</b>	<b>5,104.50</b>	<b>5,925.00</b>	<b>8,500.00</b>		<b>8,500.00</b>
10-3990-54-00	QUALITY OF LIFE PROJECTS	29,895.44	100,000.00		100,000.00	100,000.00		100,000.00
<b>Subtotal:</b>		<b>29,895.44</b>	<b>100,000.00</b>		<b>100,000.00</b>	<b>100,000.00</b>		<b>100,000.00</b>
<b>Program number:</b>		<b>47,155.39</b>	<b>108,250.00</b>	<b>5,104.50</b>	<b>105,925.00</b>	<b>108,500.00</b>		<b>108,500.00</b>
<b>Department number:</b>	<b>CITY PROJECTS/SPECIAL EVEN</b>	<b>47,155.39</b>	<b>108,250.00</b>	<b>5,104.50</b>	<b>105,925.00</b>	<b>108,500.00</b>		<b>108,500.00</b>
<b>Expenditure</b>	<b>Subtotal -----</b>	<b>604,582.10</b>	<b>660,821.00</b>	<b>380,265.53</b>	<b>542,771.00</b>	<b>618,702.00</b>		<b>618,702.00</b>
<b>Fund number:</b>	<b>10 SEAGOVILLE ECONOMIC DEV. COR</b>	<b>114,603.49-</b>	<b>57,479.00-</b>	<b>268,972.82-</b>	<b>240,862.00-</b>	<b>170,418.00-</b>		<b>170,418.00-</b>
***** End of Report *****								

**RESOLUTION NO. 36-R-2017**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION ("SEDC") APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Executive Director of the Seagoville Economic Development Corporation has prepared and submitted to the Seagoville Economic Development Corporation Board of Directors a budget estimate of expenditures and revenues for the fiscal year beginning October 1, 2017, and ending September 30, 2018; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION:**

**Section 1.** That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

**Section 2.** That for the purpose of providing the funds necessary and proposed to be expended in the budget of the Seagoville Economic Development Corporation for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the budget heretofore prepared by the Executive Director and submitted to the Board of Directors of the Seagoville Economic Development Corporation is hereby approved.

**Section 3.** That this Resolution shall take effect immediately from and after its passage, and it is, accordingly, so resolved.

**DULY RESOLVED AND ADOPTED** by the Board of Directors of the Seagoville Economic Development Corporation, on this the 24<sup>th</sup> day of July, 2017.

SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION

  
\_\_\_\_\_  
Dr. Don C. Cole, Chairman

  
\_\_\_\_\_  
Kirk D. Clennan, Executive Director

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alexis G. Allen, SEDC Attorney

# **Item # 12 Regular Session Agenda Item: Seagoville Economic Development Corporation Work Plan, Assessment of the Local Economic Development Environment, Evaluation of Past Performance**

***Receive a presentation on the Seagoville Economic Development Corporation's Work Plan, including an Assessment of the Local Economic Development Environment and an Evaluation of Past Performance.***

**Meeting Date: Monday, 21 August 2017**

## **ITEM DESCRIPTION**

The Seagoville Economic Development Corporation presents for Council's consideration the SEDC Work Plan, Assessment of the Local Economic Development Environment, Evaluation of Past Performance.

## **BACKGROUND OF ISSUE**

In presenting these items, the SEDC Board desires to update the Council as to the status of Economic Development efforts within the City of Seagoville. Accordingly, the Board presents the SEDC Work Plan, which includes an Assessment of the Local Economic Development Environment, as well as an Evaluation of Past Performance.

The Work Plan includes a *Vision, Mission Statement, Executive Summary, Community Overview and Economic Development Plan*. Numerous exhibits are part of this Plan including demographics, economic indicators and other support information provided by City Departments, state agencies and regional partners. This data is a 'snapshot' of the Local Economic Development Environment.

The following provides an Evaluation of Past Performance (June 2016 thru present).

Office Re-establishment – the internal and external actions of this ongoing effort will enable residents and local business to believe the organization is theirs. Private and public partners will understand that Seagoville is "where their investment dollars go farther."

### Contacts

- Retail/Restaurants -68
- Commercial/Industrial -70 (Dallas Regional Chamber, Oncor -Economic Development and the Governor's Office are lead contributors)
- Replied -33
- Did Not Submit - 37
- Active -13
- Inactive -55
- Visits -2

### Association Outreach

- American College of Healthcare Executives (ACHE) North Texas Chapter
- Best Southwest Partnership (BSW)
- Commercial Real Estate Women -Dallas (CREW)
- Dallas-Fort Worth Hospital Council (DFWHC) - Healthcare
- Dallas Regional Chamber (DRC)
- International Council of Shopping Centers (ICSC)

International Economic Development Council (IEDC)  
North American Industrial & Office Properties – Dallas Chapter (NAIOP)  
North Texas Commercial Association of Realtors (NTCAR)  
Texas Economic Development Council (TEDC)  
Texas Higher Education Coordinating Board (THECB) -Higher Education  
The Real Estate Council (TREC)

Government Outreach

Governor's Office, Economic Development & Tourism (EDT)  
North Central Texas Council of Governments (NCTCOG)  
North Texas Commission (NTC)  
Southeast Area Transportation Alliance (SEATA)  
Texas Department of Transportation (TXDoT)  
Texas Comptroller of Public Accounts

Bylaws, Work Plan, Assessment of the Local Economic Development Environment, Evaluation of Past Performance, Incentive Application and Rules of Procedure – these guiding documents were created, edited, consolidated and revised to more accurately reflect the SEDC's evolution since July 1995.

Economic Indicators database -this monthly, fifteen-variable, multi-year overview summarizes the community by the numbers. This information has been charted and graphed monthly since at least January 2008.

Primary Employer's Directory - 'business that brings new money into the community' is the emphasis of this document. These companies generate income that filters through Seagoville and enables service businesses to prosper. In addition, these companies have suppliers/vendors and some have parent companies the community can recruit and/or thank for their presence. This can form the basis of our business recruitment efforts.

Site/Facility Inventory -more than 750 acres of real estate is identified for industrial, commercial and retail development. xCeligent integration into web and social media applications will complement direct-mail and sponsorship opportunities.

Public & private sector development partners -began to reconnect through attendance at professional associations involved in the development business. The SEDC has attended public & private sector occasions that enable civic & business leaders to network.

Dallas Regional Chamber (DRC)  
Dallas Fort Worth Hospital Council (DFWHC)  
International Council of Shopping Centers (ICSC)  
North Texas Commercial Association of Realtors (NTCAR)  
The Real Estate Council (TREC)

Cost-benefit analysis – Impact DataSource subscription enables the SEDC to measure job creation, capital investment, sales and/or hotel occupancy tax benefits with development cost impacts.

Aerial brochure content and development partner contact list -this 'poster' includes an overhead & oblique perspective of Seagoville we expect to deliver to roughly 2,000 DFW-area development

partners. It is the first of many steps to communicate our "competitive advantages" to existing and prospective business.

Facebook, LinkedIn and Twitter presence -we have established an initial social media effort that conveys business information, local activities and areas of interest.

Precision-Hayes International (Actuant Corporation) – revised Incentive Agreement to accommodate expansion that will create five (5) more jobs over five (5) years with a capital investment of \$2.4 million and 20,000 square feet.

Renovated 103 North Kaufman Street for Goin' Postal – not only did we improve a dilapidated facility, but we retained an existing small business that is an asset to the community.

North Kaufman Street facilities/sites master plan process – design & engineering professionals have been contacted about facility & site improvements to undertake along one of Seagoville's main thoroughfares that will create a 'sense of place'.

Environmental Way -paid debt payment off.

## **EXHIBITS**

Action Plan for Council, July 2017

- I. Seagoville TX Annual Economic Indicators, 2008 thru 2016
- II. Texas Department of Transportation, Historical, Four-Station, Average Annual Daily Traffic Counts, 1990 thru 2015
- III. Total Labor Force (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016
- IV. Total Employed (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016
- V. Total Unemployed (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016
- VI. Total Unemployment Rate (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016
- VII. Seagoville TX, Commercial/Industrial Permits/Values, 2008 thru 2016
- VIII. Seagoville TX, Residential Permits & Values, 2008 thru 2016
- IX. Seagoville TX, Total Construction Value, 2008 thru 2016
- X. Seagoville TX, Existing Residential Sales Value and Transactions, 2008 thru 2016
- XL. Seagoville TX Population Characteristics, 2015 (Source: U. S. Census Bureau, 2011 – 2015, American Community Survey, 5-Year Estimates”
- XII. Seagoville TX Regional Population and Average Family Income Comparison with Other South Dallas County Communities
- XIII. Seagoville TX Uniform Crime Report, 2009 thru 2016 with Annual Percent Change
- XIV. Oncor Electric Delivery Company, Kilowatt Hours in Seagoville TX, 2008 thru 2016
- XV. Atmos Energy Corporation - Mid-Tex Division, Active Natural Gas Meters, 2008 thru 2016
- XVI. City of Seagoville, Active Water Meters, 2008 thru 2016
- XVII. Seagoville TX, Annual Sales Tax Receipts, 2008 thru 2016
- XVIII. SEDC Board Word Cloud
- SEDC Commercial/Industrial Prospect Summary, 2016
- SEDC Commercial/Industrial Prospect Summary, 2017
- SEDC Retail Prospect Activity, June 2016 to present
- Primary Employers Directory 1.0
- Seagoville Site Summary
- Resolution Number 39-R-2017

**Seagoville Economic Development Corporation**  
**Live, Work, Play, Learn, Shop and Stay**

**An Economic Development Plan**

*VISION: The SEDC will retain, expand and relocate business through timely, accurate, professional and responsive efforts that foster job creation, increase capital investment and diversify the economic base.*

*MISSION: Employment Opportunities thru Quality Education and Community Support.*

Seagoville Economic Development Corporation (SEDC)  
105 North Kaufman Street  
Seagoville TX 75159  
(972) 287-9944  
[www.seagoville.us](http://www.seagoville.us)

July 2017

**Seagoville Economic Development Corporation**  
**Live, Work, Play, Learn, Shop and Stay**

ACKNOWLEDGEMENTS

The following individuals enabled this document to be written with counsel, time and information. Their efforts are to be commended as thoughtful civic and business leaders of the community.

SEDC Board of Directors

Mr. C. Don Cole, Chairman  
Mr. Jose Hernandez, Vice Chairman  
Mrs. Barbara Sherman,  
Secretary/Treasurer  
Mr. Harold Magill  
Mr. Stepper Sebastian  
Mr. Martin Ashley  
Ms. Roscio Rueda

Former SEDC Board of Directors

Ms. Brenda Thompson  
Mr. Mike Fruin

SEDC Staff

Ms. Jennifer Thrash  
Mr. Kirk D. Clennan, CEcD

City Staff

Mr. Pat Stallings, City Manager  
Mr. Ladis Barr, Community  
Development Director  
Mr. Patrick Harvey, Finance Director  
Ms. Christie Wilson, Interim City  
Secretary  
Mr. Ray Calverley, Police Chief  
Ms. Marty Anderson  
Mr. Todd Gilcrease, Fire Chief  
Ms. Tammy Ramsey, Utility Billing  
Mrs. Liz Gant, Library/IT  
Mr. Phil DeChant, Public Works  
Mr. Chris Ryan, Public Works  
Ms. Kandi Jackson, City Secretary  
Ms. Cindy D. Brown, Human  
Resources  
Ms Jessica Sherman  
Ms. Cindy Starns  
Mrs. Alexis Allen, City Attorney

Former City Staff

Mrs. Dara Crabtree, City Secretary

Mrs. Cindy Kintz, Planning  
Technician

Utilities

Mrs. Terri Shatter, Oncor Electric  
Delivery Company, LLC  
Mr. Alfonso Hernandez, Atmos  
Energy Corporation, Mid-TX  
Division  
Mr. Joe Bethany, SuddenLink  
Mr. Ike Butler, AT&T

State & Regional

Governor's Office, Economic  
Development & Tourism  
Texas Workforce Commission  
Texas Comptroller of Public Accounts  
Workforce Solutions Greater Dallas  
North Central Texas Council of  
Governments  
Texas Department of Transportation  
U. S. Census Bureau  
Dallas Regional Chamber of  
Commerce  
Dallas County  
Kaufman County Appraisal District  
Dallas Central Appraisal District  
Dallas Independent School District  
Texas Demographic Center  
Bureau of Labor Statistics

Private Sector

Branding Iron Realty (Source: North  
Texas Real Estate Information  
Systems, Inc.)  
Seagoville Chamber of Commerce  
Seagoville-area Primary Employers  
Seagoville-area Real Estate  
Professionals  
Impact DataSource  
Mike Barnes Group

**Seagoville Economic Development Corporation**  
**Live, Work, Play, Learn, Shop and Stay**

Table of Contents

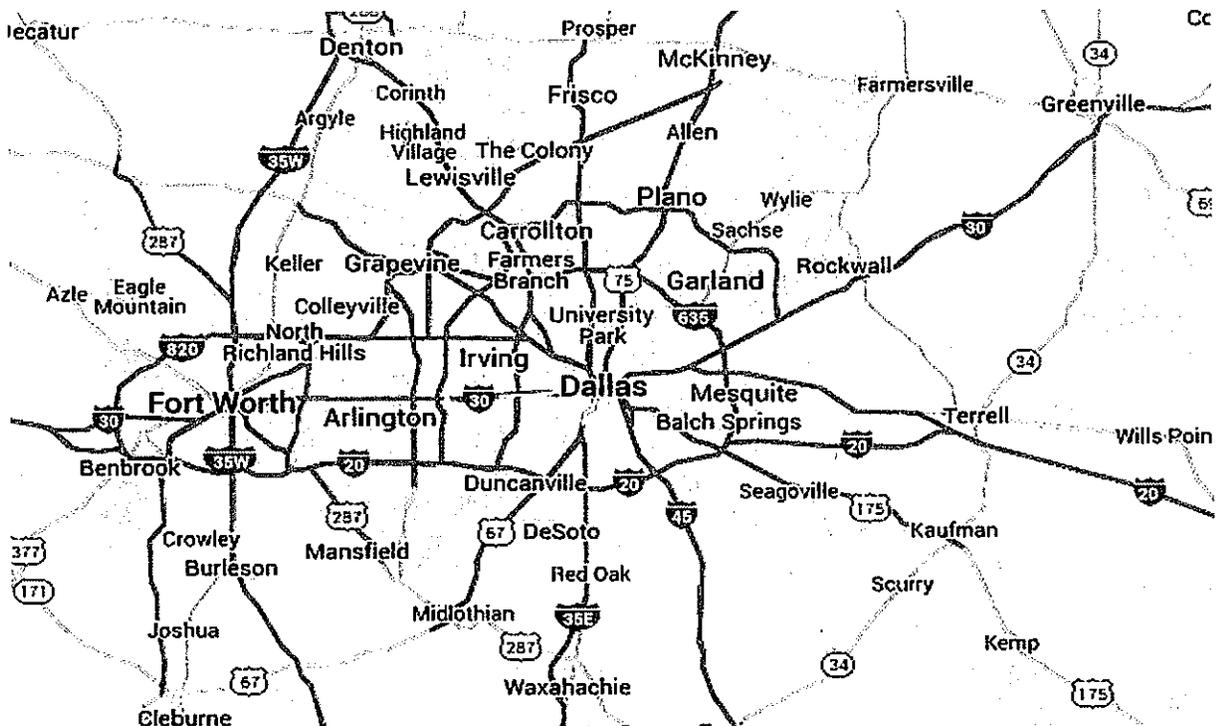
EXECUTIVE SUMMARY	Page 4
COMMUNITY OVERVIEW	Page 6
AN ECONOMIC DEVELOPMENT PLAN	Page 16
GOALS, OBJECTIVES, ACTION STEPS, Etc.	Page 19
SEDC BUDGET	Page 26

# Seagoville Economic Development Corporation Live, Work, Play, Learn, Shop and Stay

## EXECUTIVE SUMMARY

Before Seagoville was founded in 1876, education's impact was felt in the community. Mr. John A. Brinegar built a one-room log house for less than 75 residents almost a decade before "Seago" was established. Education's importance was realized with agricultural small business, banking, the railroad, a post office and The Star newspaper developed over the next 25 years. It was almost fifty years before the community secured electric service and ultimately incorporated as "Seagoville." Resilience was tested during the 1930's with the Great Depression, however, public and private sector investment occurred with establishment of a federal detention center and Gibson Discount Centers corporate headquarters. When Seagoville celebrated 75 years during the rock n' roll '50s, education once again was a priority with local school development. The community's centennial brought almost 5,000 residents; recognition as "Small Town U. S. A.;" filming of "Strictly on Your Own;" and location of the U. S. Army Reserve, 807<sup>th</sup> Medical Command. Who knew it would take a century for Seagoville to secure what it needed for sustainable economic development: education and healthcare.

It has been over 140-years of steady, conservative, traditional business and community development. In 1995, Seagoville residents established a 4B Economic Development Sales Tax Corporation. This addition to the tried-and-true afforded the community an opportunity to partner with the private sector on development of its future. The availability of public funds to compliment private investment gave the potential for increased job opportunities, expanded capital investment and diversification of Seagoville's economic base. Time has come for Seagoville to identify its competitive advantages, establish priorities and match its resources to what will improve prosperity and experiences for residents and visitors.



Source: <https://www.pinterest.com/ashleycls/dallas/>

## Seagoville Economic Development Corporation Live, Work, Play, Learn, Shop and Stay

“Companies locate to an area where there is an abundant and highly-skilled workforce, high quality of life, good school systems, efficient transportation networks, affordable housing and supportive government entities.” North Central Texas Council of Governments (NCTCOG), Comprehensive Economic Development Strategy (CEDS), 15 February 2016.

Seagoville possesses “efficient transportation networks, affordable housing and supportive government entities.” While we want to maintain and improve these competitive advantages, it is imperative the community address weaknesses in availability of “highly-skilled workforce, quality of life and school system.” Some steps have been undertaken with Seagoville High School’s P-Tech program and community efforts that raise resident and visitor expectations of what the City has to offer the world. This has been accomplished through improved entrances, cleaner streets, enhanced public safety and investments in ‘physical’ infrastructure throughout Seagoville. Let’s work towards collaborative, public & private partnerships that involve investments in ‘mental’ infrastructure.

The NCTCOG CEDS identified “five major strategic areas that play a critical role in the future development of North Central Texas:

- economic competitiveness;
- education & workforce development;
- entrepreneurship;
- quality of life; and
- transportation & public infrastructure.”

The SEDC will complement its existing office re-establishment, retention/expansion and business recruitment efforts with the following three elements:

- healthcare;
- higher education; and
- leverage of federal resources.

Recruitment of these two industry segments, along with insight from existing federal contacts about other opportunities, satisfy four-of-the-five CEDS efforts and enhance Seagoville’s overall competitive advantage. Enhancement of the community’s appearance is well-underway, let’s now work on sustainable experiences for residents and visitors where they can live, work, play, learn, shop and stay.

# Seagoville Economic Development Corporation Live, Work, Play, Learn, Shop and Stay

## COMMUNITY OVERVIEW

Seagoville's history has been grounded in humility and service to each other. This 'internal' focus has inhibited perspective on what influencers see in the regional economy. While 'everyone knows everyone' in the community, an 'external' effort to share with the rest of the world what Seagoville offers has not occurred. Development allies such as real estate professionals, architects, engineers, construction professionals, attorneys, developers and regional public leadership need to be courted. An understanding of the retail, commercial and industrial site location process is critical to Seagoville's long-term viability. In order for the community to undertake the following action plan, let's understand what resources we bring to the 'economic development table' (*Appendix I Seagoville TX Annual Economic Indicators, 2008 thru 2016*).

### LOCATION

Seagoville is one of 169 cities (235 political jurisdictions) in the 16-county Dallas-Fort Worth area. A suburban community, with rural charm, 19 miles/31 km from downtown Dallas, bounded by the Trinity River to the west, East Fork to the 'east' with more than 3,000 acres/1,214 hectares of wetlands. But wait, there's more.

### TRANSPORTATION

Dallas-Fort Worth International Airport is approximately 45 miles/73 km north-northwest. Dallas Love Field is 28 miles/45 km (35 minutes) north-northwest of Seagoville.

US Highway 175 is the major northwest-southeast corridor that flows through the community. This transportation artery connects Seagoville to Interstates 20/635, 45 and 35 north and west of the community. Exceptional access to materials and/or people throughout the DFW Metroplex is provided by these surface transportation resources (*Appendix II, Texas Department of Transportation, Historical, Four-Station, Average Annual Daily Traffic Counts, 1990 thru 2015*).

Dallas Area Rapid Transit, North Texas' public transportation entity, is responsible for commuter rail service. Their "green line" is located ten-miles/16 km north of the community and connects with STAR Transit. This accessibility 'hooks' Seagoville up to the region and the world.

Seagoville is roughly 250 miles/403 km due north of the Port of Houston. This is the port of choice for Texas businesses that need a water transportation resource.

### LABOR

The community is almost entirely located within Dallas County, however a small portion of the community is in Kaufman County. Our place within Dallas & Kaufman Counties affords access to a labor force of more than 1.4 million people (*Appendices, III thru VI: Total Labor Force (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016; Total Employed (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016; Total Unemployed (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016; and Total Unemployment Rate (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016*).

There are almost 5,800 individuals in the local labor force employed in management, service, sales, natural resource, construction, maintenance, production, transportation and material moving

# Seagoville Economic Development Corporation

## Live, Work, Play, Learn, Shop and Stay

occupations. Leading industry segments include construction, manufacturing, retail trade, waste management services, education and health care.

66 Primary Employers call Seagoville home. These businesses do not depend on residents to purchase products and services, but instead bring 'new' money into the community. They occupy 243 acres/98 hectares, in more than 1.5 million square feet/139,355 square meters of space, employ 1,547 people and represent 15 North American Industrial Classification System (NAICS) Codes. This is a diverse, hardworking business community that serves customers globally. From aggregate to wire, Seagoville's industry exceeds expectations.

### DEMOGRAPHICS

Since 1960, Seagoville has grown 324% to almost 16,000 residents. More than 72% of the population have graduated from high school and almost 11% have received either a Bachelor's or higher degree. Diverse employment brings home \$57,500 in mean family income annually with more than 66% of families between \$25,000 and \$100,000 in annual income (*Appendix VII thru X, Seagoville TX, Commercial/Industrial Permits/Values, 2008 thru 2016; Seagoville TX, Residential Permits & Values, 2008 thru 2016; Seagoville TX, Total Construction Value, 2008 thru 2016; Seagoville TX, Existing Residential Sales Value and Transactions, 2008 thru 2016*).

Regional population, labor force access and skills influence Seagoville as well. The community's geographic location on the southeast corner of Dallas, west central Kaufman and proximity to Ellis counties, combined with the above transportation network, affords contact with a labor force of more than 1.4 million people. Travel time varies from 25 to 75 minutes, but the average travel time to work from Seagoville is 36.5 minutes (*Appendix XI thru XIII, Seagoville TX Population Characteristics, 2015, U.S. Census Bureau, 2011 – 2015, American Community Survey, 5-Year Estimates; Seagoville TX Regional Population and Average Family Income Comparison with Other South Dallas County Communities (<http://factfinder.census.gov>), and Seagoville TX Uniform Crime Report, 2009 thru 2016 with Annual Percent Change*).

### EDUCATION

Seagoville is part of the Dallas Independent School District (DISD), a 384 square mile/995 square km, 227-campus, 160,000-student, 20,000 employee entity. The DISD "educates every student for success." Seagoville serves more than 20 square miles/78 square km, with seven campuses, 5,000 students and more than 400 faculty members.

Several universities are located in the Dallas-Fort Worth area. The following is a brief list of both public and private institutions of higher education within 70 miles/113 km of the community.

Dallas County Community College District ( <u>DCCCD</u> )	
<u>Southern Methodist University</u>	<u>University of Texas at Arlington</u>
<u>Dallas Baptist University</u>	<u>University of Texas at Dallas</u>
<u>University of North Texas</u>	<u>Texas Wesleyan University</u>
<u>University of Dallas</u>	Trinity Valley Community College ( <u>TVCC</u> )

Training & employee options are easily accessible, but access to higher education in the community will enhance existing Primary Employer competitiveness, foster entrepreneurial development and

# Seagoville Economic Development Corporation

## Live, Work, Play, Learn, Shop and Stay

improve business recruitment efforts. The above labor & continuing education resources are excellent, however they need to be combined with Texas Workforce Commission programs and a local institution of higher education. Seagoville is well under way to investments in 'physical infrastructure,' let's work on enhancement of 'mental infrastructure.'

### UTILITIES

Oncor Electric Delivery Company tailor's cost-effective electric services to exceed business needs. ATMOS Energy provides natural gas service. Seagoville is the community's water/wastewater delivery partner. AT&T and SuddenLink Business are telecommunication service providers. Republic Services is the community's one-source, solid-waste resource (*Appendix XIV thru XVI, Oncor Electric Delivery Company, Kilowatt Hours in Seagoville TX, 2008 thru 2016; Atmos Energy Corporation - Mid-Tex Division, Active Natural Gas Meters, 2008 thru 2016; and City of Seagoville, Active Water Meters, 2008 thru 2016.*)

### HEALTHCARE

There are twenty hospitals within 45 minutes of Seagoville; eight are within twenty minutes. A broad spectrum of health care services are provided.

### TAXES

In Texas, sales and property taxes are local, regional and state revenue resources. The following taxes are applicable in Seagoville depending on where you are located.

