

**SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION (SEDC)  
702 N. HWY 175 SEAGOVILLE, TX 75159  
JOINT MEETING WITH SEAGOVILLE CITY COUNCIL**

The SEDC Board held a Joint Meeting with City Council on Monday, December 3, 2018 beginning at 6:30 p.m. with a quorum present, to wit:

**PRESENT**

Jose Hernandez	Board Chair
Stepper Sebastian	Board Vice Chair
Barbara Sherman	Board Member
Martin Ashley	Board Member
Harold Magill	Board Member
Alvin Ross	Board Member
Howard Sanders	Board Member
Dennis Childress	Mayor
Jon Epps	Mayor Pro Tem
Rick Howard	Councilmember
Jose Hernandez	Councilmember
Harold Magill	Councilmember
Mike Fruin	Councilmember

The following visitor(s) and staff member(s) were present: City Manager Pat Stallings, Community Development Director Ladis Barr, Police Chief Ray Calverley, City Attorney Alexis Allen, Fire Chief Todd Gilcrease, Finance Director Patrick Harvey, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

**Invocation** – *Invocation was led by Councilmember Harold Magill.*

**Pledge of Allegiance** – *Pledge of Allegiance was led by Mayor Childress.*

**1. Receive presentation from Halff Associates concerning the Downtown Corridor Plan (Halff Associates)**

*Kendall Howard and Mark Dennis with Halff Associates presented the Downtown Corridor Plan.*

**2. Conduct a public hearing concerning the Downtown Corridor Plan**

*Mayor Childress opened the public hearing at 7:05 p.m.*

*No one spoke for or against.*

*Mayor Childress closed the public hearing at 7:06 p.m.*

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**3. City Council and Seagoville Economic Development Corporation to provide input concerning the Downtown Corridor Plan**

*Seagoville Economic Development Corporation (SEDC) Board Member Ashley stated he served on the Downtown Corridor Advisory Group (DCAG). He also stated the group worked together to resolve concerns about parking during the meetings.*

*Councilmember Howard stated the Downtown Corridor Plan is excellent.*

*SEDC Board Member Sherman thanked Halff Associates for listening to the DCAG and creating the professional presentation.*

**4. Financial Statements for the Fourth Quarter of FY 2018 (Finance Director)**

*Finance Director Harvey presented the Fourth Quarter of FY 2018.*

*No Questions.*

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**5. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation, approving the First Amendment to the Exchange Agreements between the City and the Seagoville Economic Development Corporation, and the Seagoville Economic Development Corporation and Charlotte Taylor, attached hereto as Exhibit 1; authorizing the Executive Director to execute on behalf of the Seagoville EDC; providing for a repealing clause; providing for a severability clause; and providing for an effective date (City Manager and Director of Administrative Services)**

*Director of Administrative Services Brown stated this Resolution is to correct the property descriptions. In 2006 when the property description was completed for this property at 902 N. Kaufman, in the survey it was listed at 904, but all records of the county and city show the address as 902. In the original agreement presented to Council and Seagoville Economic Development Corporation (SEDC) the property description was copied from the survey and pasted to the Exchange Agreement, in order to prevent mistakes. After City Council and SEDC took action, it was discovered that the description says 904 rather than 902. She stated that needs to be correct on the City side. She stated there were five (5) separate surveys on Ms. Taylor's property and therefore, some typos were made which caused the acreage to be inaccurate. She also stated the corners were set and measured to correct the acreage.*

*Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation, approving the First Amendment to the Exchange Agreements between the City and the Seagoville Economic Development Corporation, and the Seagoville Economic Development Corporation and Charlotte Taylor, attached hereto as Exhibit 1; authorizing the Executive Director to execute on behalf of the Seagoville EDC; providing for a repealing clause, providing for a severability clause; and providing for an effective date – Magill, seconded by Ashley; motion passed with all ayes. 7/0*

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**6. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, approving the First Amendment to the Restriction Agreement between the City and Charlotte Taylor, attached hereto as Exhibit 1; and approving the First Amendment to the Exchange Agreements between the City and the Seagoville Economic Development Corporation, the Seagoville Economic Development Corporation and Charlotte Taylor, and Charlotte Taylor and the City, attached hereto as Exhibit 2; authorizing the City Manager to execute on behalf of the City; providing for a repealing clause; providing for a severability clause; and providing for an effective date (City Manager and Director of Administrative Services)**

*Director of Administrative Services Brown stated the Restriction Agreement amendment is for Ms. Taylor to be relieved of the two (2) year requirement set out in the Restriction Agreement. Ms. Taylor was in negotiations with a developer concerning another piece of property and she is still in negotiations which causes concern for her about the two (2) year requirement. She is requesting the two (2) year requirement be removed from the Restriction Agreement. She also stated the amendment to the Exchange Agreement is the same property description issue as Agenda Item #5.*

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving the First Amendment to the Restriction Agreement between the City and Charlotte Taylor, attached hereto as Exhibit 1; and approving the First Amendment to the Exchange Agreements between the City and the Seagoville Economic Development Corporation, the Seagoville Economic Development Corporation and Charlotte Taylor, and Charlotte Taylor, and the City, attached hereto as Exhibit 2; authorizing the City Manager to execute on behalf of the City; providing for a repealing clause; providing for a severability clause; and providing for an effective date – Fruin, seconded by Epps; motion passed with all ayes. 6/0*

**7. Receive a presentation from Dr. Don Cole concerning properties for sale in Seagoville (Dr. Cole)**

*Dr. Don Cole presented properties for sale in the City of Seagoville. He also explained the process for obtaining the information concerning the properties.*

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**8. A Resolution of the Seagoville Economic Development Corporation Board of Directors approving the terms and conditions of the continuation of the Professional Services Agreement with The Retail Coach, LLC, for the purposes of providing assistance in retail recruitment and development strategy in an amount not to exceed \$20,000; authorizing the board chair to execute the agreement; providing for a severability clause; and providing an effective date (City Manager)**

*City Manager Stallings stated the Seagoville Economic Development Corporation was in an agreement with The Retail Coach, LLC, this past year for Thirty Thousand Dollars (\$30,000.00) and the second year would be Twenty Thousand Dollars (\$20,000.00). He also stated he recommends continuing the agreement for the second year because The Retail Coach has been productive in reaching retailers for the City of Seagoville.*

*Motion to approve a Resolution of the Seagoville Economic Development Corporation Board of Directors approving the terms and conditions of the continuation of the Professional Services Agreement with The Retail Coach, LLC, for the purposes of providing assistance in retail recruitment and development strategy in an amount not to exceed \$20,000; authorizing the board chair to execute the agreement; providing for a severability clause; and providing an effective date – Ross, seconded by Sanders; motion passed with all ayes. 7/0*

**SEDC Adjourned at 7:26 p.m.**

ATTEST:

  
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CITY SECRETARY

APPROVED:

\_\_\_\_\_  
BOARD CHAIR