Corporate Income/Franchise  
Sales – 8.25% (*Appendix XVII*)

#### Real and Personal Property (rates per \$100 valuation)

City of Seagoville	\$0.74500000
Dallas County	\$0.24310000
Kaufman County	\$0.48950000
School Equalization	(\$0.01000)00
Parkland Hospital	\$0.27940000
Dallas County Community College District (DCCCD)	\$0.12293300
Trinity Valley Community College (TVCC)	\$0.10139400
Crandall Independent School District (CISD)	\$1.52360000
*Mesquite Independent School District (MISD)	\$1.46000000
<u>Dallas Independent School District (DISD)</u>	<u>\$1.28208500</u>
TOTAL (North-end of Seagoville)	\$2.66251800
TOTAL (South-end of Seagoville)	\$2.84949490
*Mesquite ISD is only applicable to the far, far northeast of the community	

### INCENTIVES

Seagoville structures reimbursable, *Performance-Based Incentive Agreements (PBLA)* with business. Our criteria for incentive consideration include the following:

# Seagoville Economic Development Corporation

## Live, Work, Play, Learn, Shop and Stay

Jobs (quantity & quality) – total Full-Time Equivalents (FTE's) and average annual payroll plus benefits; and/or

Capital Investment (real estate, facilities, furniture, fixtures & equipment) – all assets used in product or service development; and/or

Sales Tax (if applicable) – products/services that are sales taxable at 8.25%.

The community undertakes cost-benefit analyses collaboratively with applicants that include the above criteria. The PBIA is based upon creation/retention of up to a negotiable number of jobs, at the estimated payroll/benefits, over at least a specified period of time and the referenced capital investment. The basis of a *reimbursable, public-private incentive program* comes from this effort. Permit fee waiver, expedited construction review, other abatements are negotiable and may be part of this program.

State economic and community development incentives can include the following as well.

Ad Valorem/Property Tax Exemption(s)

Freeport Exemption – the City of Seagoville, Dallas County and DISD have exempted inventory from property taxation.

Texas Constitution Article 8,

Section 1-J

Application for Exemption of Goods Exported from Texas (50-113)  
Goods-in-Transit Incentive

Bill Summary

Fiscal Notes

Pollution Control Equipment Incentive

Bonds: Sales Tax, Exempt-Facility and Tax-Exempt Industrial Revenue

Cancer Prevention and Research General Obligation Bonds

Chapter 380/381 Economic Development Agreements

Defense Economic Adjustment Assistance Grant Program (DEAAG)

Economic Development and Diversification

In-State Tuition for Employees

Event Trust Funds

Foreign Trade Zone (two Intermodal facilities are within 15 minutes of Seagoville).

Franchise Tax Deduction for Business Relocation

Governor's University Research Initiative

Moving Image Industry Incentive Program

Permit Assistance

Renewable Energy Incentives (Wind & Solar Energy Tax Exemptions and Deductions)

Research & Development Tax Credit

Self-Sufficiency Fund

Skills Development Fund

State Sales and Use Tax Exemptions

(manufacturing machinery & equipment; natural gas & electricity; and data center exemption)

Texas Capital Fund Infrastructure/Real Estate Programs

Texas Economic Development Act

Texas Leverage Fund

Texas Enterprise Fund

Texas Enterprise Zone Program

Texas Military Value Revolving Loan Fund

Texas Product Development & Small Business Incubator Fund (PDSBI)

**Seagoville Economic Development Corporation**  
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**AN ECONOMIC DEVELOPMENT PLAN**

The following economic development plan provides a first, short-term step to sustainable prosperity. It is a simple, practical and affordable guide to make the most of the community's existing resources and competitive advantages.

The SEDC Board of Directors was asked to provide one-word to the following impressions.

Who We Are                      What We Do                      Where We Want to Go                      How We Get There

The following is a "word cloud" that highlights what was emphasized (*Appendix XVIII*).

As of 2013 Seagoville's economic development competitors (only in the USA) included:

USA	
Counties	3,007
Equivalents	137
Incorporated Places	19,354
Texas	
Counties	254
Cities	1,216

With this kind of competition for businesses that want to remain where they are, expand or relocate to a new location, a clear image of what a community wants, and expects, is important. The following comments can aid Seagoville with its efforts to enhance prosperity for residents.

VISION

The SEDC has worked since June 2016 on development of the community's Primary Employers' Directory, Economic Indicators database and site/facility inventory. This effort has quantified resources and created a better understanding of what Seagoville offers the world. In addition, experience from City Staff, Council, Board Members and the Executive Director compliment what we have gained from the above quantifiable results. ***The SEDC will retain, expand and relocate business through timely, accurate, professional and responsive efforts that foster job creation, increase capital investment and diversify the economic base.***

MISSION STATEMENT

The SEDC can 'cut-a-path' to sustainable economic development based upon experiences, information and resources the community possesses. It is imperative business and civic leaders compliment each other's efforts. Communication amongst elected & appointed officials is critical to success. Leadership's awareness of Seagoville's competitive advantages, and its components, enables residents & visitors to believe a brighter future is in store for themselves and family members. Based upon this understanding, the SEDC can establish a vision of what it wants to accomplish for the community. ***Employment Opportunities thru Quality Education and Community Support.***

PRIORITIES

# Seagoville Economic Development Corporation

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It is very, very difficult to be all things to all people. The SEDC Board has not undertaken a formal exercise to identify priorities, but the following suggestions provide steps in the right direction for the long-term.

- Promote the community
- Retain & expand primary employers
- Recruit prospective business
- Foster entrepreneurship
- Increase destination tourism

Any one of the above pursuits is a career. There are specialists, consultants and academicians that have spent a lifetime in these components of economic development.

The SEDC needs an economic development plan that is simple, sustainable and affordable. In addition, this effort needs to be timely, accountable and measured. It will consist of goals, objectives, action steps, assignments, time frames and next steps. The following are six efforts to pursue for at least the next five years that can lead Seagoville to a more sustainable future.

<b>GOAL I: SEDC Office Re-Establishment</b>			
<b>Objective A: Organize the Economic Development Process</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
A – 1. Develop and submit an annual program of work to the City Council by 1 June of each year	SEDC	Annually	On-going
A – 2. Review organizational bylaws, policies and procedures	SEDC	Bi-Annually	On-going
<b>Objective B: Identify and maintain commercial &amp; industrial development locations</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
B – 1. Evaluate zoning	SEDC/City	On-going	September 2017
B – 2. Determine water/wastewater service availability	SEDC/City	On-going	September 2017
B – 3. Determine power service availability (electric/natural gas)	SEDC/Oncor/ATMOS Energy	On-going	September 2017

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B – 4. Determine telecommunications availability	SEDC/AT&T/SuddenLink	On-going	September 2017
B – 5. Identify property ownership	SEDC	On-going	September 2017
B – 6. Prepare site/facility data sheets	SEDC/xCeligent	On-going	January 2018
B – 7. Prepare low-altitude aerial site/facility photographs	SEDC/xCeligent	On-going	January 2018
B – 8. Maintain site/facility database	SEDC/xCeligent	On-going	On-going
<b>Objective C: Establish marketing strategy</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
C – 1. Create brand, image and tagline	SEDC	January 2018	On-going
C – 2. Develop prospect contact databases (industrial, commercial, retail and public & private leadership)	SEDC	September 2017	On-going
C – 3. Prepare materials for quarterly newsletters, postcards, editorials, speaking engagements, etc.	SEDC	March 2018	On-going
C - 4. Create aerial brochure	SEDC	July 2017	Bi-Annually
C - 5. Integrate web site and social media presence	SEDC	January 2018	Annually
<b>Objective D: Develop Economic Indicators Database</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
D – 1. Identify Indicators	SEDC	On-going	Dec-16
D – 2. Contact Indicator resources (Texas Workforce Commission, Oncor, Atmos, City, Texas Comptroller of Public Accounts and Local Real Estate Professional(s))	SEDC	On-going	Dec-16

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D – 3. Prepare Spreadsheet(s) to maintain Indicator information	SEDC	On-going	Dec-16
D – 4. Identify information time frame(s)	SEDC	On-going	Dec-16
D – 5. Maintain and submit monthly & annual updates to media, business & civic partners	SEDC	On-going	Monthly and Annually
<b>Objective E: Develop Primary Employers' Directory</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
E – 1: Texas Comptroller of Public Accounts, Workforce Solutions Greater Dallas, Bureau of Labor Statistics, Texas Workforce Commission, North Central Texas Council of Governments for development of Seagoville Business Listings by North American Industry Classification System (NAICS)	SEDC	On-going	Aug-16
E – 2. Prepare Spreadsheet(s) to maintain Directory information	SEDC	On-going	Aug-16
E – 3. Confirm local industry information	SEDC	On-going	Aug-16
E – 4. Prepare support information and Directory layout	SEDC	On-going	Aug-16
E – 5. Include Directory on the Internet and create social media presence	SEDC	On-going	January 2018
E – 6. Maintain information and provide to allies	SEDC	On-going	Annually
<b>Objective F: Identify public and private sector professional associations</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			

**Seagoville Economic Development Corporation**  
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F - 1. Communicate with the following organizations: North Texas Commercial Association of Realtors (NTCAR); North American Industrial & Office Properties – Dallas Chapter (NAIOP); The Real Estate Council (TREC); Dallas Regional Chamber (DRC); North Central Texas Council of Governments (NCTCOG); North Texas Commission (NTC); Governor’s Office, Economic Development & Tourism (EDT)	SEDC	On-going	October 2017
F – 2. Host/sponsor public and private sector professional association activities	SEDC	On-going	Quarterly and/or Annually
<b>GOAL II: Retain &amp; Expand Existing Business</b>			
<b>Objective A: Retain &amp; expand existing primary employers</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
A – 1. Establish consistent contact via introductory letter, phone, email, faxes and/or social media	SEDC	October 2017	On-going
A – 2. Survey existing industry about the community's competitive advantages	SEDC	January 2018	On-going
A – 3. Utilize software to document existing industry findings	SEDC	January 2017	On-going
<b>Objective B: Develop consistent primary employer communication tools</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
B – 1. Conduct personal visits at least once a month	SEDC	Monthly	On-going

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B – 2. Email newsletter from the "ED Desk," "Latest News," "City Scene," "Opportunities" and "Trivia"	SEDC	January 2018	On-going
B - 3. Create quarterly, informal, network meetings	SEDC	Quarterly	On-going
B - 4. Supplement visits with expanded social media presence	SEDC	April 2018	On-going
B – 5. Solicit assistance of existing industry to relocate parent companies, suppliers and vendors to the community	SEDC	October 2017	On-going
<b>GOAL III: Recruit Commercial/Industrial and Retail Inquiries</b>			
<b>Objective A: Establish relationship with existing industry, public &amp; private sector partners</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
A – 1. Thank Primary Employers for their presence and ask about parent company, vendor and supplier introductions	SEDC	Quarterly	On-going
A – 2. Communicate with public & private sector development partners.	SEDC	Monthly	On-going
A – 3. Provide public & private sector development partners with community materials.	SEDC	Quarterly	On-going
A – 4. Participate in regional development ally professional associations.	SEDC	Monthly	On-going
A – 5. Host "familiarization tour" with development partners.	SEDC	Annually	On-going
<b>GOAL IV: Recruit Healthcare</b>			
<b>Objective A: Identify healthcare contact resources</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>

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<b><i>ACTION STEPS</i></b>			
A – 1. Develop database of healthcare and higher education contacts - Healthcare: BaylorScott&White; Texas Health Presbyterian Hospital; Dallas Methodist; Dallas Medical Center; LifePoint Health, Others.	SEDC	October 2017	On-going
A – 2. Establish consistent contact via introductory letter, face-to-face, phone, email, faxes and/or social media	SEDC	Monthly	Ongoing
<b>GOAL V: Recruit Higher Education</b>			
<b>Objective A: Identify higher education contact resources</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
A – 1. Develop database of higher education contacts - Trade Schools, Colleges and Universities, Best Trade Schools, Best Trade Schools in Texas, List of Texas Colleges	SEDC	October 2017	On-going
A – 2. DISD P-Tech, private sector partners (AT&T, Accenture) institution of higher education training program & facility development	SEDC	On-going	On-going
A – 3. Establish "mental" infrastructure funding mechanisms	SEDC	January 2019	On-going
A – 4. Survey existing industry about technical training needs	SEDC	January 2018	On-going
A – 5. Foster an environment for technology transfer from research universities and four-year institutions of higher education	SEDC	January 2019	On-going

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A – 6. Establish training & funding information programs to make businesses aware of their availability	SEDC	January 2019	On-going
A – 7. Support joint venture initiatives between institutions of higher education, vocational/technical and private sector partners	SEDC	January 2019	On-going
A – 8. Establish consistent contact via introductory letter, face-to-face, phone, email, faxes and/or social media	SEDC	Monthly	On-going
<b>GOAL VI: Federal Resources Assistance</b>			
<b>Objective A: Contact FCI - Seagoville and U. S. Army Reserve Leadership</b>	<i>Assigned To</i>	<i>Scheduled Completion</i>	<i>Date Completed</i>
<b><i>ACTION STEPS</i></b>			
A - 1. Ask "what other federal departments can benefit from Seagoville's location, transportation, labor and natural resources?"	SEDC	January 2018	On-going
A - 2. Request introductions, names and assistance	SEDC	January 2018	On-going
A – 3. Initiate visits to recommended federal resources.	SEDC	June 2018	On-going

**Seagoville Economic Development Corporation**  
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APPENDIX

- I. Seagoville TX Annual Economic Indicators, 2008 thru 2016
- II. Texas Department of Transportation, Historical, Four-Station, Average Annual Daily Traffic Counts, 1990 thru 2015
- III. Total Labor Force (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016
- IV. Total Employed (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016
- V. Total Unemployed (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016
- VI. Total Unemployment Rate (Dallas, Ellis & Kaufman Counties) Annually, 2008 thru 2016
- VII. Seagoville TX, Commercial/Industrial Permits/Values, 2008 thru 2016
- VIII. Seagoville TX, Residential Permits & Values, 2008 thru 2016
- IX. Seagoville TX, Total Construction Value, 2008 thru 2016
- X. Seagoville TX, Existing Residential Sales Value and Transactions, 2008 thru 2016
- XI. Seagoville TX Population Characteristics, 2015 (Source: U. S. Census Bureau, 2011 – 2015, American Community Survey, 5-Year Estimates)
- XII. Seagoville TX Regional Population and Average Family Income Comparison with Other South Dallas County Communities
- XIII. Seagoville TX Uniform Crime Report, 2009 thru 2016 with Annual Percent Change
- XIV. Oncor Electric Delivery Company, Kilowatt Hours in Seagoville TX, 2008 thru 2016
- XV. Atmos Energy Corporation - Mid-Tex Division, Active Natural Gas Meters, 2008 thru 2016
- XVI. City of Seagoville, Active Water Meters, 2008 thru 2016
- XVII. Seagoville TX, Annual Sales Tax Receipts, 2008 thru 2016
- XVIII. SEDC Board Word Cloud

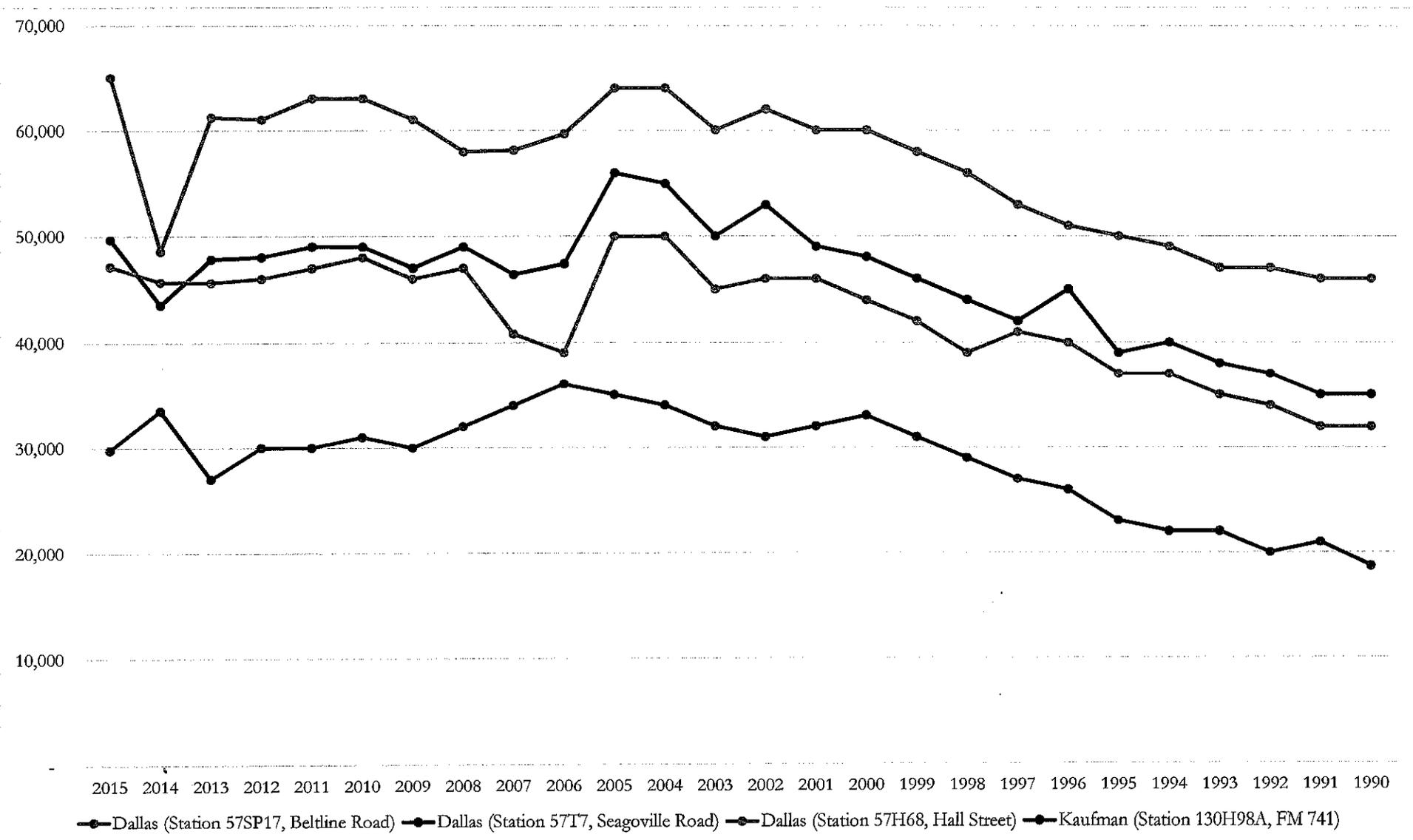
# Seagoville TX Annual Economic Indicators, 2008 thru 2016

## Appendix I

Economic Indicator	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Total Labor Force (Dallas, Ellis &amp; Kaufman Counties)</b>	1,257,177	1,261,006	1,320,495	1,340,687	1,353,013	1,368,595	1,383,488	1,409,310	1,445,821
<b>Employed</b>	1,190,685	1,157,385	1,207,599	1,231,880	1,257,109	1,279,570	1,309,116	1,349,544	1,388,656
<b>Unemployed</b>	66,492	103,621	112,896	108,808	95,904	89,025	74,372	59,766	57,165
<b>Unemployment Rate</b>	5.29%	8.21%	8.55%	8.12%	7.09%	6.51%	5.38%	4.24%	3.95%
<b>Electric (Kilowatt Hours)</b>	9,336,778	9,369,952	9,956,009	10,290,487	9,555,305	10,077,828	10,969,290	11,294,116	10,839,255
<b>Natural Gas (Active Meters)</b>	1,351	1,343	1,335	1,317	1,312	1,314	1,299	1,283	1,274
<b>Water (Active Meters)</b>	3,779	3,791	3,791	3,818	3,868	3,940	4,001	4,199	4,199
<b>Number of Com./Ind. Permits</b>	6	2	1	3	2	1	2	3	-
<b>Com./Ind. Construction Value</b>	\$ 432,200	\$ 85,000	\$ 44,000	\$ 12,502,333	\$ 279,411	\$ 1,390,000	\$ 1,283,354	\$ 3,950,000	\$ -
<b>Number of Residential Permits</b>	67	33	25	29	40	24	55	117	138
<b>Residential Construction Value</b>	\$ 7,740,953	\$ 3,274,576	\$ 2,653,310	\$ 3,219,783	\$ 4,406,836	\$ 2,798,824	\$ 6,858,018	\$ 14,710,047	\$ 17,855,445
<b>Total Construction Value</b>	\$ 8,173,153	\$ 3,359,576	\$ 2,697,310	\$ 15,722,116	\$ 4,686,247	\$ 4,188,824	\$ 8,141,372	\$ 18,660,047	\$ 17,855,445
<b>Existing Residential Transactions</b>	149	119	106	117	113	114	85	136	116
<b>Existing Residential Sales</b>	\$ 11,893,311	\$ 9,009,933	\$ 7,833,310	\$ 8,487,220	\$ 8,468,661	\$ 10,505,270	\$ 8,392,630	\$ 16,107,716	\$ 15,610,838
<b>Sales Tax Receipts</b>	\$ 2,774,135	\$ 2,640,974	\$ 2,618,882	\$ 2,640,176	\$ 2,579,459	\$ 2,698,845	\$ 2,773,061	\$ 2,743,950	\$ 2,884,655

# Texas Department of Transportation, Historical, Four-Station, Average Annual Daily Traffic Counts, 1990 thru 2015

## Appendix II



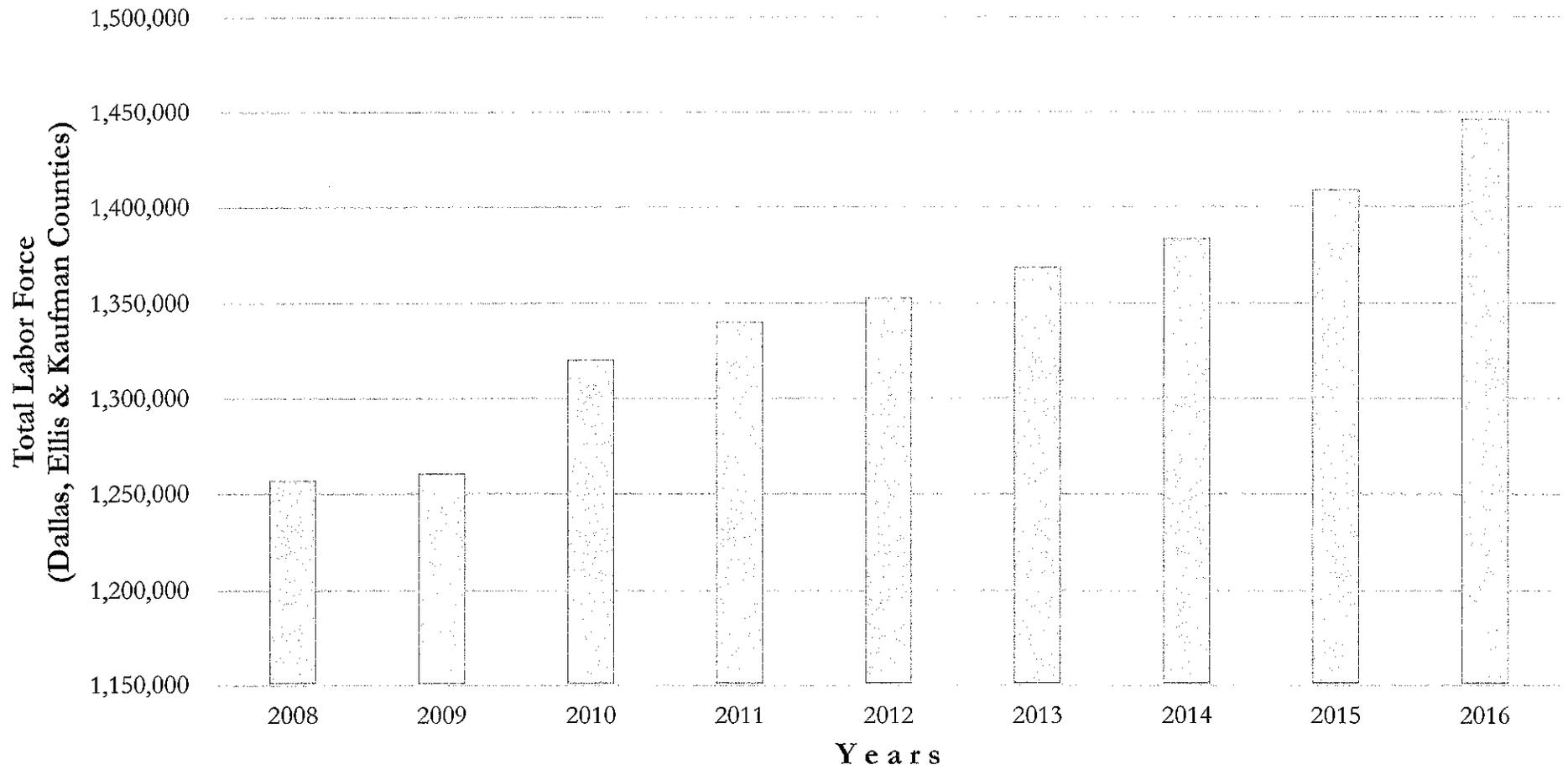
Dallas Station 57SP17, Beltline Road  
 Dallas Station 57T7, Seagoville Road

Source: Texas Department of Transportation

Dallas Station 57H68, Hall Street  
 Kaufman Station 130H98A, FM 741

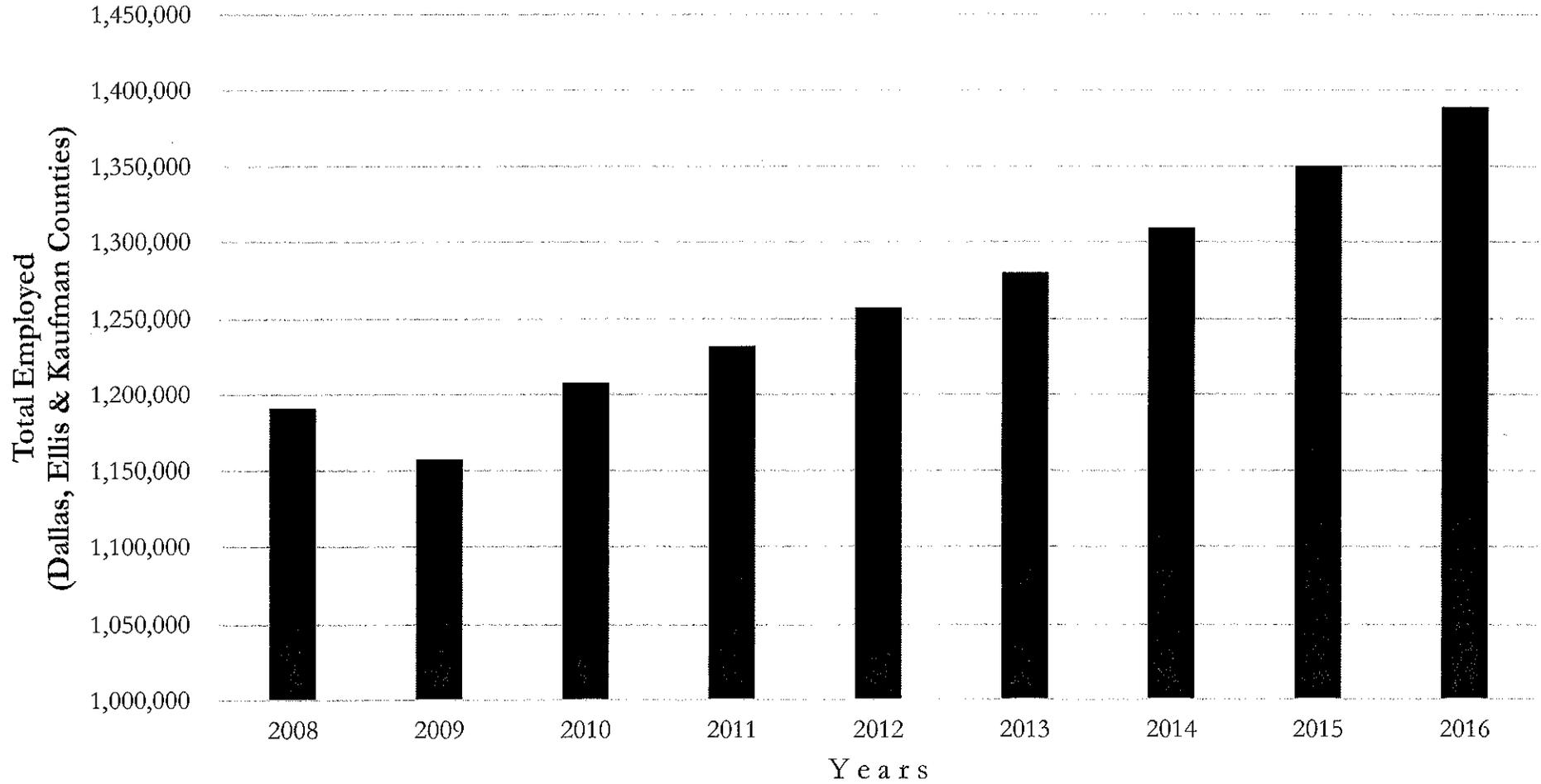
# Total Labor Force (Dallas, Ellis Kaufman Counties) Annually, 2008 thru 2016

*Appendix III*



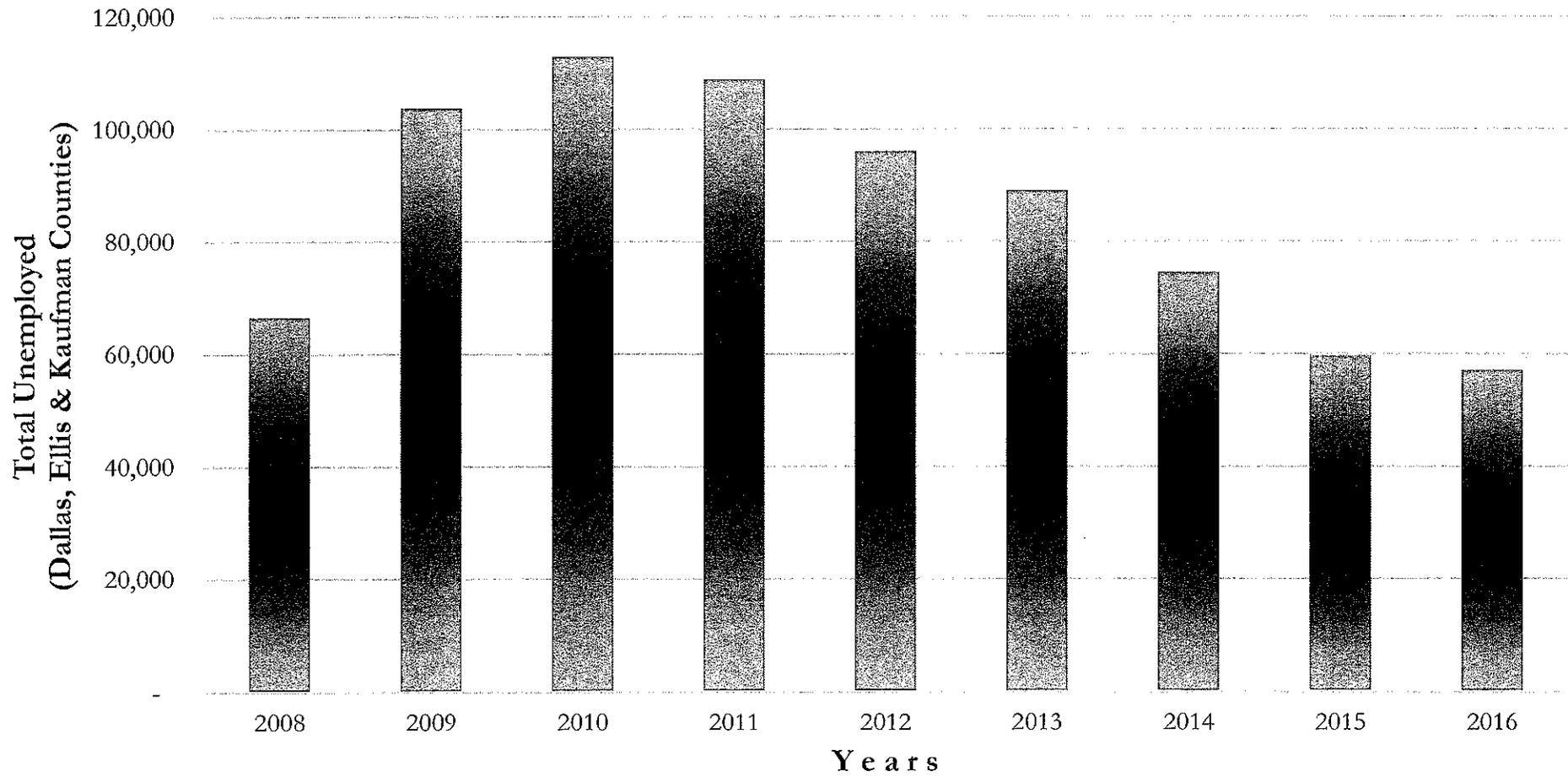
# Total Employed (Dallas, Ellis Kaufman Counties) Annually, 2008 thru 2016

*Appendix IV*



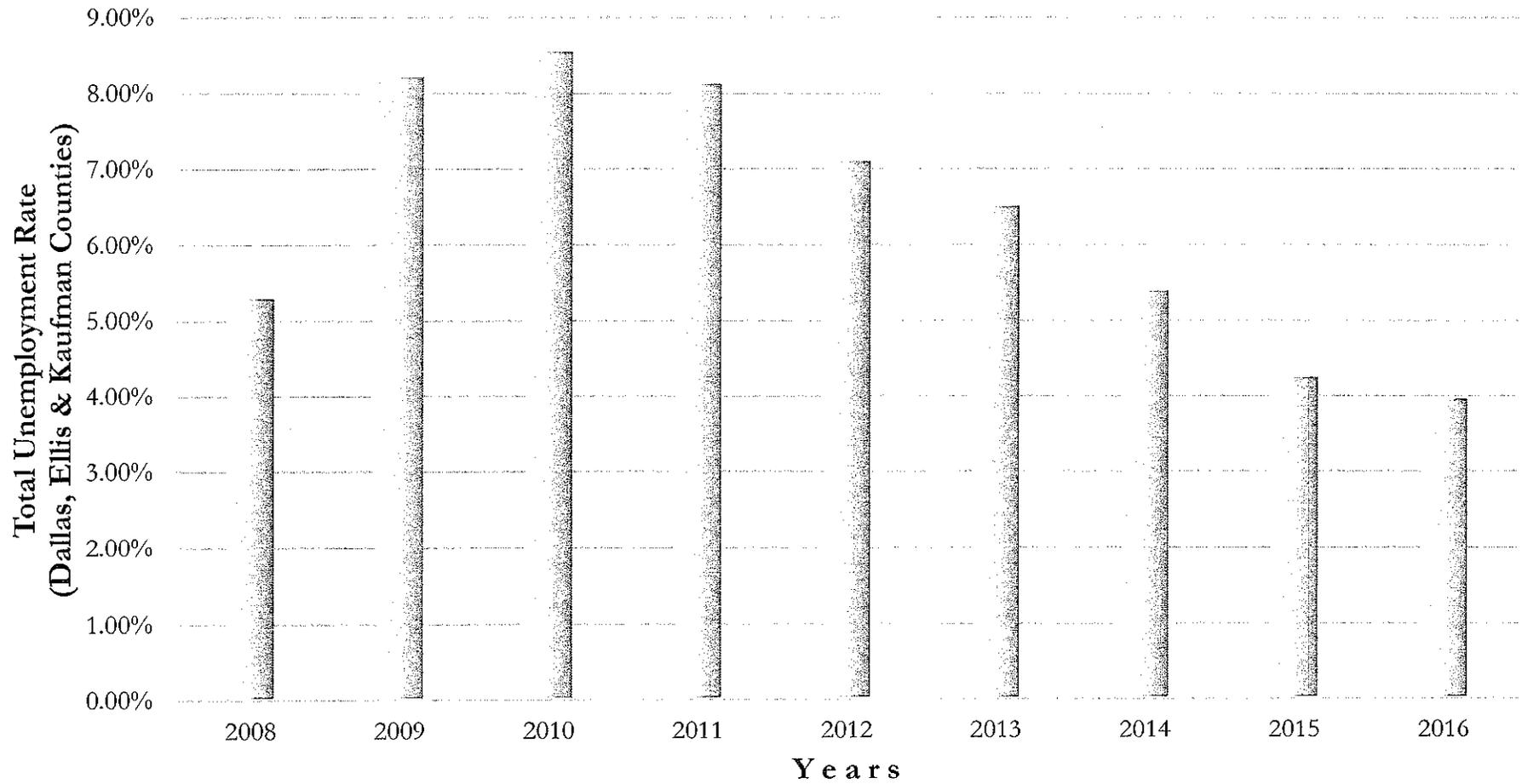
# Total Unemployed (Dallas, Ellis Kaufman Counties) Annually, 2008 thru 2016

*Appendix V*



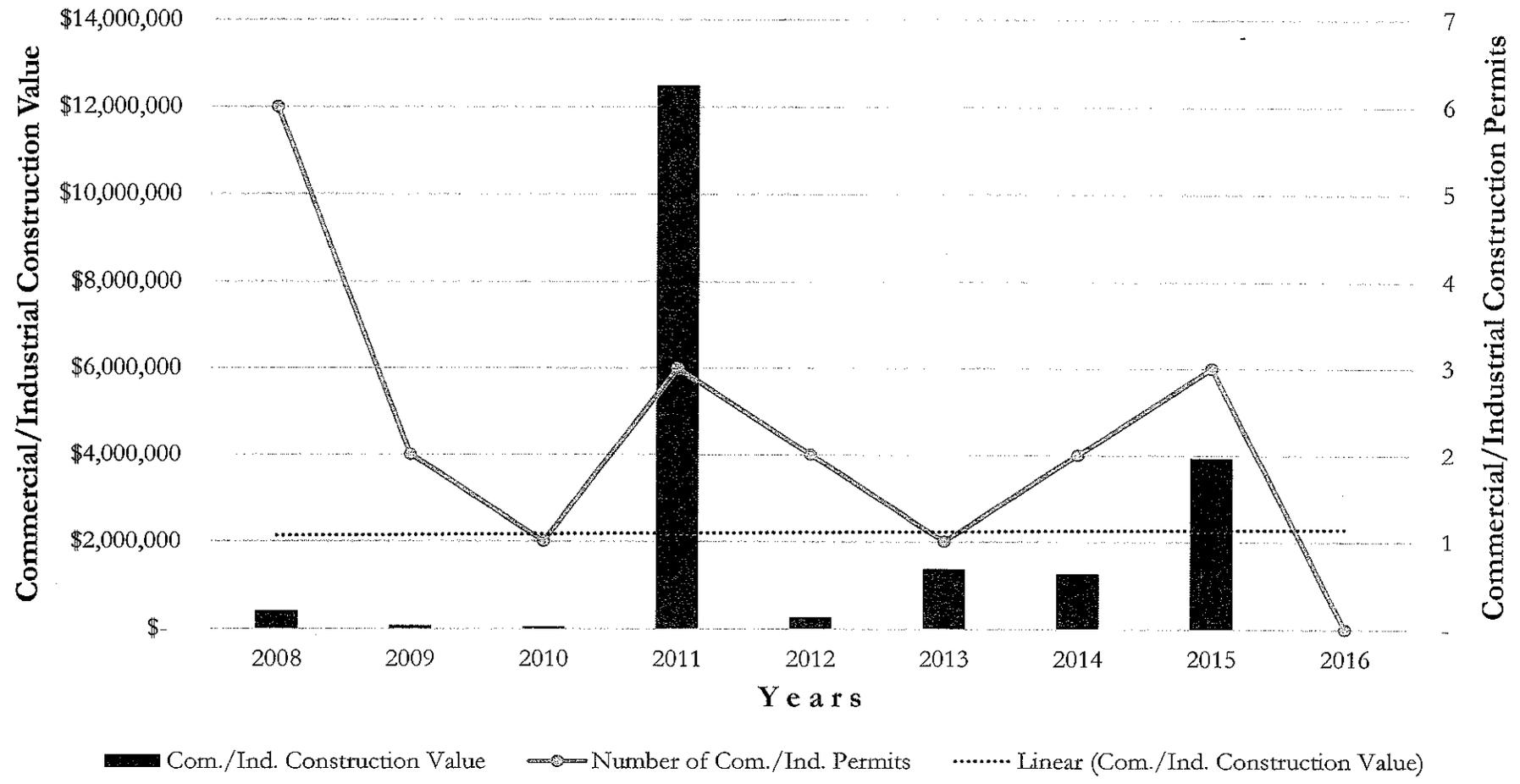
# Total Unemployment Rate (Dallas, Ellis Kaufman Counties) Annually, 2008 thru 2016

*Appendix VI*



# Seagoville TX, Commercial/Industrial Permits/Values, 2008 thru 2016

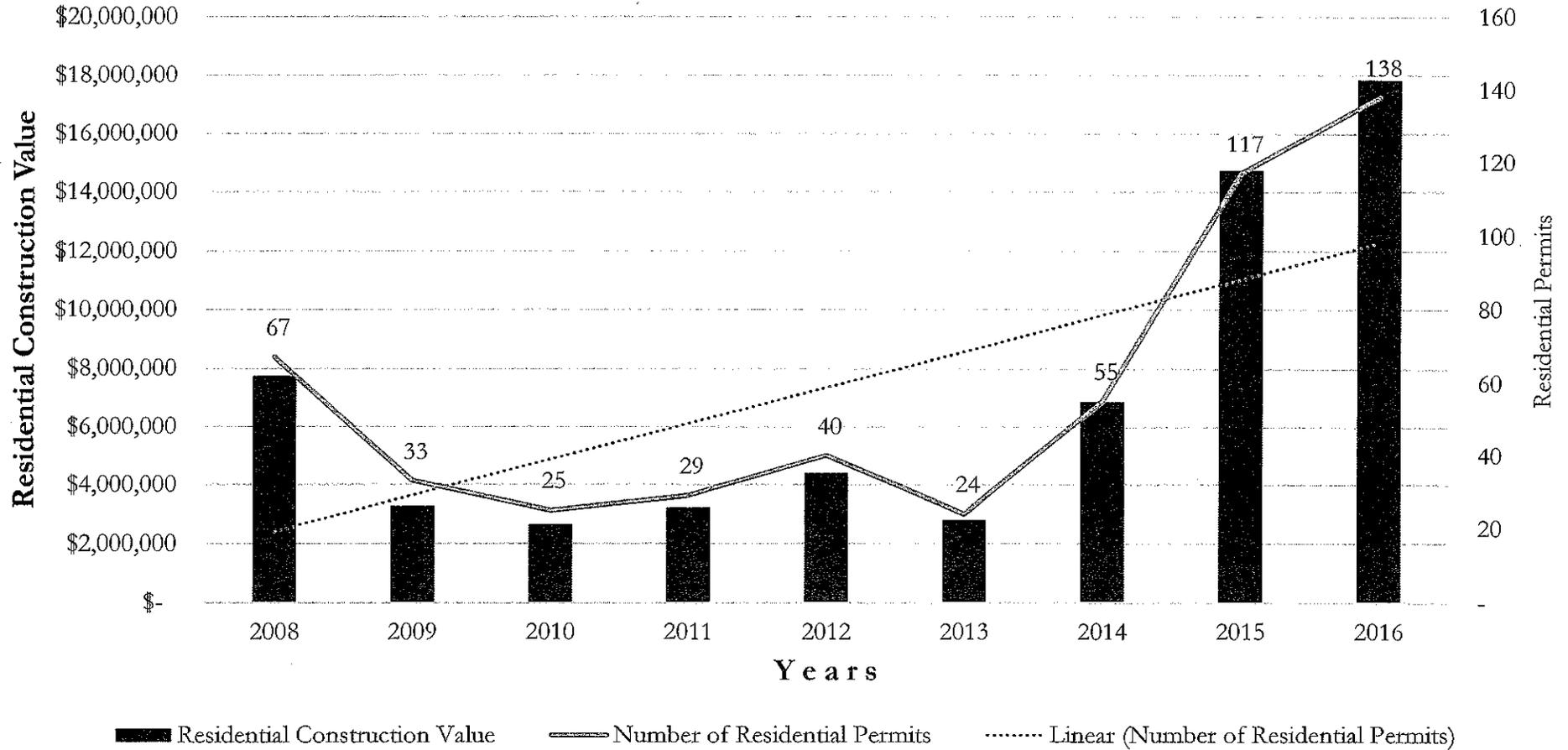
*Appendix VII*



Source: City of Seagoville, Community Development

# Seagoville TX, Residential Permits Values, 2008 thru 2016

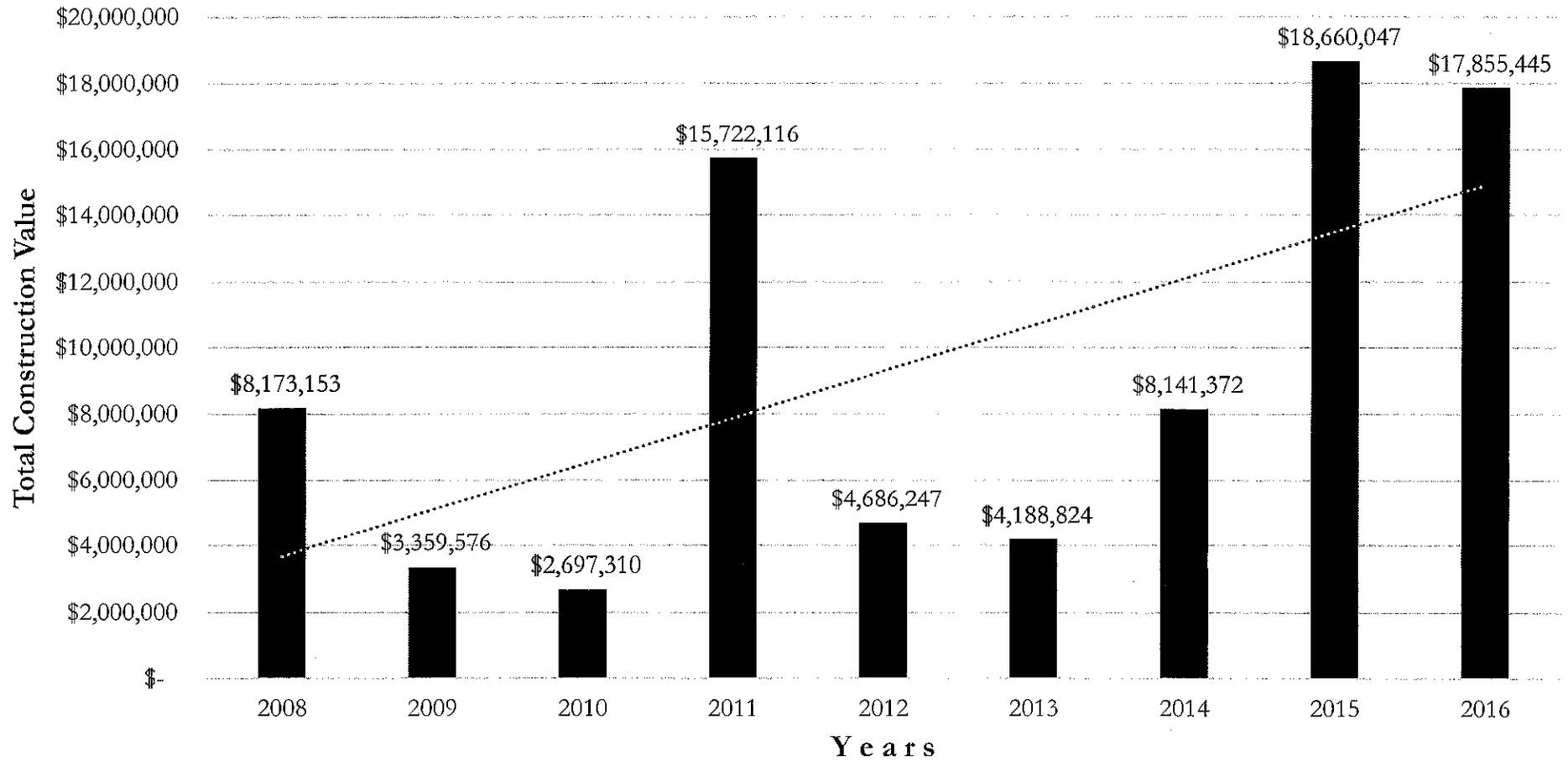
Appendix VIII



Source: City of Seagoville, Community Development

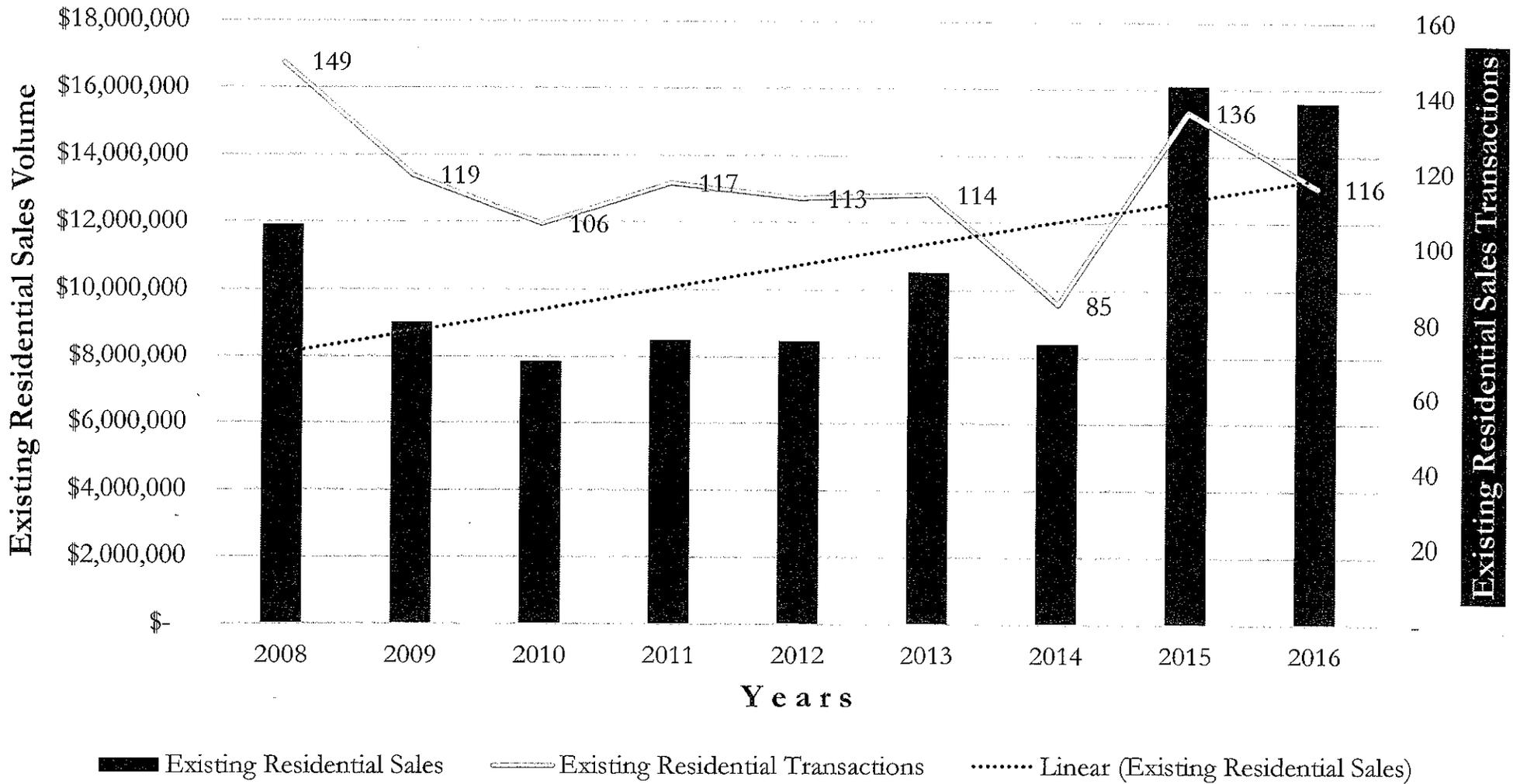
# Seagoville TX, Total Construction Value, 2008 thru 2016

Appendix IX



# Seagoville TX, Existing Residential Sales Value and Transactions, 2008 thru 2016

Appendix X



# Seagoville TX Population Characteristics, 2015

## Appendix XI

Subject	Seagoville city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>EMPLOYMENT STATUS</b>				
Population 16 years and over	11,706	+/-465	11,706	(X)
In labor force	5,882	+/-400	50.20%	+/-3.1
<b>COMMUTING TO WORK</b>				
Workers 16 years and over	5,393	+/-444	5,393	(X)
Mean travel time to work (minutes)	36.5	+/-3.3	(X)	(X)
<b>OCCUPATION</b>				
Civilian employed population 16 years and over	5,533	+/-430	5,533	(X)
Management, business, science, and arts occupations	1,035	+/-300	18.70%	+/-5.0
Service occupations	1,145	+/-312	20.70%	+/-5.1
Sales and office occupations	1,075	+/-216	19.40%	+/-3.9
Natural resources, construction, and maintenance occupations	1,148	+/-260	20.70%	+/-4.5
Production, transportation, and material moving occupations	1,130	+/-249	20.40%	+/-4.5
<b>INDUSTRY</b>				
Civilian employed population 16 years and over	5,533	+/-430	5,533	(X)
Agriculture, forestry, fishing and hunting, and mining	44	+/-43	0.80%	+/-0.8
Construction	676	+/-280	12.20%	+/-4.9
Manufacturing	614	+/-265	11.10%	+/-4.7
Wholesale trade	173	+/-108	3.10%	+/-2.0
Retail trade	595	+/-232	10.80%	+/-4.4
Transportation and warehousing, and utilities	545	+/-209	9.80%	+/-3.7
Information	32	+/-40	0.60%	+/-0.7
Finance and insurance, and real estate and rental and leasing	281	+/-132	5.10%	+/-2.3
Professional, scientific, and management, and administrative and waste management services	731	+/-332	13.20%	+/-5.7
Educational services, and health care and social assistance	925	+/-232	16.70%	+/-3.9
Arts, entertainment, and recreation, and accommodation and food services	285	+/-140	5.20%	+/-2.6
Other services, except public administration	370	+/-180	6.70%	+/-3.2
Public administration	262	+/-137	4.70%	+/-2.4

# Seagoville TX Population Characteristics, 2015

## Appendix XI

Subject	Seagoville city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>INCOME AND BENEFITS (IN 2015 INFLATION-ADJUSTED DOLLARS)</b>				
<i>Total households</i>	4,278	+/-288	4,278	(X)
<i>Less than \$10,000</i>	308	+/-141	7.20%	+/-3.2
<i>\$10,000 to \$14,999</i>	276	+/-136	6.50%	+/-3.1
<i>\$15,000 to \$24,999</i>	553	+/-212	12.90%	+/-4.8
<i>\$25,000 to \$34,999</i>	657	+/-235	15.40%	+/-5.4
<i>\$35,000 to \$49,999</i>	733	+/-223	17.10%	+/-5.2
<i>\$50,000 to \$74,999</i>	643	+/-197	15.00%	+/-4.2
<i>\$75,000 to \$99,999</i>	586	+/-174	13.70%	+/-4.3
<i>\$100,000 to \$149,999</i>	351	+/-137	8.20%	+/-3.2
<i>\$150,000 to \$199,999</i>	59	+/-45	1.40%	+/-1.1
<i>\$200,000 or more</i>	112	+/-99	2.60%	+/-2.3
<i>Median household income (dollars)</i>	<b>\$ 43,641</b>	+/-3,852	(X)	(X)
<i>Mean household income (dollars)</i>	<b>\$ 55,751</b>	+/-5,654	(X)	(X)
<b>Families</b>	3,198	+/-206	3,198	(X)
<i>Less than \$10,000</i>	194	+/-121	6.10%	+/-3.8
<i>\$10,000 to \$14,999</i>	126	+/-93	3.90%	+/-2.9
<i>\$15,000 to \$24,999</i>	342	+/-157	10.70%	+/-4.8
<i>\$25,000 to \$34,999</i>	660	+/-233	20.60%	+/-6.7
<i>\$35,000 to \$49,999</i>	486	+/-173	15.20%	+/-5.5
<i>\$50,000 to \$74,999</i>	549	+/-155	17.20%	+/-4.9
<i>\$75,000 to \$99,999</i>	471	+/-163	14.70%	+/-5.0
<i>\$100,000 to \$149,999</i>	221	+/-101	6.90%	+/-3.2
<i>\$150,000 to \$199,999</i>	37	+/-43	1.20%	+/-1.4
<i>\$200,000 or more</i>	112	+/-99	3.50%	+/-3.1
<i>Median family income (dollars)</i>	<b>\$ 42,648</b>	+/-4,151	(X)	(X)
<i>Mean family income (dollars)</i>	<b>\$ 57,583</b>	+/-7,308	(X)	(X)
<i>Per capita income (dollars)</i>	<b>\$ 16,997</b>	+/-1,631	(X)	(X)
<b>HEALTH INSURANCE COVERAGE</b>				
<i>Civilian noninstitutionalized population</i>	13,577	+/-184	13,577	(X)
<i>With health insurance coverage</i>	<b>10,164</b>	+/-592	74.90%	+/-4.4
<i>With private health insurance</i>	5,838	+/-704	43.00%	+/-5.2
<i>With public coverage</i>	5,394	+/-606	39.70%	+/-4.5
<i>No health insurance coverage</i>	<b>3,413</b>	+/-609	25.10%	+/-4.4

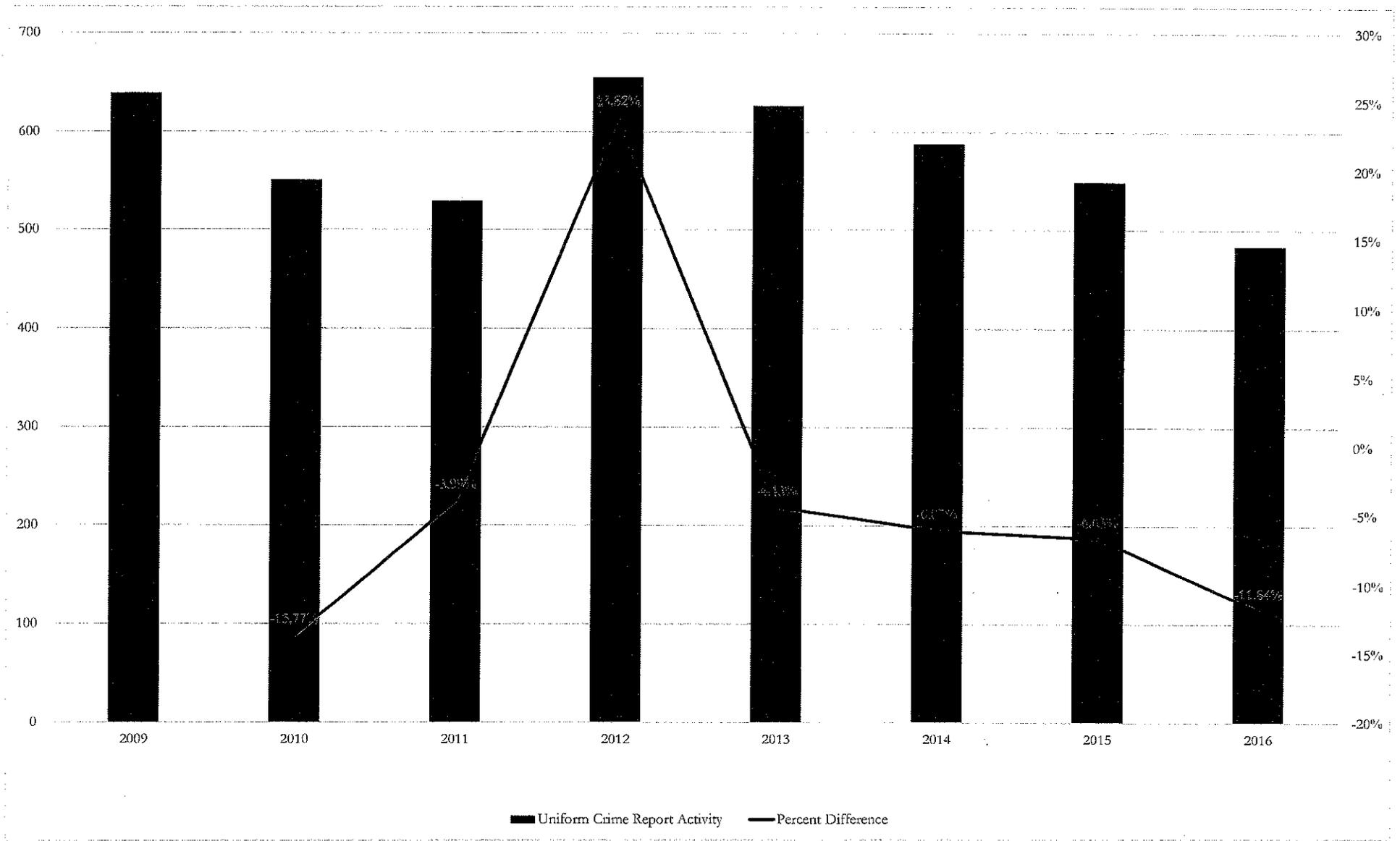
# Seagoville TX Regional Population and Average Family Income Comparison with Other South Dallas County Communities

*Appendix XII*

Highway 175 South of Seagoville	Population	Percent of Total Population	Average Family Income
Combine	2,107	0.55%	\$ 86,903
Seagoville	15,894	4.15%	\$ 60,804
Crandall	3,238	0.84%	\$ 84,118
Kaufman	7,156	1.87%	\$ 52,396
<b>SUB-TOTAL/AVERAGE</b>	<b>28,395</b>	<b>7.41%</b>	<b>\$ 71,055</b>
<b>East of Seagoville</b>			
Mesquite	144,788	37.76%	\$ 67,641
Forney	18,418	4.80%	\$ 89,848
<b>SUB-TOTAL/AVERAGE</b>	<b>163,206</b>	<b>42.57%</b>	<b>\$ 78,745</b>
<b>West of Seagoville (Interstate 45)</b>			
Ferris	2,534	0.66%	\$ 64,695
Hutchins	5,727	1.49%	\$ 57,559
Wilmer	3,928	1.02%	\$ 34,403
<b>SUB-TOTAL/AVERAGE</b>	<b>12,189</b>	<b>3.18%</b>	<b>\$ 52,219</b>
<b>West of Seagoville (Interstate 35)</b>			
Duncanville	39,826	10.39%	\$ 72,159
Lancaster	38,801	10.12%	\$ 63,592
Desoto	52,486	13.69%	\$ 83,292
Cedar Hill	48,507	12.65%	\$ 89,163
<b>SUB-TOTAL/AVERAGE</b>	<b>179,620</b>	<b>46.85%</b>	<b>\$ 77,052</b>
<b>TOTAL/AVERAGE</b>	<b>383,410</b>	<b>100.00%</b>	<b>\$ 69,340</b>

# Seagoville TX Uniform Crime Report, 2009 thru May 2016 with Annual Percent Change

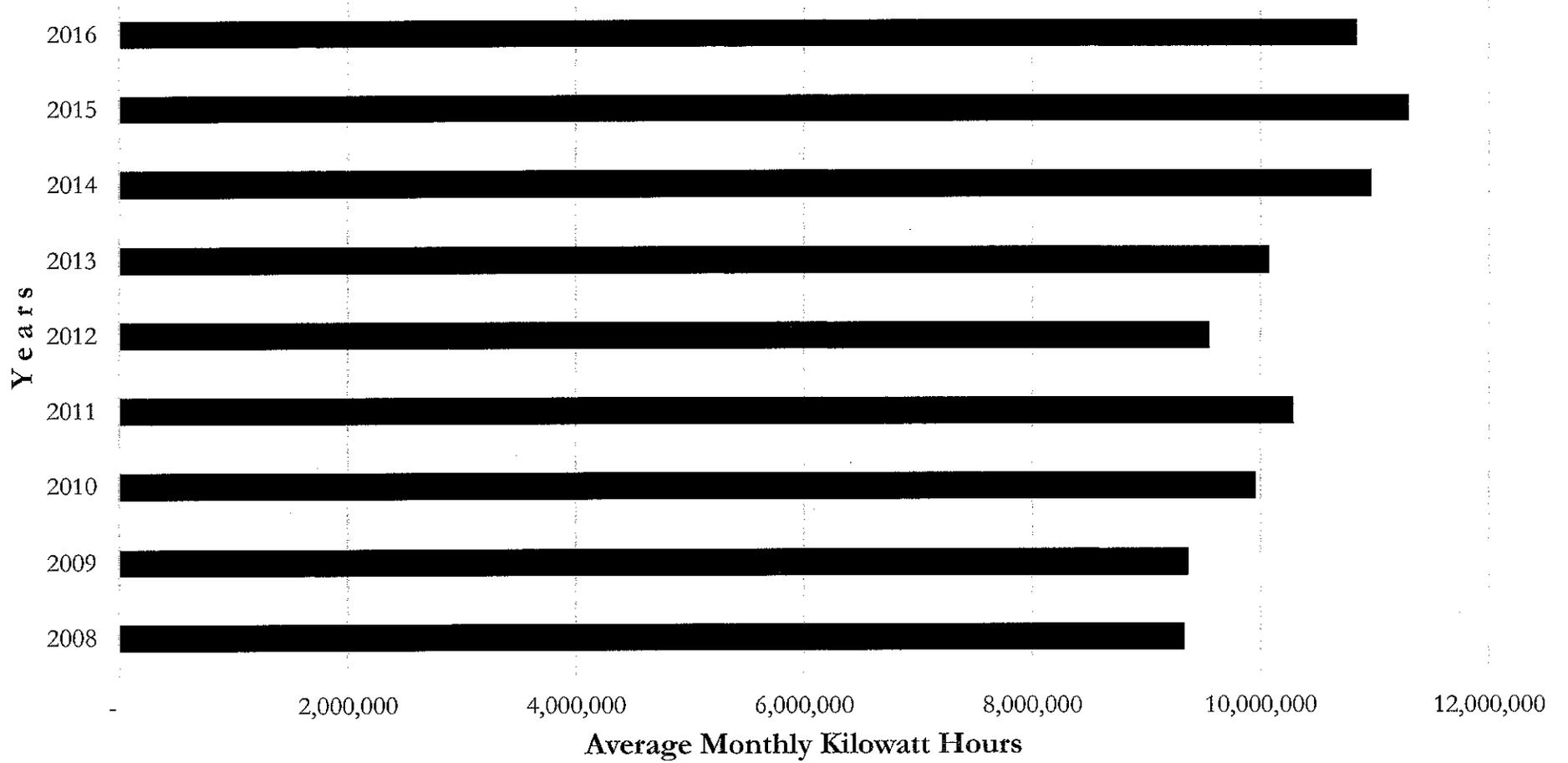
Appendix XIII



Source: Seagoville Police Department

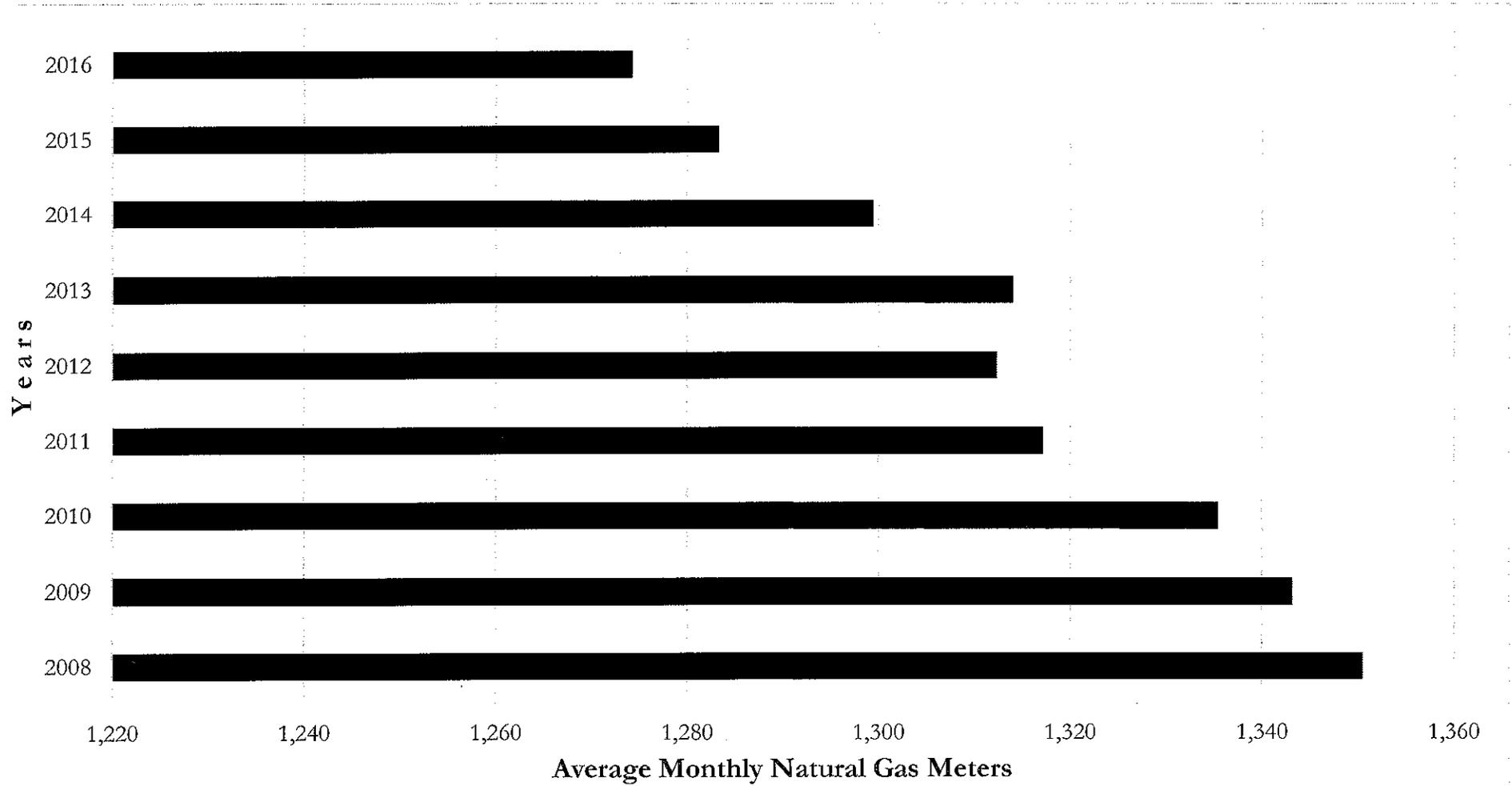
# Oncor Electric Delivery Company, Kilowatt Hours in Seagoville TX, 2008 thru 2016

*Appendix XIV*



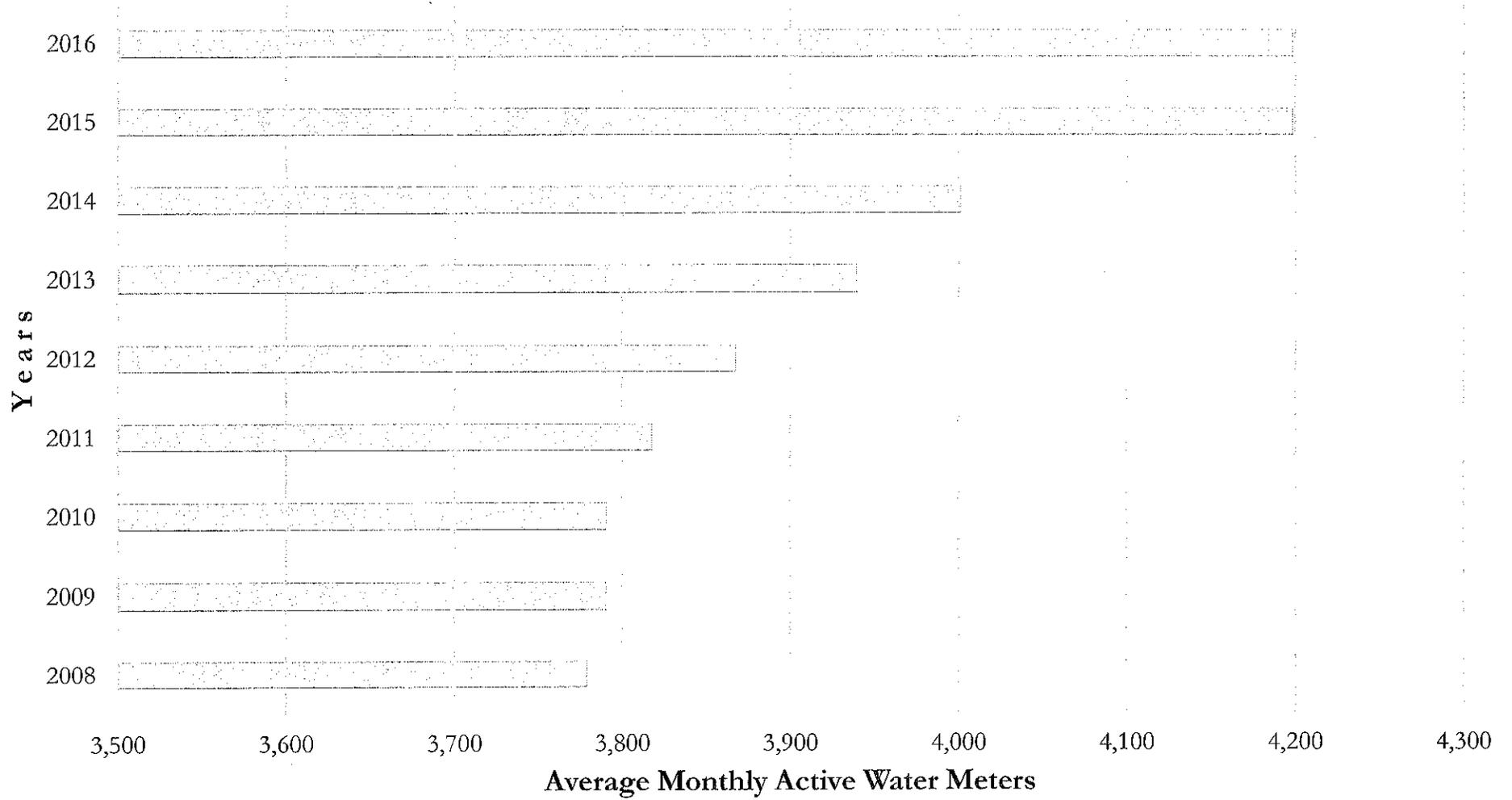
# Atmos Energy Corporation - Mid-Tex Division, Active Natural Gas Meters, 2008 thru 2016

*Appendix XV*



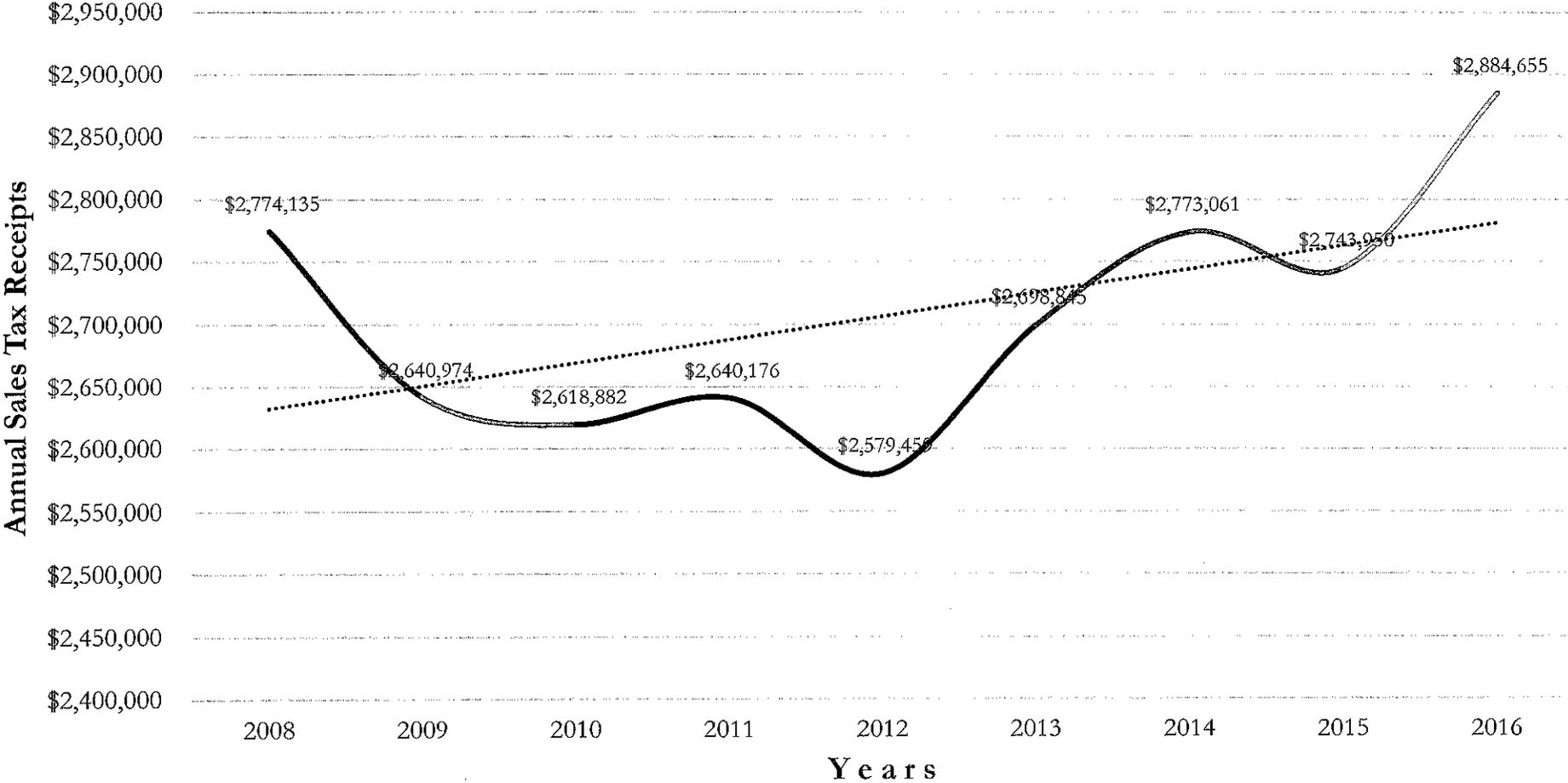
# City of Seagoville, Active Water Meters, 2008 thru 2016

## Appendix XVI



# Seagoville TX, Annual Sales Tax Receipts, 2008 thru 2016

Appendix XVII



Source: Texas Comptroller of Public Accounts



**Seagoville Economic Development Corporation**  
**Live, Work, Play, Learn, Shop and Stay**

FISCAL YEAR 2017-2018 BUDGET

Insert proposed FY 2017 – 2018 Budget

**Seagoville Economic Development Corporation, Commercial/Industrial Prospect Activity Summary, 2016**

Date	Project	Product/Service	Jobs	Investment	Site (Acres)	Facility (Sq. Ft.)	Source	Response	Reason	Status
7-Jun-16	Best Mechanical	Metal Fabrication & Repair	25	\$ 750,000	3.00	12,000	Best Mechanical, Inc.	Replied	Expansion plans	Active
15-Jun-16	C&C Slab Leaks & Plumbing, LLC	Plumbing	15	\$ 350,000	1.00	10,000	C&C Slab Leaks & Plumbing, LLC	Did Not Submit	Expansion plans	Active
15-Jun-16	Pancake	Fortune 500 warehouse, distribution	100	\$ 10,000,000	80.00	250,000	Dallas Regional Chamber	Replied	Met Site Requirements	Inactive
17-Jun-16	Real Estate	Warehouse & Distribution	100	\$ 50,000,000	50.00	500,000	Prime Rail Interests, LLC	Replied	Expansion plans	Active
7-Jul-16	Flirt	Wholesale clothing manufacturer	20	\$ 500,000	2.00	8,000	Jose Hernandez	Replied	Expansion plans	Inactive
4-Aug-16	Stork	Plastic products manufacturer	525		100.00	1,400,000	Dallas Regional Chamber	Replied	Met Site Requirements	Inactive
9-Aug-16	Cast Iron	Sustainable, Biodegradable, High-Performance, Thermoplastic		\$ 500,000,000	100.00		Governor's Office	Did Not Submit	No rail access	Inactive
10-Aug-16	Wolfman	Renewable energy start-up	100	\$ 20,000,000	3.00	150,000	Governor's Office	Did Not Submit	No Facility	Inactive
11-Aug-16	Matilda	Data Center				20,000	Dallas Regional Chamber	Replied		Inactive
17-Aug-16	Blueberry	Food Processing	65		10.00	100,000	Dallas Regional Chamber	Replied	Dave Anderson 47 and 93	Inactive
17-Aug-16	Peanut Butter	Food Processing	525		10.00	150,000	Dallas Regional Chamber	Replied	Met Site Requirements	Inactive
18-Aug-16	Penmountain, 9 Nov. Site Visit	Distribution	250	\$ 100,000,000	150.00	1,000,000	Oncor Delivery Services	Replied	RidgePointe, 160 and 321; CBRE 93	Visit
22-Aug-16	Furniture	Warehouse & Distribution					Stepper Sebastian	Replied	Expansion plans	Inactive
22-Sep-16	Columbus Balbo	High-tech manufacturer	230	\$ 265,000,000	45.00	860,000	Oncor Delivery Services	Replied	Dave Anderson 47 and 93	Active

Seagoville Economic Development Corporation, Commercial/Industrial Prospect Activity Summary, 2016

Date	Project	Product/Service	Jobs	Investment	Site (Acres)	Facility (Sq. Ft.)	Source	Response	Reason	Status	
28-Sep-16	Fortress Texas	Manf. (Chemical related)	70	\$ 75,000,000	100.00	100,000	Oncor Delivery Services	Did Not Submit	No rail access	Inactive	
7-Oct-16	20/20	Beverage prod. & dist.	100	\$ 48,000,000	20.00	200,000	Dallas Regional Chamber	Replied	Dave Anderson 47	Inactive	
7-Oct-16	Aurora	Aerospace manufacturer	10			5,000	Dallas Regional Chamber	Replied		Inactive	
10-Oct-16	Southern Comfort	Intl. food processing & dist.	66	\$ 30,900,000	30.00	250,000	Governor's Office	Replied	Dave Anderson 47 and 93	Active	
9-Nov-16	Tunnell	Airport Development			100.00		George Tunnell	Replied	Commercial/industrial use	Active	
17-Nov-16	Cameron	Warehouse/distribution			3.00	12,000	Pat Stallings	Replied	Developers	Inactive	
7-Dec-16	Watson (initially 93 acres)	Industrial manufacturer	500	\$ 180,000,000	100.00	950,000	Dallas Regional Chamber	Replied	Rail TBD	Inactive	
9-Dec-16	Pillar 2	Tire manufacturer			300.00		Oncor Delivery Services	Did Not Submit	No rail access	Inactive	
15-Dec-16	Blue Phoenix	Intl. manf. & dist.	200	\$ 48,050,000	25.00	336,000	Dallas Regional Chamber	Replied	Dave Anderson 47	Inactive	
			<b>Total - Did Not Submit</b>	<b>185</b>	<b>\$ 595,350,000</b>	<b>504</b>	<b>260,000</b>	<b>Replied</b>	<b>18</b>	<b>Active</b>	<b>6</b>
			<b>Total - Replied</b>	<b>2,716</b>	<b>\$ 733,200,000</b>	<b>728</b>	<b>6,053,000</b>	<b>Did Not Submit</b>	<b>5</b>	<b>Inactive</b>	<b>16</b>
			<b>TOTAL</b>	<b>2,901</b>	<b>\$ 1,328,550,000</b>	<b>1,232</b>	<b>6,313,000</b>			<b>Visit</b>	<b>1</b>
			<i>average</i>	<i>171</i>	<i>\$ 94,896,429</i>	<i>62</i>	<i>332,263</i>				
			<i>median</i>	<i>100</i>	<i>\$ 48,025,000</i>	<i>38</i>	<i>150,000</i>				

**Seagoville Economic Development Corporation, Commercial/Industrial Prospect Activity Summary, 2017**

Date	Project	Product/Service	Jobs	Investment	Site (Acres)	Facility (Sq. Ft.)	Source	Response	Reason	Status
6-Jan-17	Artemis	Metal Comp. & Sub-Assemblies	135		25.00	165,000	Oncor Delivery Services	Did Not Submit	No rail access	Inactive
12-Jan-17	Light Green	Solar module manufacturing	2,000	\$ 70,000,000	17.00	150,000	Governor's Office	Did Not Submit	No rail access	Inactive
13-Jan-17	Robin Hood	Commercial fan manufacturing	300	\$ 9,000,000	15.00	100,000	Governor's Office	Replied	Dave Anderson 47	Active
16-Jan-17	Water Lily	Waterpump manufacturer	20	\$ 10,000,000	5.00	20,000	Governor's Office	Did Not Submit	Out of 200-mile range	Inactive
25-Jan-17	Subway Tile	Concrete roofing tile manufacturer	49	\$ 7,500,000	12.00	170,000	Governor's Office	Replied		Active
25-Jan-17	More Time	Distribution			50.00	800,000	Dallas Regional Chamber	Replied	Dave Anderson 47 and 93	Inactive
25-Jan-17	Foxtrot	Plastic injection products	80		6.00	200,000	Dallas Regional Chamber	Did Not Submit	No Facility	Inactive
3-Feb-17	Capitol Reef	Luxury vinyl tile production	100	\$ 35,000,000	15.00	150,000	Governor's Office	Did Not Submit	No rail access	Inactive
8-Feb-17	National Bird (aka Bald Eagle)	Distribution facility	470	\$ 75,000,000	120.00	1,000,000	McCallum Sweeney	Did Not Submit	Outside geographic area	Inactive
8-Feb-17	Kings Canyon	Heavy equipment repair operation	20	\$ 2,000,000	4.00	35,000	Governor's Office	Did Not Submit	No Facility	Inactive
9-Feb-17	Hurricane Eye	Air distribution metal production	350	\$ 9,000,000	15.00	200,000	Governor's Office	Replied	Dave Anderson 47	Visit
10-Feb-17	Mammoth Cave	Chemical manufacturing plant	20		10.00		Governor's Office	Replied	Dave Anderson 47	Active
2-Mar-17	Zebra	International consumer goods manufacturer	450		8.00	180,000	Dallas Regional Chamber	Did Not Submit	No Facility	Inactive
3-Mar-17	Impala	International biopharmaceutical manufacturer	150	\$ 200,000,000	10.00		Dallas Regional Chamber	Replied	Dave Anderson 47	Inactive
3-Mar-17	AmeraMark (Oncor let us know inactive on 19 July 2017)	Advertising products and inflatables manufacturer	30		2.00	40,000	Oncor Delivery Services	Replied	US Highway 175	Inactive

**Seagoville Economic Development Corporation, Commercial/Industrial Prospect Activity Summary, 2017**

<b>Date</b>	<b>Project</b>	<b>Product/Service</b>	<b>Jobs</b>	<b>Investment</b>	<b>Site (Acres)</b>	<b>Facility (Sq. Ft.)</b>	<b>Source</b>	<b>Response</b>	<b>Reason</b>	<b>Status</b>
8-Mar-17	Wind Cave	Cold finish stainless steel and nickel alloy tubing manufacturer	60	\$ 27,000,000	10.00	210,000	Governor's Office	Replied	Dave Anderson 47	<b>Active</b>
8-Mar-17	Texas 0.5	Automotive small stamped parts manufacturer	150	\$ 15,000,000	3.00	79,000	Oncor Delivery Services	Did Not Submit	Outside geographic area	<b>Inactive</b>
10-Mar-17	Zion Park	International glass manufacturer	300	\$ 200,000,000	150.00		Oncor Delivery Services	Did Not Submit	No rail access	<b>Inactive</b>
10-Mar-17	Cinnamon Roll	International metal sheeting company	100		3.00	100,000	Dallas Regional Chamber	Replied	No Facility	<b>Inactive</b>
10-Mar-17	Geo One	European HVAC manufacturer	50	\$ 2,000,000	2.00	32,000	Dallas Regional Chamber	Did Not Submit	No Facility	<b>Inactive</b>
13-Mar-17	Green Shamrock	Countertop product manufacturer	100	\$ 75,000,000	100.00	200,000	Governor's Office	Did Not Submit	No Facility	<b>Inactive</b>
17-Mar-17	Diamond Circle	Tire manufacturer	1,200	\$ 400,000,000	300.00		Governor's Office	Did Not Submit	No rail access	<b>Inactive</b>
21-Mar-17	Henry	National not-for-profit/think tank	55			23,000	Dallas Regional Chamber	Did Not Submit	No Facility	<b>Inactive</b>
21-Mar-17	New Company	Precast concrete	150	\$ 2,000,000	20.00		Nandy Sarda	Replied	Dave Anderson 47 and 93	<b>Active</b>
24-Mar-17	Yellow Leaf	Forest products	200	\$ 200,000,000	130.00		Governor's Office	Did Not Submit	No rail access	<b>Inactive</b>
24-Mar-17	Optimus	Global financial services back office	800	\$ 25,000,000		200,000	Dallas Regional Chamber	Did Not Submit	No Class A Office Space	<b>Inactive</b>
27-Mar-17	Smoky Mountain	Building products manufacturer	45	\$ 25,000,000	15.00	200,000	Governor's Office	Did Not Submit	No rail access	<b>Inactive</b>
30-Mar-17	River Rock	Manufacturing headquarters	140	\$ 6,000,000	15.00	140,000	Governor's Office	Did Not Submit	Outside geographic area	<b>Inactive</b>

**Seagoville Economic Development Corporation, Commercial/Industrial Prospect Activity Summary, 2017**

Date	Project	Product/Service	Jobs	Investment	Site (Acres)	Facility (Sq. Ft.)	Source	Response	Reason	Status
31-Mar-17	Web	Family-owned shoe polish company	35	\$ 4,900,000		50,000	Dallas Regional Chamber	Did Not Submit	No Facility	Inactive
10-Apr-17	Mine Craft	Distribution Center	600	\$ 150,000,000	200.00	1,500,000	Dallas Regional Chamber	Replied	RidgePointe 321	Inactive
11-Apr-17	Shetland Pony	Food Supplements	60	\$ 250,000		20,000	Oncor Delivery Services	Did Not Submit	No Class A Office Space	Inactive
24-Apr-17	Cake	Food distribution	200		11.00	200,000	Dallas Regional Chamber	Replied	Dave Anderson 47	Inactive
4-May-17	Cupcake	Food distribution	150	\$ 5,000,000	15.00	200,000	Dallas Regional Chamber	Did Not Submit	No Facility	Inactive
12-May-17	Mitt-10	Global Fortune 250 Company	2,500	\$ 1,000,000,000	1,000.00		Oncor Delivery Services	Did Not Submit	No rail access	Inactive
15-May-17	Fort Davis	Dog food manufacturer	200	\$ 40,000,000	10.00	120,000	Oncor Delivery Services	Did Not Submit	No Facility	Inactive
31-May-17	Project Purple Sunbird (aka Eagle)	Solar panel manufacturer	1,100	\$ 550,000,000	45.00	1,425,000	Oncor Delivery Services	Did Not Submit	No rail access	Inactive
2-Jun-17	Project Knife TX	Headquarters food warehouse and distribution	150	\$ 20,000,000	15.00	100,000	Oncor Delivery Services	Did Not Submit	No Facility	Inactive
16-Jun-17	Project Red Oriole (semifinal selection, 19 July 2017)	Food distribution (spoke to consultant, transportation disadvantage)	75	\$ 35,000,000	30.00	715,000	Governor's Office	Replied	Dave Anderson 47 acres	Inactive
27-Jun-17	Project Whistling Kite	Plastic injection products	40	\$ 60,000,000	10.00	170,000	Governor's Office	Did Not Submit	No divisible site(s)	Inactive
30-Jun-17	Project Laminate TX	Plastics packaging manufacturer	190	\$ 14,000,000	20.00		Governor's Office	Did Not Submit	Non-attainment and zoning	Inactive
14-Jul-17	Project Carrot Flower	Fortune 500	40	\$ 75,000,000	20.00		Dallas Regional Chamber	Replied	Dave Anderson 47 acres	Active
18-Jul-17	Project Kiwi	Metal fabrication industry	145		25.00	180,000	Dallas Regional Chamber	Replied	Dave Anderson 47 acres	Active

Seagoville Economic Development Corporation, Commercial/Industrial Prospect Activity Summary, 2017

Date	Project	Product/Service	Jobs	Investment	Site (Acres)	Facility (Sq. Ft.)	Source	Response	Reason	Status
4-Aug-17	Project Hickory TX	Advanced manufacturing	160	\$ 47,000,000	25.00	100,000	Oncor Delivery Services	Did Not Submit	NEED Severely Distressed New Market Tax Credits (NMTC)	Inactive
8-Aug-17	Project Round-Up	Machined Parts	250	\$ 25,000,000	25.00	300,000	Dallas Regional Chamber	Did Not Submit		Inactive
10-Aug-17	Project Ninja	Food manufacturing operation				500,000	Dallas Regional Chamber	Did Not Submit	No Facility	Inactive
14-Aug-17	Project Blue Sun	High volume solar PV modules	500	\$ 50,000,000	35.00	580,000	Governor's Office	Did Not Submit	No Facility	Inactive
15-Aug-17	Project Boone Light	Outdoor lighting manufacturer	50	\$ 500,000		20,000	Oncor Delivery Services	Did Not Submit	No Facility	Inactive
		<b>Total - Did Not Submit</b>	<b>11,700</b>	<b>\$2,956,650,000</b>	<b>2,115</b>	<b>6,359,000</b>	<b>Replied</b>	<b>15</b>	<b>Active</b>	<b>7</b>
		<b>Total - Replied</b>	<b>2,269</b>	<b>\$ 514,500,000</b>	<b>433</b>	<b>4,215,000</b>	<b>Did Not Submit</b>	<b>32</b>	<b>Inactive</b>	<b>39</b>
		<b>TOTAL</b>	<b>13,969</b>	<b>\$ 3,471,150,000</b>	<b>2,548</b>	<b>10,574,000</b>			<b>Visit</b>	<b>1</b>
		<i>average</i>	<i>310</i>	<i>\$ 96,420,833</i>	<i>62</i>	<i>278,263</i>				
		<i>median</i>	<i>150</i>	<i>\$ 26,000,000</i>	<i>15</i>	<i>170,000</i>				

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
23-Aug-16	Grocery Store	Heather Rimmer	Aldi's	2500 Westcourt Road	Denton	TX	76207	(940) 220-5400, ext. 4	<a href="http://www.aldi.us">http://www.aldi.us</a>	Active
25-Apr-17	Fast-Casual	Troy Badar	American Dairy Queen Corporation	7505 Metro Boulevard	Minneapolis	MN	55439-0286	(952) 830-0200	<a href="https://www.dairyqueen.com/">https://www.dairyqueen.com/</a>	Active
21-Jul-17	Fast-Casual	Jim Darby	Applebee's	450 North Brand Boulevard, 7th Floor	Glendale	CA	91203-4415	(866) 995-3463	<a href="http://www.dineequity.com">http://www.dineequity.com</a>	Active
27-Jun-16	Fast-Casual	Scott Condon	Babe's Chicken Dinner House	104 North Oak Street	Roanoke	TX	76262	(817) 491-2900	<a href="http://www.babeschicken.com">http://www.babeschicken.com</a>	Active
8-Mar-17	Hotel Developer	Pratik Patel	Best Western	1910 North US Highway 175	Seagoville	TX	75159	(972) 287-9100	<a href="http://bestwestern-texas.com/hotels/best-western-executive-inn-seagoville">http://bestwestern-texas.com/hotels/best-western-executive-inn-seagoville</a>	Ongoing
20-Jun-16	Fast-Casual	Al Mack	Big Al's Scoreboard Grille	550 North Highway 175, Suite 102	Seagoville	TX	75159	(972) 287-4599	<a href="http://www.bigals-scoreboardgrille.com">http://www.bigals-scoreboardgrille.com</a>	Active
26-Apr-17	Coffee	Karl & Heather Boss Boss	Boss's Coffee Shop					(214) 971-5055		Active

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
30-Jun-17	Bowling	David Hochberg or Brian Jones	Bowlmor AMF	222 West 44th Street	New York	NY	10036	(212) 777-2214	<a href="https://www.amf.com/location/amf-garland-lanes">https://www.amf.com/location/amf-garland-lanes</a>	Inactive
20-Jun-16	Ice Cream and Dairy	Gordon E. Pulis	Braum's Ice Cream and Dairy Store	16135 Preston Road, Suite 107	Dallas	TX	75248	(972) 991-3763	<a href="http://www.braum.com">http://www.braum.com</a>	Inactive
15-Aug-16	Fast-Casual	Kelli Valalde	Brinker International	6820 LBJ Freeway	Dallas	TX	75240	(972) 980-9917	<a href="http://www.brinker.com">http://www.brinker.com</a>	Active
7-Jun-16	Fast-Casual	John & Eurro Rice	Brock House Jerky	210 North Kaufman Street	Seagoville	TX	75159	(469) 333-5265	<a href="http://www.BrockHouseJerky.com">http://www.BrockHouseJerky.com</a>	Active
17-Feb-17	Fast-Casual	Kevin Winchester	Catfish Corral	1512 Bruce Way	Seagoville	TX	75159	(214) 546-2000		Inactive
24-Oct-16	Floral/Bridal	Alicia Aguilar and Teresa Nowell	Charm Florals & Finds	901 Main Street, Suite C-126	Dallas	TX	75202	(214) 287-8879		Active
5-May-17	Fast-Casual	Bill Gordon	Cheeseburger's in Paradise, Fuddrucker's and Luby's, Inc.	13111 Northwest Freeway, Suite 600	Houston	TX	77040	(713) 329-6946	<a href="http://www.lubys.com">http://www.lubys.com</a>	Active
10-Feb-17	Fast-Casual	Wes Parnell	Chicken Express	1001 Cherrywood Court	Cleburne	TX	76033-6600	(817) 658-8779		Ongoing

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
13-Jul-16	Fast-Casual	Jennifer Brinkley	Chick-fil-A, Inc.	5200 Buffington Road	Atlanta	GA	30349	(404) 765-8038	- <a href="https://www.chick-fil-a.com/Locations/Real-Estate">https://www.chick-fil-a.com/Locations/Real-Estate</a>	Inactive
31-Jul-17	Pizza	Ben Alderson	GiGi's Enterprises, LP	1080 West Bethel Road	Coppell	TX	75019	(469) 586-0700	- <a href="http://www.gicispizza.com">http://www.gicispizza.com</a>	Active
27-Jun-16	Film	Tom Owens	Cinemark USA, Inc.	3900 Dallas Parkway, Suite 500	Plano	TX	75093-7865	(972) 665-1060	- <a href="http://www.cinemark.com/about-us.aspx">http://www.cinemark.com/about-us.aspx</a>	Active
5-Jul-16	Home Style	Kathy Nelson	Cotton Patch Café, Inc.	600 East Dallas Road, Suite 300	Grapevine	TX	76051	(817) 865-6500	- <a href="http://www.cottonpatch.com">www.cottonpatch.com</a>	Active
15-Jun-16	Food and Dry Goods	Charlotte Nokes	Cracker Barrel Old Country Store, Inc.	307 Hartman Drive	Lebanon	TN	37087	(615) 444-5530	- <a href="http://www.crackerbarrel.com">http://www.crackerbarrel.com</a>	Active

**SEDC Retail Prospect Activity, June 2016 to Present**

Date	Product /Service	Contact(s)	Company	Address	City	State	Zip Code	Phone	Web Site	Status
28-Jul-17	Casual Dining	Real Estate Department	Darden Restaurants, Inc. (represent the following brands: Olive Garden; Longhorn Steakhouse; Cheddar's Scratch Kitchen; Yard House; The Capital Grille; Seasons 52 Fresh Grill; Bahama Breeze Island Grille; Eddie V's Prime Seafood	Post Office Box 695011	Orlando	FL	32869-5011	(407) 245-4000	<a href="https://www.darden.com/our-company/doing-business-with-darden/site-selection-criteria">https://www.darden.com/our-company/doing-business-with-darden/site-selection-criteria</a>	Active
25-Jan-17	Fast-Casual	Roland Dickey	Dickey's BBQ	4514 Cole Avenue, Suite 1000	Dallas	TX	75205	(972) 248-9899	<a href="http://www.dickeys.com">http://www.dickeys.com</a>	Active
15-Feb-17	Bowling	Thomas Funk	Entertainment Bowling Centers	4616 Hickory Wood Row	Greenwood	IN	46143	(317) 605-5882		Inactive
20-Jun-17	Family Entertainment Center	Mitchell Roberts	EVO Entertainment Group	1250 Wonder World Drive	San Marcos	TX	78666	(512) 353-7077, ext. 506	<a href="http://www.evoentertainment.com">http://www.evoentertainment.com</a>	Active

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
3-Jan-17	Grocery Store	Terry Wiggins	Fiesta Mart	3131 East Holcombe Boulevard	Houston	TX	77021-2199	(713) 749-9386	<a href="http://www.grocerissupply.com">http://www.grocerissupply.com</a>	<b>Active</b>
5-May-17	Full-Service	David Sacher	Fiesta Restaurant Group: Pollo Tropical, Taco Cabana - represented by The SHOP Companies	4809 Cole Avenue, Suite 330	Dallas	TX	75205	(214) 960-2804	<a href="http://www.shopcompanies.com">http://www.shopcompanies.com</a>	<b>Active</b>
5-May-17	Fast-Casual	David Sacher	Fiesta Restaurant Group: Pollo Tropical, Taco Cabana - represented by The SHOP Companies	4809 Cole Avenue, Suite 330	Dallas	TX	75205	(214) 960-2804	<a href="http://www.shopcompanies.com">http://www.shopcompanies.com</a>	<b>Active</b>
14-Jul-16	Fast-Casual	Lindsay Hertz	Firebird Restaurant Group: El Fenix, Snuffer's, Meso Maya and Taqueria La Ventana	2414 North Akard, Suite 500	Dallas	TX	75201	(972) 241-2171	<a href="http://www.firebirdrgr.com">http://www.firebirdrgr.com</a>	<b>Inactive</b>

SEDC Retail Prospect Activity, June 2016 to Present

Date	Product /Service	Contact(s)	Company	Address	City	State	Zip Code	Phone	Web Site	Status
5-May-16	Fast-Casual	Kelly Roddy	Focus Brands: Cinnabon, Auntie Anne's, McAlister's Deli, <b>Schlotzky's</b> , Moe's Southwest Grill and Carvel	200 Glenridge Point Parkway, Suite 200	Atlanta	GA	30342	(404) 255-3250	<a href="http://www.focusbrands.com/real-estate">http://www.focusbrands.com/real-estate</a>	Active
5-May-17	Fast-Casual	Paul Macaluso	Focus Brands: Cinnabon, Auntie Anne's, <b>McAlister's Deli</b> , Schlotzky's, Moe's Southwest Grill and Carvel	5620 Glenridge Drive NE	Atlanta	GA	30342	(404) 255-3250	<a href="http://www.focusbrands.com/real-estate">http://www.focusbrands.com/real-estate</a>	Active
8-Jun-16	Postage and Package Delivery	Jerry Becker or Rick Black	Goin' Postal	609 North Highway 175	Seagoville	TX	75159	(972) 287-6245	<a href="http://www.GoinPostal.com/Locations">http://www.GoinPostal.com/Locations</a>	Ongoing
27-Jun-16	Home Style	Glen Kinkade	Golden Corral Corporation	5151 Glenwood Avenue	Raleigh	NC	27612	(919) 624-4120	<a href="http://www.GoldenCorral.com">http://www.GoldenCorral.com</a>	Active
27-Jun-16	Home Style	Brian Loescher	Grandy's	624 Grassmere Park Drive, Suite 30	Nashville	TN	37211	(800) 266-2926	<a href="http://www.grandys.com">http://www.grandys.com</a>	Active

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
8-Jun-17	Grocery Store	Brett Baker	HEB - Development (referred to Larry Miller in North Texas)	646 South Flores Street	San Antonio	TX	78204	(210) 938-8290 x 5	<a href="http://www.heb.com">http://www.heb.com</a>	Active
26-Aug-16	Department Store	Scott Nelson	Hobby Lobby Real Estate Department	7707 SW 44th Street	Oklahoma City	OK	73179	(405) 745-1100	<a href="http://www.hobbylobby.com">http://www.hobbylobby.com</a>	Active
3-Nov-16	Hotel Developer	Kamlesh Patel	Hotel					(254) 424-2302		Active
3-Nov-16	Innovation Pavilion	Mark Emde	Innovation Pavillion	9200 East Mineral Avenue	Centennial	CO	80112	(720) 414-2157	<a href="http://www.innovationpavilion.com">http://www.innovationpavilion.com</a>	Inactive
27-Jun-16	Breakfast, Etc.	Bill O'Keefe	International House of Pancakes (IHOP)	450 North Brand Boulevard, 7th Floor	Glendale	CA	91203	(469) 371-3383	<a href="http://www.ihop.com">http://www.ihop.com</a>	Active
3-Jan-17	Grocery Store	Danielle Kaufman	Kroger Real Estate - Dallas	751 Freeport Parkway	Coppell	TX	75019	(469) 645-7971	<a href="http://www.krogerrealestate.com">www.krogerrealestate.com</a>	Inactive
8-Jun-16	Grocery Store	Benjamin Camillo	Lidl US, LLC	13727 Noel Road, Tower II, Suite 200	Dallas	TX	75240	(940) 391-7380	<a href="http://www.lidl.us">http://www.lidl.us</a>	Inactive
17-Jun-16	Fuel and Food	Alex Fuller	Love's Travel Stops & Country Stores	10601 North Pennsylvania Avenue	Oklahoma City	OK	73120	(405) 463-8549	<a href="http://www.loves.com">http://www.loves.com</a>	Active

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
27-Jun-16	Lumber and Building Materials	Mike Akin	Lowe's	1000 Lowe's Boulevard	Mooresville	NC	28117	(704) 758-1000	<a href="http://www.lowes.com">http://www.lowes.com</a>	Active
27-Jun-16	Lumber and Building Materials	Phil Hutchinson	McCoy's Building Supply	1350 IH 35 North	San Marcos	TX	78666	(877) 542-8986, ext. 6254	<a href="https://www.mccoys.com">https://www.mccoys.com</a>	Active
27-Jun-16	Italian	Rudi	Napoli's Italian Restaurant	328 North Highway 175	Seagoville	TX	75159	(972) 287-5115		Active
12-Sep-16	Travel Center		Pilot Flying J Travel Centers	5508 Lonas Drive	Knoxville	TN	37939		<a href="https://pilotflyingj.com/real-estate">https://pilotflyingj.com/real-estate</a>	Active
12-Oct-16	Movie Theater	Gary Moore	Premiere Companies	109 West Fourth Street	Big Spring	TX	79720	(432) 267-6450	<a href="http://www.pccmovies.com/">http://www.pccmovies.com/</a>	Inactive
23-Jun-16	Fuel and Food	Jake Petras	Quik Trip Real Estate	1120 North Industrial Boulevard	Euless	TX	76039	(618) 593-1056	<a href="http://www.realestate.quiktrip.com">http://www.realestate.quiktrip.com</a>	Active
23-Jun-16	Fuel and Food	Georgia Theodore	RaceTrac Petroleum, Inc.	3225 Cumberland Boulevard, Suite 100	Atlanta	GA	30339	(770) 431-7600 x 1176	<a href="http://www.RaceTracRealEstate.com">http://www.RaceTracRealEstate.com</a>	Active
3-Aug-16	Fast-Casual	Rick Fuchs	Raising Cane's	6800 Bishop Road	Plano	TX	75024	(972) 769-3100	<a href="http://www.raisingcane.com">http://www.raisingcane.com</a>	Active
4-Jul-17	Department Store	Sarah Hernandez	Ross Stores, Inc.	5130 Hacienda Drive	Dublin	CA	94568	(925) 965-4007	<a href="http://www.rossstores.com">http://www.rossstores.com</a>	Active

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
22-Jun-16	Movie Theater	Lauren Thorne	Schulman's Movie Bowl Grille	3501 Corsicana Crossing Boulevard	Corsicana	TX	75109	(903) 641-0049	<a href="http://www.schulmanmbg.com">http://www.schulmanmbg.com</a>	Inactive
22-Jun-16	Movie Theater	Keegan, Parker and Justin Ripp	Shenaniganz	1290 East I-30	Rockwall	TX	75087	(972) 722-1133	<a href="http://www.shenaniganz.com">http://www.shenaniganz.com</a>	Inactive
22-Jun-16	Movie Theater	Kevin Mitchell	Showbiz Cinemas, LLC	12400 Coit Road, #860	Dallas	TX	75251	(214) 751-8180	<a href="http://www.showbizcinemas.com">http://www.showbizcinemas.com</a>	Inactive
17-Jun-16	Bar-B-Que	Brett Randle	Soulman's Bar-B-Que	812 East Interstate 30	Royse City	TX	75189	(972) 636-0000	<a href="https://www.soulmans.com">https://www.soulmans.com</a>	Active
9-Sep-16	Movie Theater	Daniel Mueller	Spare Time Texas	4003 West Stan Schlueter Loop, Suite 4	Killeen	TX	76549	(254) 634-4968 x 7	<a href="http://www.SpareTimeTexas.com">http://www.SpareTimeTexas.com</a>	Inactive
26-Aug-16	Movie Theater	Kelly Walden	Studio Movie Grill	12404 Park Central Drive, #400	Dallas	TX	75251	(972) 388-7888	<a href="https://www.studiomoviegrill.com">https://www.studiomoviegrill.com</a>	Inactive
29-Jun-16	Home Style	Bobby and Shirley Tyler	Suga T Catering					(972) 765-2616		Inactive
18-Jan-17	Equipment Rental	Roger Lufkin	Sunbelt Rentals	412 East Airport Freeway	Irving	TX	75062	(214) 441-2772	<a href="http://www.sunbeltrentals.com">http://www.sunbeltrentals.com</a>	Active

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
24-Feb-17	Indoor Shooting Range		Target Master Indoor Shooting Center	1717 South Jupiter Road	Garland	TX	75042	(214) 343-4545	<a href="http://targetmaster.com/">http://targetmaster.com/</a>	Active
27-Jun-16	Lumber and Building Materials	Jeff Hardman	The Home Depot	2455 Paces Ferry Road	Atlanta	GA	30339	(770) 433-8211	<a href="http://corporate.homedepot.com">http://corporate.homedepot.com</a>	Active
9-Dec-16	Full-Service	Michael Sealy	The Mecca Restaurant					(214) 854-1020	<a href="http://www.TheMeccaRestaurant.com">http://www.TheMeccaRestaurant.com</a>	Inactive
20-May-16	Fast-Casual	Abel & Janelle Garcia	The Sweet Dish Bakery (lease facility, instead of build)	3031 Quebec Street, Suite 120	Dallas	TX	75247	(469) 235-1233	<a href="http://www.affmovers.com/">http://www.affmovers.com/</a>	Inactive
3-Jul-17	Ross Department Stores	Jim Tapp	The Tapp Company	2830 Samuell Boulevard	Dallas	TX	75223	(972) 233-3498		Active
1-Dec-16	Fireworks	David Beattie and Lonnie Basse	TNT Fireworks; American Promotional Events, Inc.						<a href="http://www.tntfireworks.com">http://www.tntfireworks.com</a>	Active
12-Sep-16	Fuel and Food	Kyle Raynor	TravelCenters of America, LLC	24601 Center Ridge Road, Suite 200	Westlake	OH	44145	(617) 219-1424	<a href="http://ta-petro.com">http://ta-petro.com</a>	Inactive
1-Jul-16	Photography	Victoria Woody	Victoria's Visions	520 Jean Drive	Seagoville	TX	75159	(817) 255-0003		Inactive

**SEDC Retail Prospect Activity, June 2016 to Present**

<b>Date</b>	<b>Product /Service</b>	<b>Contact(s)</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>	<b>Web Site</b>	<b>Status</b>
27-Jun-16	Fast-Casual	Russ Holland and Drew Joiner'	Waffle House	5986 Financial Drive	Norcross	GA	30071	(770) 729-5896	- <a href="http://www.wafflehouse.com">http://www.wafflehouse.com</a>	<b>Active</b>
28-Nov-16	Shopping Center	Sonny Sakaria						(214) 727-6181		<b>Inactive</b>

# Primary Employers Directory – 1.0

prepared by the



105 North Kaufman Street

Seagoville TX 75159

(972) 287-9944

[sedcdirector@seagoville.us](mailto:sedcdirector@seagoville.us)

# Seagoville Primary Employers' Directory

- A -

**Mr. Mike Linger, Co-Owner**

## **A to Z Electric**

Physical Address: **1505 A Bruce Way,**

**Seagoville TX 75159**

Mailing Address: **1505 A Bruce Way,**

**Seagoville Seagoville TX 75159**

Phone: **(972) 977-7704**

Fax:

Email: [atozelectricinc@yahoo.com](mailto:atozelectricinc@yahoo.com)

Website: <http://www.atozelectricdallas.com>

Product/Service: **Licensed and insured commercial and residential electric services**  
North American Industrial Classification System (NAICS) Code: **238210**  
Description: **Electrical Contractors and Other Wiring Installation Contractors**  
Distribution: **Regional**

Number of Employees: **5**

Acres: **0.25**

Facility Size: **5,000**

Started: **2007**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**Ms. Rosa Lopez, Owner**

## **A&R Rent-A-Fence**

Physical Address: **294 South Highway 175,**

**Seagoville TX 75159**

Mailing Address: **Post Office Box 171952,**

**Dallas Dallas TX 75217**

Phone:

Fax: **f(855) 387-0494**

Email: [rosadlanr@gmail.com](mailto:rosadlanr@gmail.com)

Website: <http://www.aandrrent-a-fence.com>

Product/Service: **Fences for special events, construction sites and emergency services**  
North American Industrial Classification System (NAICS) Code: **238990**  
Description: **All Other Specialty Trade Contractors**  
Distribution: **Regional**

Number of Employees: **15**

Acres: **2.42**

Facility Size: **3,200**

Started: **1997**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**Mr. Chad Montgomery, Owner**

## **Accurate Leak and Line**

Physical Address: **1518 Bruce Way, Seagoville TX 75159**

Mailing Address: **3333 Lee Parkway, Suite 600, Dallas Dallas TX 75219**

Phone: **(877) 216-5325**

Fax:

Email: [chadm@accurateleak.com](mailto:chadm@accurateleak.com)

Website: <https://www.accurateleak.com/>

Product/Service: **Trenchless pipe restoration and slab leak specialists**

North American Industrial Classification System (NAICS) Code: **237110**

Description: **Water and Sewer Line and Related Structures Construction**

Distribution: **State**

Number of Employees:

Acres: **0.25**

Facility Size: **5,000**

Started: **2002**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

## Seagoville Primary Employers' Directory

**Mr. Al Jolly, Owner**

### **Al Jolly Machinery Movers**

Physical Address: **1504 Bruce Way, Seagoville TX 75159**

Mailing Address: **1504 Bruce Way, Seagoville Seagoville TX 75159**

Phone: **(972) 287-2300**

Fax:

Email: [anjolly@hotmail.com](mailto:anjolly@hotmail.com)

Website:

Product/Service: **Dismantle and move large-scale machinery and equipment**  
North American Industrial Classification System (NAICS) Code: **238290**  
Description: **Other Building Equipment Contractors**  
Distribution: **State**

Number of Employees: **5**

Acres: **0.25**

Facility Size: **5,000**

Started: **1978**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**Mr. Butch Wilson, Owner**

### **All American Cabinet Company**

Physical Address: **1110 North US Highway 175, #10, Seagoville TX 75159**

Mailing Address: **1110 North US Highway 175, #10, Seagoville Seagoville TX 75159**

Phone: **(972) 287-1495**

Fax:

Email: [allamericancabinet@att.net](mailto:allamericancabinet@att.net)

Website:

Product/Service: **Laminate cabinets and counter tops for commercial business**  
North American Industrial Classification System (NAICS) Code: **337122**  
Description: **Non-upholstered Wood Household Furniture Manufacturing**  
Distribution: **Multi-State**

Number of Employees: **10**

Acres: **1**

Facility Size: **4,400**

Started: **2004**

Corporate Structure: **Sole Proprietorship**

Parent Company: **Not Applicable in Not Applicable**

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**Mr. Daniel & Ginger Todd, Owner**

### **Allied National Mattresses, Inc.**

Physical Address: **117 Farmers Road, Seagoville TX 75159**

Mailing Address: **117 Farmers Road, Seagoville Seagoville TX 75159**

Phone: **(972) 557-7440**

Fax: **f(972) 557-7585**

Email: [alliednationalmattress@vahoo.com](mailto:alliednationalmattress@vahoo.com)

Website:

Product/Service: **Mattress manufacturer**  
North American Industrial Classification System (NAICS) Code: **337910**  
Description: **Mattress Manufacturing**  
Distribution: **Multi-State**

Number of Employees: **20**

Acres: **6.49**

Facility Size: **49,336**

Started: **2007**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**Mr. Chad Arrington, Owner**

### **American Feeds**

Physical Address: **705 North US Highway 175, Seagoville TX 75159**

Mailing Address: **705 North US Highway 175, Seagoville Seagoville TX 75159**

Phone: **(972) 287-5984**

Fax:

Email: [amfeed@att.net](mailto:amfeed@att.net)

Website:

## Seagoville Primary Employers' Directory

Product/Service: **Wholesale feed and seed distributor**

North American Industrial Classification System (NAICS) Code: **424910**

Description: **Farm Supplies Merchant Wholesalers**

Distribution: **Regional**

Number of Employees: **1**

Acres: **0.44**

Facility Size: **5,000**

Started: **1983**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**Mrs. Michelle Floyd, Owner  
AMF Connections, Inc.**

Physical Address: **2412 Elizabeth Lane,  
Seagoville TX 75159**

Mailing Address: **2412 Elizabeth Lane,  
Seagoville Seagoville TX 75159**

Phone: **(214) 884-6418**

Fax: **f(214) 506-4234**

Email: [txcash4cars@aol.com](mailto:txcash4cars@aol.com)

Website:

Product/Service: **Used car sales and parts**

North American Industrial Classification System (NAICS) Code: **423120**

Description: **Motor Vehicle Supplies and New Parts Merchant Wholesalers**

Distribution: **Regional**

Number of Employees: **2**

Acres: **0.31**

Facility Size: **4,500**

Started: **2014**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

**Ms. Sandy Patrick, Office Manager**

**ASC Environmental Services**

Physical Address: **2601 North US Highway  
175, Seagoville TX 75159**

Mailing Address: **2601 North US Highway  
175, Seagoville Seagoville TX 75159**

Phone: **(972) 287-7100**

Fax:

Email: [ascsrv@sbcglobal.net](mailto:ascsrv@sbcglobal.net)

Website:

<http://www.ascenvironmentalservices.com>

Product/Service: **Industrial vacuum services,  
pump trucks, bio-water blasting and cyclone separators**

North American Industrial Classification System (NAICS) Code: **238290**

Description: **Other Building Equipment Contractors**

Distribution: **Regional**

Number of Employees: **12**

Acres: **0.76**

Facility Size: **4,114**

Started: **1979**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**Mr. & Mrs. Roger & Judy Stallcup,  
Owners**

**Automatic Access Doors, Inc.**

Physical Address: **1115 North US Highway  
175, Seagoville TX 0**

Mailing Address: **1115 North US Highway  
175, Seagoville Seagoville TX 0**

Phone: **(972) 287-9967**

Fax: **f(927) 287-9978**

Email: [roger@automaticaccessdoorsinc.com](mailto:roger@automaticaccessdoorsinc.com)

Website: <http://automaticaccessdoorsinc.com>

Product/Service: **Access door installation,  
sales, and service**

North American Industrial Classification System (NAICS) Code: **238990**

Description: **Specialty Trade Contractors**

Distribution: **Regional**

# Seagoville Primary Employers' Directory

Number of Employees: 7  
Acres: 0.68

Started: 2005  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

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## - B -

**Messrs. B. J. and Armando Smith and Avila, Owners**  
**B & A Architectural Products, Ltd.**  
Physical Address: 1606 and 1611 Bruce Way,  
Seagoville TX 75159  
Mailing Address: 1314 West McDermott, Suite  
106-839, Allen Allen TX 75013  
Phone: (972) 287-4411  
Fax: f(972) 517-3722  
Email: [beckythompson@baarchitectural.com](mailto:beckythompson@baarchitectural.com)  
Website: <http://www.baarchitectural.com>

Product/Service: **Door manufacturer**  
North American Industrial Classification System  
(NAICS) Code: 321911  
Description: **Wood Window and Door Manufacturing**  
Distribution: **State**

Number of Employees: 8  
Acres: 0.25  
Facility Size: 5,000

Started: 2006  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

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**Ms. Shannon Sewell, Owner**  
**B&B Ready Mix**  
Physical Address: 4240 South Beltline Road,  
Seagoville TX 75159  
Mailing Address: 4240 South Beltline Road,  
Seagoville Seagoville TX 75159  
Phone: (972) 287-9998  
Fax: f(972) 287-4300  
Email: [ssewell@bbreadymix.com](mailto:ssewell@bbreadymix.com)  
Website: <http://www.bbreadymix.com>

Product/Service: **Ready-mix concrete**  
North American Industrial Classification System  
(NAICS) Code: 327320  
Description: **Ready-Mix Concrete Manufacturing**  
Distribution: **Regional**

Number of Employees: 30  
Acres: 30  
Facility Size: 5,000

Started: 2003  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

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**Mr. Brandon Barber, President**  
**Barber Specialties, Inc.**  
Physical Address: 2406 Kleberg Road,  
Seagoville TX 75159  
Mailing Address: Seagoville Seagoville TX  
75159  
Phone: (972) 287-5100  
Fax: f(972) 287-5111  
Email: [brandon@barberspec.com](mailto:brandon@barberspec.com)  
Website: <http://www.barberspec.com/>

Product/Service: **Drywall and Acoustical Contractor**  
North American Industrial Classification System  
(NAICS) Code: 238310  
Description: **Drywall and Insulation Contractors**  
Distribution: **Regional**

Number of Employees: 19  
Acres: 3.1

## Seagoville Primary Employers' Directory

Facility Size: **6,000**

Started: **1995**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

North American Industrial Classification System (NAICS) Code: **238220**

Description: **Plumbing, Heating, and Air-Conditioning Contractors**

Distribution: **Regional**

Number of Employees: **12**

Acres: **1.5**

Facility Size: **5,625**

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**Mr. Jim Dwyer, President**

**Beacon Industries, Inc.**

Physical Address: **1814 Woody Road, Dallas TX 0**

Mailing Address: **Post Office Box 360399, Dallas Dallas TX 0**

Phone: **(972) 557-3494**

Fax: **f(972) 557-5093**

Email: [dwyerj@beaconind.com](mailto:dwyerj@beaconind.com)

Website: <http://www.beaconind.com>

Started: **2003**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

Product/Service: **Job machine shop**

North American Industrial Classification System (NAICS) Code: **332710**

Description: **Machine Shops**

Distribution: **International**

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**Mr. Billy Nabors, Owner**

**Billy L. Nabors Demolition**

Physical Address: **2802 North US Highway 175, Seagoville TX 75159**

Mailing Address: **2802 North US Highway 175, Seagoville Seagoville TX 75159**

Phone: **(972) 287-2287**

Fax: **f(972) 287-4168**

Email: [estimating@naborsdemo.com](mailto:estimating@naborsdemo.com)

Website: <http://www.naborsdemolition.com>

Number of Employees: **70**

Acres: **4.39**

Facility Size: **66,000**

Product/Service: **Commercial, industrial and residential demolition, wrecking and dismantling**

North American Industrial Classification System (NAICS) Code: **238910**

Description: **Site Preparation Contractors**

Distribution: **Regional**

Started: **1980**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

Number of Employees: **23**

Acres: **5**

Facility Size: **7,500**

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**Mr. Joe Torres, President/CEO**

**Best Mechanical, Inc.**

Physical Address: **2701 North US Highway 175, Seagoville TX 75159**

Mailing Address: **Post Office Box 623, Seagoville Seagoville TX 75159**

Phone: **(214) 506-4201**

Fax: **f(214) 506-4225**

Email:

[BestMechanical@BestMechanicalInc.com](mailto:BestMechanical@BestMechanicalInc.com)

Website: <http://www.BestMechanicalInc.com>

Started: **1974**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

Product/Service: **Mechanical Contractor**

## Seagoville Primary Employers' Directory

**Mr. Tom Boyer, President**

**Boss Buck, Inc.**

Physical Address: **201 South US Highway 175, Seagoville TX 75159**

Mailing Address: **201 South US Highway 175, Seagoville Seagoville TX 75159**

Phone: **(972) 287-1216**

Fax: **f(972) 287-1892**

Email: [Tom@BossBuck.com](mailto:Tom@BossBuck.com)

Website: <http://www.bossbuck.com>

Product/Service: **Non-typical game feeders and blinds**

North American Industrial Classification System (NAICS) Code: **423820**

Description: **Farm and Garden Machinery and Equipment Merchant Wholesalers**

Distribution: **International**

Number of Employees: **6**

Acres: **1.704**

Facility Size: **24,268**

Started: **1999**

Corporate Structure: **Corporation**

Parent Company: **Dallre Company in Seagoville TX**

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**Mr. Terry Ramsey, Owner**

**Brian-Kelly Glass & Mirror**

Physical Address: **310 South Kaufman Street, Seagoville TX 75159**

Mailing Address: **310 South Kaufman Street, Seagoville Seagoville TX 75159**

Phone: **(972) 287-5655**

Fax: **f(972) 287-5773**

Email: [tramsev59@aol.com](mailto:tramsev59@aol.com)

Website:

Product/Service: **Glass and glazing contractor**

North American Industrial Classification System (NAICS) Code: **238150**

Description: **Glass and Glazing Contractors**

Distribution: **Regional**

Number of Employees: **10**

Acres: **1.01**

Facility Size: **13,590**

Started: **1979**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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- C -

**Mr. & Mrs. Pete & Twila Noonan, Owners**

**C & C Slab Leaks**

Physical Address: **2420 North US Highway 175, Seagoville TX 75159**

Mailing Address: **Post Office Box 360475, Dallas Dallas TX 75336**

Phone: **(972) 287-2354**

Fax: **f(972) 287-1018**

Email: [Pete.CCslabLeaks@yahoo.com](mailto:Pete.CCslabLeaks@yahoo.com)

Website: <http://www.ccslableaks.com>

Product/Service: **Slab leaks and full-service plumbing**

North American Industrial Classification System (NAICS) Code: **238220**

Description: **Plumbing, Heating, and Air-Conditioning Contractors**

Distribution: **Regional**

Number of Employees: **27**

Acres: **1.8**

Facility Size: **4,000**

Started: **1994**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**Mr. Richard Steele, Co-Owner**

**Contract Resolve Group**

Physical Address: **101 West Farmers Road, Suite B, Seagoville TX 75159**

Mailing Address: **Post Office Box 361074, Dallas Dallas TX 75336**

Phone: **(214) 506-7766, ext. 1205**

Fax: **f(214) 220-1242**

# Seagoville Primary Employers' Directory

Email: [rsteale@crsandassociates.com](mailto:rsteale@crsandassociates.com)  
Website: <http://www.crsandassociates.com>

Product/Service: **Third-party debt collection**  
North American Industrial Classification System  
(NAICS) Code: **561440**  
Description: **Collection Agencies**  
Distribution: **International**

Number of Employees: **7**  
Acres: **1**  
Facility Size: **3,500**

Started: **2011**  
Corporate Structure: **Partnership**  
Parent Company: **Not Applicable in Not Applicable**

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**Mr. Terry Wilson, Owner**  
**Cornerstone Mechanical Services, Inc.**

Physical Address: **610 West Simonds Road, Seagoville TX 75159**  
Mailing Address: **610 West Simonds Road, Seagoville Seagoville TX 75159**  
Phone: **(214) 570-9498**  
Fax: **f(214) 570-8991**  
Email: [terry@cornerstonemechanical.com](mailto:terry@cornerstonemechanical.com)  
Website: <http://cornerstonemechanical.com>

Product/Service: **Dynamic balancing services, vibration analysis services, alignment services, and equipment maintenance/repair**  
North American Industrial Classification System  
(NAICS) Code: **811310**  
Description: **Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance**  
Distribution: **State**

Number of Employees: **23**  
Acres: **2.5**  
Facility Size: **1,840**

Started: **1995**  
Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**- D -**

**Ms. Madge Cornell, Vice President**  
**David L. Abney, Inc.**

Physical Address: **316 West Simonds, Seagoville TX 75159**  
Mailing Address: **Post Office Box 847, Seagoville Seagoville TX 0**  
Phone: **(972) 287-4466 ext. 201**  
Fax: **f(972) 287-3883**  
Email: [madge@dlainc.biz](mailto:madge@dlainc.biz)  
Website: <http://www.dlainc.biz>

Product/Service: **Oil Field Equipment**  
North American Industrial Classification System  
(NAICS) Code: **423830**  
Description: **Industrial Machinery & Equipment Merchant Wholesalers**  
Distribution: **National**

Number of Employees: **13**  
Acres: **4.18**  
Facility Size: **44,667**

Started: **2001**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

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**Ms. Patricia Mazie-Kalu, Principal**  
**DFW Consolidated Health Services**

Physical Address: **1201 North Kaufman Street, Seagoville TX 75159**  
Mailing Address: **1201 North Kaufman Street, Seagoville Seagoville TX 75159**  
Phone: **(972) 287-8300**  
Fax: **f(972) 287-1882**  
Email: [dfw-consolidated@sbcglobal.net](mailto:dfw-consolidated@sbcglobal.net)  
Website:

Product/Service: **Home health care delivery**

## Seagoville Primary Employers' Directory

North American Industrial Classification System  
(NAICS) Code: **621610**  
Description: **Home Health Care Services**  
Distribution: **Regional**

Number of Employees: 4  
Acres: **0.17799999999999999**  
Facility Size: **3000**

Started: **2009**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

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**Mr. Douglas Gillispie, Owner**  
**DFW Forklifts, Inc.**

Physical Address: **3111 North US Highway 175, Seagoville TX 75159**

Mailing Address: **3111 North US Highway 175, Seagoville Seagoville TX 75159**

Phone:

Fax:

Email: [dfwforkliftinc@gmail.com](mailto:dfwforkliftinc@gmail.com)

Website:

Product/Service: **Industrial truck (e.g., forklifts) repair and maintenance services**  
North American Industrial Classification System  
(NAICS) Code: **811310**

Description: **Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance**

Distribution: **Regional**

Number of Employees: 2  
Acres: 3  
Facility Size: **3,000**

Started: **2012**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

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**Mr. Bobby Dunn, Owner**

**Dunn Asphalt Paving**

Physical Address: **2815 North US Highway 175, Seagoville TX 75159**

Mailing Address: **13751 County Road 4077, Scurry Scurry TX 75158**

Phone: **(214) 535-9054**

Fax:

Email: [stefanie\\_taylor@sbcglobal.net](mailto:stefanie_taylor@sbcglobal.net)

Website: <http://www.dunnasphaltpaving.com>

Product/Service: **Paving contractor**

North American Industrial Classification System  
(NAICS) Code: **237310**

Description: **Highway, Street, and Bridge Construction**

Distribution: **State**

Number of Employees: 5

Acres: 1

Facility Size: **2,400**

Started: **1976**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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- E -

**Mr. Craig Jones, Branch Manager**

**Edgebanding Services, Inc. (ESI)**

Physical Address: **1522 Bruce Way, Seagoville TX 75159**

Mailing Address: **828 West Cienega Avenue, San Dimas San Dimas CA 91773**

Phone: **(972) 287-3992**

Fax: **f(972) 287-7339**

Email: [esi-tx@edgebanding-services.com](mailto:esi-tx@edgebanding-services.com)

Website: <http://edgebanding-services.com/>

Product/Service: **Kitchen/Bathroom**

**edgebanding for sinks and counter-tops**

North American Industrial Classification System  
(NAICS) Code: **337110**

Description: **Wood Kitchen Cabinet and Countertop Manufacturing**

Distribution: **National**

## Seagoville Primary Employers' Directory

Number of Employees: 3  
Acres: 0.25  
Facility Size: 10,000

Started: 2000  
Corporate Structure: Corporation  
Parent Company: Edgebanding Services, Inc.  
in San Dimas CA

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**Mr. Raul Esquivel, Principal**  
**Esquivel Transportation Company**  
Physical Address: 1514 Bruce Way, Seagoville  
TX 75159  
Mailing Address: 514 Katie Court, Seagoville  
Seagoville TX 75159  
Phone: (214) 598-1113  
Fax:  
Email: [raulesq78@yahoo.com](mailto:raulesq78@yahoo.com)  
Website:

Product/Service: Short-to-medium haul  
truckload carrier of general commodities  
North American Industrial Classification System  
(NAICS) Code: 484121  
Description: General Freight Trucking, Long-  
Distance, Truckload  
Distribution: National

Number of Employees: 10  
Acres: 0  
Facility Size: 5,000

Started: 2012  
Corporate Structure: Corporation  
Parent Company: Not Applicable in Not  
Applicable

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**Ms. Patsy Fanning, Owner**  
**Excel Linen Company, Inc.**  
Physical Address: 208 Railroad Avenue,  
Seagoville TX 75159  
Mailing Address: 208 Railroad Avenue,  
Seagoville Seagoville TX 75159  
Phone: (972) 287-5058  
Fax: f(972) 287-4247  
Email: [pshfan@gmail.com](mailto:pshfan@gmail.com)

Website: <http://www.excellinenuniform.com>

Product/Service: Linen and uniform services  
North American Industrial Classification System  
(NAICS) Code: 812331  
Description: Linen Supply  
Distribution: Regional

Number of Employees: 17  
Acres: 0.5  
Facility Size: 5,000

Started: 1984  
Corporate Structure: Corporation  
Parent Company: Not Applicable in Not  
Applicable

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- F -

**Ms. Sarah Parker, Owner**  
**Fabrics-4-You**  
Physical Address: 1501 North Kaufman Street,  
Seagoville TX 75159  
Mailing Address: 1501 North Kaufman Street,  
Seagoville Seagoville TX 75159  
Phone: (972) 287-3800  
Fax:  
Email: [Fabrics4youstore@gmail.com](mailto:Fabrics4youstore@gmail.com)  
Website: <http://www.fabrics-4-you.com>

Product/Service: Fabric sales and service for  
quilting and sewing enthusiasts  
North American Industrial Classification System  
(NAICS) Code: 451130  
Description: Sewing, Needlework, and Piece  
Goods Stores  
Distribution: State

Number of Employees: 3  
Acres: 0.68  
Facility Size: 1,296

Started: 2012  
Corporate Structure: Corporation  
Parent Company: Not Applicable in Not  
Applicable

## Seagoville Primary Employers' Directory

**Mr. D. J. Harmon, Warden**  
**Federal Correctional Institute -**  
**Seagoville**

Physical Address: 2113 North US Highway

175, Seagoville TX 75159

Mailing Address: 320 First Street, NW,

Washington DC 20534

Phone: (972) 287-2911

Fax: f(972) 287-5466

Email: [SEA/ExecAssistant@bop.gov](mailto:SEA/ExecAssistant@bop.gov)

Website:

<https://www.bop.gov/locations/institutions/sea/>

/

Product/Service: **Low-security United States**  
**federal prison for male inmates**

North American Industrial Classification System

(NAICS) Code: 922140

Description: **Correctional Institutions**

Distribution: **National**

Number of Employees: 0

Acres: 0

Facility Size: 0

Started: 1940

Corporate Structure: **Not Applicable**

Parent Company: **Federal Bureau of Prisons in**  
**Washington D. C.**

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**Mr. Mike Toland, President**  
**Fireman Excavating, Inc.**

Physical Address: 100 Environmental Way,

Seagoville TX 75159

Mailing Address: 100 Environmental Way,

Seagoville Seagoville TX 75159

Phone: (972) 287-7918

Fax:

Email:

Website:

Product/Service: **Guardrail repair**

North American Industrial Classification System

(NAICS) Code: 237310

Description: **Highway, Street, and Bridge**  
**Construction**

Distribution: **Regional**

Number of Employees: 12

Acres: 1.25

Facility Size: 6,000

Started: 1995

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not**  
**Applicable**

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- G -

**Mrs. Joyce Moore, Owner**

**Genesis Fire Protection, Inc.**

Physical Address: 330 Simonds Road,

Seagoville TX 75159

Mailing Address: 330 Simonds Road,

Seagoville Seagoville TX 75159

Phone: (972) 287-9836

Fax: f(972) 287-9775

Email: [joycem@genesishfire.com](mailto:joycem@genesishfire.com)

Website: <http://www.genesishfire.com>

Product/Service: **Fire suppression service and**  
**installation**

North American Industrial Classification System

(NAICS) Code: 238220

Description: **Plumbing, Heating, and Air-**  
**Conditioning Contractors**

Distribution: **National**

Number of Employees: 60

Acres: 1.47

Facility Size: 13,969

Started: 2003

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not**  
**Applicable**

## Seagoville Primary Employers' Directory

**Mr. Bob Quimby, Owner**

### **Green Lake Nursery**

Physical Address: **300 and 400 Environmental Way, Seagoville TX 75159**

Mailing Address: **Post Office Box 360656, Seagoville Seagoville TX 75159**

Phone: **(972) 287-2322**

Fax: **f(972) 287-2373**

Email: [bob@greenlakenursery.com](mailto:bob@greenlakenursery.com)

Website: <http://www.greenlakenursery.com>

Product/Service: **Ornamental floriculture and nursery products**

North American Industrial Classification System (NAICS) Code: **111422**

Description: **Floriculture Production**

Distribution: **Regional**

Number of Employees: **45**

Acres: **45**

Facility Size: **329,000**

Started: **1984**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**Mr. Emiliano Pelayo, Owner**

### **Greenforest Landscaping & Maintenance, Inc.**

Physical Address: **401 West Simonds Road, Seagoville TX 75159**

Mailing Address: **Post Office Box 360486, Dallas Dallas TX 75336**

Phone: **(972) 287-4808**

Fax: **f(972) 287-4978**

Email: [maria@greenforestlandscaping.com](mailto:maria@greenforestlandscaping.com)

Website: <http://greenforestlandscaping.com/>

Product/Service: **Lawn maintenance, erosion control, irrigation and tree service**

North American Industrial Classification System (NAICS) Code: **561730**

Description: **Landscaping Services**

Distribution: **Regional**

Number of Employees: **45**

Acres: **3**

Facility Size: **5,000**

Started: **1965**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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**- H -**

**Mr. Thom Kasenberg, Director of Regional Operations**  
**Heartland Express, Inc.**

Physical Address: **215 Environmental Way, Seagoville TX 75159**

Mailing Address: **901 North Kansas Avenue, North Liberty North Liberty IA 52317**

Phone: **(972) 287-2141**

Fax: **f(319) 626-3609**

Email: [tkasenberg@heartlandexpress.com](mailto:tkasenberg@heartlandexpress.com)

Website: <http://www.heartlandexpress.com>

Product/Service: **Short-to-medium haul truckload carrier of general commodities**

North American Industrial Classification System (NAICS) Code: **484121**

Description: **General Freight Trucking, Long-Distance, Truckload**

Distribution: **National**

Number of Employees: **125**

Acres: **22**

Facility Size: **20,000**

Started: **1978**

Corporate Structure: **Corporation**

Parent Company: **Heartland Express in North Liberty IA**

## Seagoville Primary Employers' Directory

**Ms. Sara Schild, President**  
**Hidden Hills Equipment Group,**  
**LLC**

Physical Address: 1711 Bowers Road,  
Seagoville TX 75159  
Mailing Address: Post Office Box 2636, Red  
Oak Red Oak TX 75154  
Phone: (972) 576-1515  
Fax: f(972) 576-1514  
Email: [sara.s@hhequip.com](mailto:sara.s@hhequip.com)  
Website: <http://www.hhequip.com>

Product/Service: **Used & Surplus Parts**  
**Full Service Repair**  
**Complete Engine Repair & Overhaul Service**  
**Ground Engaging For All Makes (ESCO,**  
**MTG, H & L, Hensley)**  
**Complete Bucket Rebuilds & Line Boring**  
**Undercarriage Repair & Replacement**  
**Field Service Trucks w/ Cranes & Welding**  
North American Industrial Classification System  
(NAICS) Code: **811310**  
Description: **Commercial and Industrial**  
**Machinery and Equipment (except**  
**Automotive and Electronic) Repair and**  
**Maintenance**  
Distribution: **Regional**

Number of Employees: 6  
Acres: 5  
Facility Size: 5,000

Started: 2007  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not**  
**Applicable**

- I -

**Ms. Patty Haeussler, Owner**  
**Inlet Structure Specialties, Ltd.**  
Physical Address: 501 West Simonds,  
Seagoville TX 75159  
Mailing Address: Post Office Box 360963,  
Dallas Dallas TX 75336  
Phone: (972) 287-1454  
Fax: f(972) 287-1486

Email: [inlet@sbcglobal.net](mailto:inlet@sbcglobal.net)  
Website:

Product/Service: **Concrete structures for road**  
**builders**  
North American Industrial Classification System  
(NAICS) Code: **238110**  
Description: **Poured Concrete Foundation and**  
**Structure Contractors**  
Distribution: **Regional**

Number of Employees: 12  
Acres: 1  
Facility Size: 2,400

Started: 1983  
Corporate Structure: **Partnership**  
Parent Company: **Not Applicable in Not**  
**Applicable**

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**Mr. Ian Reese, Owner**  
**Installation Delivery and Storage**  
Physical Address: 316 South Kaufman Street,  
Seagoville TX 75159  
Mailing Address: 316 South Kaufman Street,  
Seagoville Seagoville TX 75159  
Phone: (972) 287-1630  
Fax:  
Email: [ianr@idsdel.com](mailto:ianr@idsdel.com)  
Website: <http://www.idsdel.com>

Product/Service: **Moving and storage**  
North American Industrial Classification System  
(NAICS) Code: **484210**  
Description: **Used Household and Office**  
**Goods Moving**  
Distribution: **Regional**

Number of Employees: 5  
Acres: 0.46  
Facility Size: 4,000

Started: 2008  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not**  
**Applicable**

# Seagoville Primary Employers' Directory

## - J -

**Mr. George Larencho, Owner**

### **JD Wholesale Tires**

Physical Address: **1603 Bruce Way, Seagoville TX 75159**

Mailing Address: **1603 Bruce Way, Seagoville Seagoville TX 75159**

Phone: **(817) 812-6836**

Fax: **f(972) 286-2714**

Email:

Website:

Product/Service: **Wholesale used tire sales**

North American Industrial Classification System (NAICS) Code: **423130**

Description: **Tire and Tube Merchant Wholesalers**

Distribution: **Regional**

Number of Employees: **3**

Acres: **0.25**

Facility Size: **5,000**

Started: **2013**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

---

**Mr. Antonio Brito, President**

### **Just To Flirt, Inc.**

Physical Address: **2409 Elizabeth Lane, Seagoville TX 75159**

Mailing Address: **2409 Elizabeth Lane, Seagoville Seagoville TX 75159**

Phone: **(972) 287-1010**

Fax: **f(855) 427-1532**

Email: [abritojtf@gmail.com](mailto:abritojtf@gmail.com)

Website: <http://www.justtoflirt.com>

Product/Service: **Wholesale dancewear apparel manufacturer**

North American Industrial Classification System (NAICS) Code: **315990**

Description: **Apparel Accessories and Other Apparel Manufacturing**

Distribution: **International**

Number of Employees: **21**

Acres: **1.88**

Facility Size: **8,000**

Started: **2005**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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## - K, L -

**Mr. Kevan Culp, Owner**

### **Kustom Craft Exhibits, LLC**

Physical Address: **2507 North US Highway 175, Seagoville TX 75159**

Mailing Address: **2507 North US Highway 175, Seagoville Seagoville TX 75159**

Phone: **(972) 287-9113**

Fax:

Email: [keculp@sbcglobal.net](mailto:keculp@sbcglobal.net)

Website:

Product/Service: **Trade show and general carpentry**

North American Industrial Classification System (NAICS) Code: **337212**

Description: **Custom Architectural Woodwork and Millwork Manufacturing**

Distribution: **National**

Number of Employees: **7**

Acres: **3**

Facility Size: **13,000**

Started: **1996**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

# Seagoville Primary Employers' Directory

## - M -

**Mr. Marco Mendez, Owner**  
**Master's Tile & Granite**

Physical Address: **2741 North US Highway  
175, Seagoville TX 75159**  
Mailing Address: **2741 North US Highway  
175, Seagoville Seagoville TX 75159**  
Phone: **(214) 684 4550**  
Fax:  
Email: [masterstiledallas@yahoo.com](mailto:masterstiledallas@yahoo.com)  
Website:

Product/Service: **Installation of ceramic,  
granite, marble, wood tile and flooring**  
North American Industrial Classification System  
(NAICS) Code: **444190**  
Description: **Other Building Material Dealers**  
Distribution: **Regional**

Number of Employees: **3**  
Acres: **0.45**  
Facility Size: **5,000**

Started: **1987**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not  
Applicable**

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**Mr. Saleem Humayun, Owner**  
**Millennium Trading Company,  
LLC**

Physical Address: **1500 Bruce Way, Seagoville  
TX 75159**  
Mailing Address: **Post Office Box 252134,  
West Bloomfield West Bloomfield MI 0**  
Phone:  
Fax:  
Email: [info@millennium-trading.com](mailto:info@millennium-trading.com)  
Website: <http://www.millennium-trading.com>

Product/Service: **Printing press restoration**  
North American Industrial Classification System  
(NAICS) Code: **333244**  
Description: **Printing Machinery and  
Equipment Manufacturing**  
Distribution: **International**

Number of Employees: **2**  
Acres: **0.25**  
Facility Size: **5,000**

Started: **1980**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not  
Applicable**

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**Mr. Warren Miller, Owner**  
**Miller Crane Works, Inc.**

Physical Address: **304 Tunnell Street,  
Seagoville TX 75159**  
Mailing Address: **304 Tunnell Street,  
Seagoville Seagoville TX 75159**  
Phone:  
Fax: **f(214) 613-9564**  
Email: [warren@millercraneworks.com](mailto:warren@millercraneworks.com)  
Website: <http://millercraneworks.com/>

Product/Service: **Crane operator education**  
North American Industrial Classification System  
(NAICS) Code: **236220**  
Description: **Commercial and Institutional  
Building Construction**  
Distribution: **National**

Number of Employees: **4**  
Acres: **1.5**  
Facility Size: **4,000**

Started: **1978**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not  
Applicable**

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**Mr. Brian Castellano, General Manager**  
**Mitchell Welding Supply Company**

Physical Address: **703 North US Highway 175,  
Seagoville TX 75159**  
Mailing Address: **1106 South Virginia, Terrell  
Terrell TX 75160**  
Phone: **(972) 287-4191**  
Fax:  
Email: [info@mitchellwelding.com](mailto:info@mitchellwelding.com)

## Seagoville Primary Employers' Directory

Website: <http://mitchellwelding.com>

Product/Service: **Welding supplies**  
North American Industrial Classification System  
(NAICS) Code: **423830**  
Description: **Industrial Machinery and  
Equipment Merchant Wholesalers**  
Distribution: **Regional**

Number of Employees: **1**  
Acres: **0.5**  
Facility Size: **2,000**

Started: **1996**  
Corporate Structure: **Corporation**  
Parent Company: **Mitchell Welding Supply  
Company in Terrell TX**

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**Messrs. Rick & Gary Williams & Bagley,  
President  
MTCS, Inc.**

Physical Address: **2410 Elizabeth Lane,  
Seagoville TX 75159**  
Mailing Address: **2410 Elizabeth Lane,  
Seagoville Seagoville TX 75159**  
Phone: **(972) 287-8089**  
Fax:  
Email: [gbagley@mtcs-inc.com](mailto:gbagley@mtcs-inc.com) or  
[rwilliams@mtcs-inc.com](mailto:rwilliams@mtcs-inc.com)  
Website: <http://www.mtcs-inc.com>

Product/Service: **Drywall/acoustical contractor  
and stucco company**  
North American Industrial Classification System  
(NAICS) Code: **238310**  
Description: **Drywall & Insulation  
Contractors**  
Distribution: **Regional**

Number of Employees: **2**  
Acres: **0.38**  
Facility Size: **4,200**

Started: **1989**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not  
Applicable**

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**Mr. Thomas Sullivan, Owner**  
**MTK Resinous Flooring**  
Physical Address: **704 1/2 West Simonds Road,  
Seagoville TX 75159**  
Mailing Address: **704 1/2 West Simonds Road,  
Seagoville Seagoville TX 75159**  
Phone: **(972) 287-1223**  
Fax: **f(972) 287-5089**  
Email: [Tom@MTKResinousFlooring.com](mailto:Tom@MTKResinousFlooring.com)  
Website:  
<http://www.MTKResinousFlooring.com>

Product/Service: **A leader in the planning,  
preparation, and installation of industrial and  
commercial resinous flooring, coatings and  
polymer wall systems**  
North American Industrial Classification System  
(NAICS) Code: **238330**  
Description: **Flooring Contractors**  
Distribution: **Multi-State**

Number of Employees: **13**  
Acres: **3.60**  
Facility Size: **2,500**

Started: **2009**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not  
Applicable**

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**Mrs. Ashley Choate, Owner**  
**NorTex Refrigeration**  
Physical Address: **1520 Bruce Way, Seagoville  
TX 75159**  
Mailing Address: **1520 Bruce Way, Seagoville  
Seagoville TX 75159**  
Phone: **(972) 287-7411**  
Fax: **f(972) 287-7412**  
Email: [admin@NorTexRefrigeration.com](mailto:admin@NorTexRefrigeration.com)  
Website:  
<http://www.NorTexRefrigeration.com>

Product/Service: **Commercial refrigeration,  
air conditioning/heating and refrigeration**  
North American Industrial Classification System  
(NAICS) Code: **0**

## Seagoville Primary Employers' Directory

Description: **Refrigeration commercial: installation, service and repair of motors, compressors or other machinery; air conditioning systems – heating and/or cooling (not portable); installation and service**  
Distribution: **Regional**

Number of Employees: 4  
Acres: **0.25**  
Facility Size: **5,000**

Started: **1982**  
Corporate Structure: **Corporation**  
Parent Company: **NTR Commercial Services, LLC in Seagoville TX**

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### - N -

**Ms. Amy Quinn, Vice President**  
**North Texas Scales, Inc.**  
Physical Address: **2727 North US Highway 175, Seagoville TX 75159**  
Mailing Address: **2727 North US Highway 175, Seagoville Seagoville TX 75159**  
Phone: **(972) 287-0101**  
Fax: **f(972) 287-7404**  
Email: [Amy.Quinn@ntsscales.com](mailto:Amy.Quinn@ntsscales.com)  
Website: <http://www.ntsscales.com>

Product/Service: **Industrial weighing equipment sales and service**  
North American Industrial Classification System (NAICS) Code: **423440**  
Description: **Other Commercial Equipment Merchant Wholesalers**  
Distribution: **National**

Number of Employees: **11**  
Acres: **2**  
Facility Size: **7,000**

Started: **1991**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

### - O -

**Mr. Omar Tapias, Owner**  
**Oak Tree Nursery**  
Physical Address: **705 US-175 Frontage Road, Seagoville TX 75159**  
Mailing Address: **705 US-175 Frontage Road, Seagoville Seagoville TX 75159**  
Phone: **(972) 287-4504**  
Fax: **f(972) 287-4504**  
Email: [oaktreenursery1@yahoo.com](mailto:oaktreenursery1@yahoo.com)  
Website:

Product/Service: **Nursery products**  
North American Industrial Classification System (NAICS) Code: **444220**  
Description: **Nursery, Garden Center, and Farm Supply Stores**  
Distribution: **State**

Number of Employees: 4  
Acres: **0.82**  
Facility Size: **2,340**

Started: **1993**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

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**Mr. Don Morgan, Regional Director**  
**O'Reilly Auto Parts**  
Physical Address: **301 Environmental Way, Seagoville TX 75159**  
Mailing Address: **301 Environmental Way, Seagoville Seagoville TX 75159**  
Phone: **(972) 287-7633**  
Fax:  
Email: [dmorgan@oreillyauto.com](mailto:dmorgan@oreillyauto.com)  
Website: <http://www.oreillyauto.com>

Product/Service: **Automotive parts distribution**  
North American Industrial Classification System (NAICS) Code: **423120**  
Description: **Motor Vehicle Supplies and New Parts Merchant Wholesalers**  
Distribution: **Multi-State**

## Seagoville Primary Employers' Directory

Number of Employees: **500**  
Acres: **34.20**  
Facility Size: **550,000**

Started: **2001**  
Corporate Structure: **Corporation**  
Parent Company: **O'Reilly Auto Enterprises, LLC in Springfield MO**

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### - P, Q -

**Mr. Keith Bow, Terminal Manager**  
**Pacific Rail Services**  
Physical Address: **1613 Bruce Way, Seagoville TX 75159**  
Mailing Address: **1131 SW Klickitat Way, Seattle Seattle WA 98134**  
Phone: **(972) 287-1724**  
Fax: **f(972) 287-1729**  
Email: [keith.bow@rmsintermodal.com](mailto:keith.bow@rmsintermodal.com)  
Website: <http://www.rmsintermodal.com>

Product/Service: **Railroad tractor maintenance and repair services**  
North American Industrial Classification System (NAICS) Code: **333924**  
Description: **Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing**  
Distribution: **National**

Number of Employees: **6**  
Acres: **0.25**  
Facility Size: **5,000**

Started:  
Corporate Structure: **Corporation**  
Parent Company: **Pacific Rail Services in Seattle WA**

**Mr. Jimmy Weaver, Owner**  
**Precision Air & Cable**  
Physical Address: **205 North Highway 175, Seagoville TX 75159**  
Mailing Address: **205 North Highway 175, Seagoville Seagoville TX 75159**  
Phone: **(972) 287-7997**  
Fax: **(972) 287-4790**  
Email: [jweaver@precisionair-inc.com](mailto:jweaver@precisionair-inc.com)  
Website: <http://www.precisionair-inc.com>

Product/Service: **Heating, ventilating & air conditioning**  
North American Industrial Classification System (NAICS) Code: **238220**  
Description: **Plumbing, Heating, and Air-Conditioning Contractors**  
Distribution: **Regional**

Number of Employees: **30**  
Acres: **2**  
Facility Size: **7,000**

Started: **1985**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

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**Mr. Jim Norlin, Operations Leader**  
**Precision-Hayes International**  
Physical Address: **704 West Simonds Road, Seagoville TX 75159**  
Mailing Address: **704 West Simonds Road, Seagoville Seagoville TX 75159**  
Phone: **(281) 565-8111**  
Fax: **f(972) 287-4469**  
Email: [Jim.Norlin@precision-Hayes.com](mailto:Jim.Norlin@precision-Hayes.com)  
Website: <http://www.Precision-Hayes.com>

Product/Service: **Prestressed concrete re-enforcement and engineered extrusion markets**  
North American Industrial Classification System (NAICS) Code: **333318**  
Description: **Other Commercial and Service Industry Machinery Manufacturing**  
Distribution: **International**

## Seagoville Primary Employers' Directory

Number of Employees: 75  
Acres: 13  
Facility Size: 64,920

Started: 1991  
Corporate Structure: Corporation  
Parent Company: Actuant Corporation in  
Menomonee Falls WI

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### - R -

**Mr. John Williams, Owner**  
**R & J Trailers, Inc.**  
Physical Address: 308 Highway 175, Seagoville  
TX 75159  
Mailing Address: 308 Highway 175, Seagoville  
Seagoville TX 75159  
Phone: (972) 287-9977  
Fax:  
Email: [johnjr@randjtrailers.com](mailto:johnjr@randjtrailers.com)  
Website: <http://www.randjtrailers.com>

Product/Service: **Trailer sales, service,  
maintenance and repair.**  
North American Industrial Classification System  
(NAICS) Code: 423120  
Description: **Motor Vehicle Supplies and New  
Parts Merchant Wholesalers**  
Distribution: State

Number of Employees: 9  
Acres: 2.83  
Facility Size: 25,200

Started: 2002  
Corporate Structure: Corporation  
Parent Company: Not Applicable in Not  
Applicable

**Mr. Wilson Gruetzner, General Manager**  
**Rockwell American Manufacturing**  
**- Seagoville Spring Manufacturing**  
**Plant**

Physical Address: 306 West Simonds Road,  
Seagoville TX 75159  
Mailing Address: 604 West Main Street, Azle  
Azle TX 76020  
Phone: (972) 287-7600  
Fax: f(972) 287-7633  
Email: [wgruetzner@rockwellamerican.com](mailto:wgruetzner@rockwellamerican.com)  
Website:  
[http://www.rockwellamerican.com/locations/s  
eagoville-spring-mfg-plant](http://www.rockwellamerican.com/locations/seagoville-spring-mfg-plant)

Product/Service: **Trailer products - leaf  
springs**  
North American Industrial Classification System  
(NAICS) Code: 336390  
Description: **Other Motor Vehicle Parts  
Manufacturing**  
Distribution: **National**

Number of Employees: 78  
Acres: 11.5  
Facility Size: 78,000

Started: 1993  
Corporate Structure: Corporation  
Parent Company: Quality Trailer Products  
dba Rockwell American in Azle TX

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### - S -

**Mr. Gerald Sanders, Owner**  
**Sand Tech Coatings**  
Physical Address: 106 McClung, Seagoville TX  
75159  
Mailing Address: 4608 Navajo, Balch Springs  
Balch Springs TX 75180  
Phone: (972) 287-5308  
Fax: f(972) 287-5409  
Email: [gsand10594@sbcglobal.net](mailto:gsand10594@sbcglobal.net)  
Website: <http://www.sand-techcoatings.com>

Product/Service: **Water/wastewater facility  
painting**

## Seagoville Primary Employers' Directory

North American Industrial Classification System  
(NAICS) Code: **238320**  
Description: **Painting and Wall Covering  
Contractors**  
Distribution: **Regional**

Number of Employees: **5**  
Acres: **0.20**  
Facility Size: **2,800**

Started: **1996**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not  
Applicable**

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**Messrs. Steve and Matt Ladd and  
Holden, Owners**  
**SDL Plumbing**  
Physical Address: **1612 Bruce Way, Seagoville  
TX 75159**  
Mailing Address: **1612 Bruce Way, Seagoville  
Seagoville TX 75159**  
Phone: **(972) 287-2039**  
Fax:  
Email: [sdlplumbing@att.net](mailto:sdlplumbing@att.net)  
Website: <http://www.sdlplumbing.com>

Product/Service: **New construction, remodel  
and repair of commercial, industrial and  
residential plumbing**  
North American Industrial Classification System  
(NAICS) Code: **238220**  
Description: **Plumbing, Heating, and Air-  
Conditioning Contractors**  
Distribution: **Regional**

Number of Employees: **20**  
Acres: **0.75**  
Facility Size: **5,000**

Started: **2007**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not  
Applicable**

**Mr. Gideon Shambambeva, Owner**  
**Seagoville Equipment, Inc.**  
Physical Address: **2411 Elizabeth Lane,  
Seagoville TX 75159**  
Mailing Address: **2411 Elizabeth Lane,  
Seagoville Seagoville TX 75159**  
Phone: **(469) 647-0885**  
Fax:  
Email: [deonshambi@gmail.com](mailto:deonshambi@gmail.com)  
Website:  
<http://www.seagovilleequipmentinc.com>

Product/Service: **Industrial equipment and  
parts reseller**  
North American Industrial Classification System  
(NAICS) Code: **423830**  
Description: **Industrial Machinery and  
Equipment Merchant Wholesalers**  
Distribution: **State**

Number of Employees: **1**  
Acres: **1.5**  
Facility Size: **5,000**

Started: **2010**  
Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not  
Applicable**

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**Mr. Uriel Zapata, General Manager**  
**Serrano Surplus Materials**  
Physical Address: **104 West Simonds Road,  
Seagoville TX 75159**  
Mailing Address: **104 West Simonds Road,  
Seagoville Seagoville TX 75159**  
Phone: **(972) 287-1230**  
Fax: **f(972) 287-1166**  
Email: [zapata.roofing@gmail.com](mailto:zapata.roofing@gmail.com)  
Website:  
<https://www.facebook.com/people/Serrano-Surplus-Materials/100010267893896>

Product/Service: **Residential construction  
material sales**  
North American Industrial Classification System  
(NAICS) Code: **423320**  
Description: **Brick, Stone, and Related  
Construction Material Merchant Wholesalers**

## Seagoville Primary Employers' Directory

Distribution: **Regional**

Number of Employees: **5**

Acres: **2.40**

Facility Size: **43,200**

Started: **2014**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

Phone: **(972) 287-4290**

Fax: **f(972) 287-2651**

Email: [ghalbert@steelformrental.com](mailto:ghalbert@steelformrental.com)

Website: <http://www.steelformrental.com/>

Product/Service: **Concrete Equipment and Supplies-Renting**

North American Industrial Classification System (NAICS) Code: **238190**

Description: **Other Foundation, Structure, and Building Exterior Contractors**

Distribution: **National**

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**Mr. Chase Tucker, Owner**  
**Slick Stitch Custom Upholstery & Accessories**

Physical Address: **2737 North US Highway 175, Seagoville TX 75159**

Mailing Address: **2737 North US Highway 175, Seagoville Seagoville TX 75159**

Phone: **(972) 287-7328**

Fax:

Email: [tuck@slickstitchcustom.com](mailto:tuck@slickstitchcustom.com)

Website: <http://www.slickstitchcustom.com>

Number of Employees: **30**

Acres: **10**

Facility Size: **8,800**

Started: **1973**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

- T -

Product/Service: **Auto and truck equipment and parts, sales, service and installation**

North American Industrial Classification System (NAICS) Code: **811121**

Description: **Automotive Body, Paint, and Interior Repair and Maintenance**

Distribution: **Regional**

Number of Employees: **4**

Acres: **0.31**

Facility Size: **3,000**

Started: **1990**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

**Mr. Diego Anaya, Owner**

**Texas Seat**

Physical Address: **1507 Bruce Way, Seagoville TX 75159**

Mailing Address: **1507 Bruce Way, Seagoville Seagoville TX 75159**

Phone: **(214) 207-2385**

Fax: **f(972) 287-2006**

Email: [juandiegoanaya@sbcglobal.net](mailto:juandiegoanaya@sbcglobal.net)

Website: <http://www.TexasSeat.com>

Product/Service: **Automotive leather interiors for cars and trucks**

North American Industrial Classification System (NAICS) Code: **423120**

Description: **Motor Vehicle Supplies and New Parts Merchant Wholesalers**

Distribution: **Regional**

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**Mr. Glen Halbert, General Manager**

**Steel Form Rental**

Physical Address: **312 West Simonds Road, Seagoville TX 75159**

Mailing Address: **Post Office Box 492, Seagoville Seagoville TX 75159**

Number of Employees: **12**

Acres: **0.25**

Facility Size: **4,000**

Started: **2013**

## Seagoville Primary Employers' Directory

Corporate Structure: **Corporation**  
Parent Company: **Not Applicable in Not Applicable**

Distribution: **International**

Number of Employees: **0**  
Acres: **0**  
Facility Size: **0**

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**- U, V, W, X, Y, Z -**

**Mr. Kevin Winchester, President**  
**Xtreme Direct Mail**

Physical Address: **1512 Bruce Way, Seagoville TX 75159**

Mailing Address: **1512 Bruce Way, Seagoville Seagoville TX 75159**

Phone: **(972) 472-9922**

Fax: **f(972) 591-4569**

Email: [kevin@xtremedirectmail.com](mailto:kevin@xtremedirectmail.com)

Website: <http://www.xtremedirectmail.com>

Started:

Corporate Structure: **Not Applicable**  
Parent Company: **Department of Defense in Washington D. C.**

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Product/Service: **Direct mail fulfillment campaigns**

North American Industrial Classification System (NAICS) Code: **541860**

Description: **Direct Mail Advertising**

Distribution: **Regional**

Number of Employees: **8**

Acres: **0.25**

Facility Size: **5,000**

Started: **2007**

Corporate Structure: **Corporation**

Parent Company: **Not Applicable in Not Applicable**

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Physical Address: **701 West Simonds Road, Seagoville TX 75159**

Mailing Address: **701 West Simonds Road, Seagoville Seagoville TX 75159**

Phone: **(972) 287-8600**

Fax:

Email:

Website: <http://www.usar.army.mil/>

Product/Service: **Reserve Army base**

North American Industrial Classification System (NAICS) Code: **928110**

Description: **National Security - Army**

**Seagoville Site Summary**

Sal	Fname	Lname	Title	Company	DCAD Address	DCAD Commercial Account	Acres
Mr.	Travis	Pugh	President/Broker	Branding Iron Realty	209 Railroad Avenue	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65017812010230500">http://dallascad.org/AcctDetailCom.aspx?ID=65017812010230500</a>	0.217
Ms.	Cynthia	Butler	Agent	Providence Group Realty	328 Lakey Road		0.233
			Executive Director	Seagoville Economic Development Corporation	1820 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500036000A0030000">http://dallascad.org/AcctDetailCom.aspx?ID=500036000A0030000</a>	1.000
Mr.	Faisal	Merchant			600 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=50014600030010000">http://dallascad.org/AcctDetailCom.aspx?ID=50014600030010000</a>	1.000
Mr.	Garry	Litt	Owner	Garry & Laurie Real Estate	1600 Creekstone Court	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500465000B0090000">http://dallascad.org/AcctDetailCom.aspx?ID=500465000B0090000</a>	1.293
Mr.	George	Street	Owner	George Street Real Estate	309 East Malloy Bridge Road	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65142000810030000">http://dallascad.org/AcctDetailCom.aspx?ID=65142000810030000</a>	1.724
Mr.	Herb	Gibson	Owner	Equity Development Corporation	1601 Bruce Way	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500463000A0030000">http://dallascad.org/AcctDetailCom.aspx?ID=500463000A0030000</a>	2.521
Mr.	Randy	Balch	Owner	Financial & Insurance Services of Texas	601 & 605 North US Highway 175 (four properties as HomeBank and Seagoville State Bank(	<a href="http://dallascad.org/AcctDetailBPP.aspx?ID=99813640000145250">http://dallascad.org/AcctDetailBPP.aspx?ID=99813640000145250</a>	3.000
Mr.	Lew	Richey	Owner	L. Richey Associates	2615 and 2617 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65054151010170000">http://dallascad.org/AcctDetailCom.aspx?ID=65054151010170000</a> and <a href="http://dallascad.org/AcctDetailCom.aspx?ID=500340000A0010000">http://dallascad.org/AcctDetailCom.aspx?ID=500340000A0010000</a>	3.090
Mr.	Herb	Gibson	Owner	Equity Development Corporation	1600 Bruce Way	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500463000A0040000">http://dallascad.org/AcctDetailCom.aspx?ID=500463000A0040000</a>	3.090
Mr.	Jerry	Louis	Owner	Jerry & Susan Lewis Real Estate	2501 North US Highway 175 (two properties)	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65054149010310000">http://dallascad.org/AcctDetailCom.aspx?ID=65054149010310000</a>	3.140
Ms.	Linda	Blumen	Vice President	Hoppenstein Properties, Inc.	101 – 133 Hall Road (in front of Brookshire's Shopping Center)		

**Seagoville Site Summary**

Sal	Fname	Lname	Title	Company	DCAD Address	DCAD Commercial Account	Acres
Mr.	Gary	Reynolds	Owner	Gary Reynolds	1700 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65085006110110200">http://dallascad.org/AcctDetailCom.aspx?ID=65085006110110200</a>	3.309
Mr.	Raul	Esquivel	Owner	Esquivel Transportation	1106 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=50030850000020000">http://dallascad.org/AcctDetailCom.aspx?ID=50030850000020000</a>	3.340
Mr.	Jack	Wilson	Owner	Jack Wilson Realty	401 Hall Road	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500344600A0030000">http://dallascad.org/AcctDetailCom.aspx?ID=500344600A0030000</a>	3.664
Mr.	Casey	Hymer	Founding Partner	Drake Real Estate & Investments	350 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=50046390000020100">http://dallascad.org/AcctDetailCom.aspx?ID=50046390000020100</a>	3.718
Mr.	Herb	Gibson	Owner	Equity Development Corporation	1501 Bruce Way	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500463000A0020000">http://dallascad.org/AcctDetailCom.aspx?ID=500463000A0020000</a>	4.304
Mr.	Matthew	Marshall	Founding Partner	Drake Real Estate & Investments	3 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500463900A0030000">http://dallascad.org/AcctDetailCom.aspx?ID=500463900A0030000</a>	4.309
<del>Mr.</del>	<del>Ronnie</del>	<del>Bilbrey</del>	<del>Marketing</del>	<del>RP Texas</del>	<del>2808 North US Highway 175</del>	<del><a href="http://dallascad.org/AcctDetailCom.aspx?ID=50028290000020000">http://dallascad.org/AcctDetailCom.aspx?ID=50028290000020000</a></del>	<del>4.400</del>
<del>Mr.</del>	<del>Dave</del>	<del>Dandrand</del>	<del></del>	<del>Burr &amp; Tankin</del>	<del>111 East Malloy Bridge Road</del>	<del><a href="http://dallascad.org/AcctDetailCom.aspx?ID=65017910530210000">http://dallascad.org/AcctDetailCom.aspx?ID=65017910530210000</a></del>	<del>4.557</del>
Mr.	Leonard	Hoffman	Owner	Wilson Elser Law Firm	301 and 351 Hall Road	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500344600A0010000">http://dallascad.org/AcctDetailCom.aspx?ID=500344600A0010000</a>	5.000
Mr.	Frank	Neal	Owner	Frank H. Neal Real Estate	2310 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65054146510100000">http://dallascad.org/AcctDetailCom.aspx?ID=65054146510100000</a>	5.340
Ms.	Wanda	Jones	Owner	Rockin R Real Estate	2108 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=50046550010010000">http://dallascad.org/AcctDetailCom.aspx?ID=50046550010010000</a>	5.600
Mr.	Lew	Richey	Owner	L. Richey Associates	1349 East Malloy Bridge	<a href="http://dallascad.org/AcctDetailRes.aspx?ID=65085007010020600">http://dallascad.org/AcctDetailRes.aspx?ID=65085007010020600</a>	5.765
<del>Mr.</del>	<del>Charles</del>	<del>Smith</del>	<del>Owner</del>	<del>Charles W. Smith Funeral Home</del>	<del>103 May Road and 1700 North US Highway 175</del>	<del><a href="http://dallascad.org/AcctDetailCom.aspx?ID=65085006610100000">http://dallascad.org/AcctDetailCom.aspx?ID=65085006610100000</a></del> <del><a href="http://dallascad.org/AcctDetailCom.aspx?ID=65085006110110100">http://dallascad.org/AcctDetailCom.aspx?ID=65085006110110100</a></del>	<del>6.000</del>
Mr.	Herb	Gibson	Owner	Equity Development Corporation	1500 Bruce Way	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=500463000A0010000">http://dallascad.org/AcctDetailCom.aspx?ID=500463000A0010000</a>	6.934
Mr.	Randy	Scott	Vice President	Quine & Associates	410 North US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=50046390000010000">http://dallascad.org/AcctDetailCom.aspx?ID=50046390000010000</a>	7.610

### Seagoville Site Summary

Sal	Fname	Lname	Title	Company	DCAD Address	DCAD Commercial Account	Acres
	C.	Sebastian	Broker	Keller Williams Central	1810 South US Highway 175, et al	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65054147510090000">http://dallascad.org/AcctDetailCom.aspx?ID=65054147510090000</a>	11.660
Mr.	Jim	Gissler	Partner	Bridge Realty Partners, LLC	550 Malloy Bridge Road and 190 South Crestview	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65085007010030000">http://dallascad.org/AcctDetailCom.aspx?ID=65085007010030000</a> and <a href="http://dallascad.org/AcctDetailCom.aspx?ID=65085007010030700">http://dallascad.org/AcctDetailCom.aspx?ID=65085007010030700</a>	13.800
Mr.	Jim	Whitten	President	J. W. Whitten Commercial Realty, LLC	108 South US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65085008110330000">http://dallascad.org/AcctDetailCom.aspx?ID=65085008110330000</a>	22.110
Mr.	Burl	Swafford	Director	Swafford Investment Company	900 South US Highway 175	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65085008010100000">http://dallascad.org/AcctDetailCom.aspx?ID=65085008010100000</a>	33.000
Ms.	Krista	Raymond	Broker	CBRE	500 Armstrong Road and 1100 Bowers Road	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65018938510330000">http://dallascad.org/AcctDetailCom.aspx?ID=65018938510330000</a> and <a href="http://dallascad.org/AcctDetailCom.aspx?ID=65042730510120000">http://dallascad.org/AcctDetailCom.aspx?ID=65042730510120000</a>	47.000
Mr.	Dave	Anderson	Vice Chairman	CBRE	1504, 1616 Bowers Road and 300 Environmental Way	<a href="http://dallascad.org/AcctDetailCom.aspx?ID=65085006010071000">http://dallascad.org/AcctDetailCom.aspx?ID=65085006010071000</a>	93.100
Ms.	DeAnna	Mitchell	Associate	Ridge Pointe Commercial Real Estate	160 MC Squared LP: 12570, 79.25 acres; 9477, 7.58 acres	<a href="http://gis.bisconsultants.com/kaufmancad/">http://gis.bisconsultants.com/kaufmancad/</a>	160.000
Ms.	David	English	Associate	Ridge Pointe Commercial Real Estate	MCM Kaufman Land Partners, Ltd.: 9466, 125.72 acres; 9472, 18.425 acres; 9471, 18.62 acres; 9470, 12.2 acres; 9469, 3.12 acres; 9465, 78.61 acres; 9467, 72.211 acres; 9462, 4.69 acres	<a href="http://gis.bisconsultants.com/kaufmancad/">http://gis.bisconsultants.com/kaufmancad/</a>	321.000
						<b>TOTAL</b>	<b>795.827</b>

**RESOLUTION NO. 39-R-2017**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION APPROVING WORK PLAN, ASSESSMENT OF THE LOCAL ECONOMIC DEVELOPMENT ENVIRONMENT AND EVALUATION OF PAST PERFORMANCE FOR THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION ("SEDC"); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Executive Director of the Seagoville Economic Development Corporation prepared and submitted to the Seagoville Economic Development Corporation Board of Directors a Work Plan, Assessment of the Local Economic Development Environment, Evaluation of Past Performance for the Seagoville Economic Development Corporation; and

**WHEREAS**, having reviewed this Work Plan, Assessment of the Local Economic Development Environment, Evaluation of Past Performance, the SEDC Board of Directors finds the Work Plan, Assessment of the Local Economic Development Environment, Evaluation of Past Performance, as attached hereto, should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION:**

**Section 1.** That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

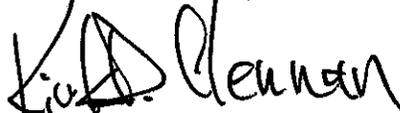
**Section 2.** That the Work Plan, Assessment of the Local Economic Development Environment, Evaluation of Past Performance for the Seagoville Economic Development Corporation, attached hereto as Exhibit A, are approved.

**Section 3.** That this Resolution shall take effect immediately from and after its passage, and it is, accordingly, so resolved.

**DULY RESOLVED AND ADOPTED** by the Board of Directors of the Seagoville Economic Development Corporation, on this the 24<sup>th</sup> day of July, 2017.

SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION

\_\_\_\_\_  
Mr. Jose Hernandez, Vice Chairman



\_\_\_\_\_  
Kirk D. Clennan, Executive Director

APPROVED AS TO FORM:

\_\_\_\_\_  
Alexis G. Allen, SEDC Attorney

## *Regular Agenda Item: 13*

**Meeting Date: August 21, 2017**

*Discuss hands-free mobile phone ordinance*

**ITEM DESCRIPTION:**

**BACKGROUND OF ISSUE:**

Councilmember Rick Howard would like to discuss with the City Council the possibility of adopting a hands-free mobile phone ordinance. This is a discussion item to determine if the City Council would like to adopt a hands-free mobile phone ordinance.

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

**EXHIBITS**

# *Regular Agenda Item: 14*

**Meeting Date:** August 21, 2017

## **ITEM DESCRIPTION**

*Receive Councilmember Reports/ Items of Community Interest*

## **BACKGROUND OF ISSUE:**

Section 551.0415 of the Texas Government Code authorizes a quorum of the governing body of a municipality or county to receive reports about items of community interest during a meeting without having given notice of the subject of the report if no action is taken. Section 551.0415 defines an “item of community interest” to include:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in status of a person’s public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

## **FINANCIAL IMPACT:**

N/A

## **EXHIBITS**

N/A

## *Regular Agenda Item: 15*

**Meeting Date:** August 21, 2017

**ITEM DESCRIPTION:**

*Future Agenda Items*

**BACKGROUND OF ISSUE:**

Council provides direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

**FINANCIAL IMPACT:**

N/A

**EXHIBITS**

N/A

# *Joint Agenda Item: 16*

**Meeting Date: August 21, 2017**

## **Joint Executive Session with Seagoville Economic Development Corporation**

*Pursuant to Texas Open Meeting Act, the Seagoville EDC and the City Council may convene into Executive Session to deliberate regarding the following matter:*

*Section 551.071 Gov't Code: Consultation with Attorney-concerning the legal relationship between the City of Seagoville and the Seagoville Economic Development Corporation*

### **ITEM DESCRIPTION:**

### **BACKGROUND OF ISSUE:**

### **FINANCIAL IMPACT:**

### **RECOMMENDATION:**

### **EXHIBITS**

# *Joint Agenda Item: 17*

**Meeting Date: August 21, 2017**

## *Reconvene into Regular Session*

*Take any action as a result of the joint executive session regarding consultation with Attorney-concerning the legal relationship between the City of Seagoville and the Seagoville Economic Development Corporation.*

### **ITEM DESCRIPTION:**

### **BACKGROUND OF ISSUE:**

### **FINANCIAL IMPACT:**

### **RECOMMENDATION:**

### **EXHIBITS**