

**SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION (SEDC)  
REGULAR MEETING  
JULY 13, 2015**

The SEDC board held a regular meeting on Monday, July 13, 2015 at 6:30 p.m. with a quorum present, to wit:

Don Cole	Board Chair
Stepper Sebastian	Vice Chair
Peggy Day	Secretary/Treasurer
Sergio Carrasco	Board member
Dennis Childress	Board member

The following staff members and visitors were also present: Sharon Cole, Leon Love, Linda Vineyard, Chamber of Commerce President Phil Greenawalt, City of Seagoville Financial Director Patrick Harvey and SEDC Office Manager Cindy Starns.

The Invocation was provided by Board Member Childress. The Pledge of Allegiance was led by The Board,

**CONSENT AGENDA.**

Board Member Childress made a motion, seconded by Board Member Carrasco, to approve Consent Agenda Item 1C. A vote was cast 5 for, 0 against.

**1C.** Approval of minutes for Regular meeting held on June 8, 2015 and Special meeting held on June 15, 2015.

**ITEM 2.** After discussion of a presentation by Financial Director Harvey of the June 2015 and 2<sup>nd</sup> Quarter Financial reports moved to Agenda Item 3.

**ITEM 3.** Recessed into Executive Session at 6:40 p.m. pursuant to Texas Government Code:

(A) Section 551.074(1), Personnel Matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Interim Office Manager.

Reconvened into open session at 6:58 p.m.

**ITEM 4.** Agenda Item 3 (A) No action was taken

**ITEM 5.** Board Chair Cole opened the Public Hearing at 6:59 p.m. concerning Seagoville Economic Development Corporation's proposed Fiscal Year 2016 Budget. No one came forward. The Public Hearing was closed at 6:59 p.m..

**ITEM 6.** Following a discussion concerning the Seagoville Economic Development Corporation's proposed Fiscal Year 2016 Budget, Board member Childress made a motion to approve the proposed budget, seconded by Board member Carrasco. A vote was cast 5 for, 0 against.

**ITEM 7.** Board Chair Cole opened the Public Hearing at 7:15 p.m. concerning a request for approval of the terms and conditions of a real estate sales contract by and between the Seagoville Economic Development Corporation and Hector Herrera, sole proprietor for the purchase of property in an amount not to exceed Fourteen Thousand dollars, (\$14,000.00) located at 108 W. Elm Street, Seagoville, TX. No one came forward the Public Hearing was closed at 7:15 p.m..

**ITEM 8.** After discussion a motion was made by Board member Childress, seconded by Board member Carrasco to approve the Resolution 06-2015 for approval of the terms and conditions of a real estate sales contract by and between the Seagoville Economic Development Corporation and Hector Herrera, sole proprietor for the purchase of property in an amount not to exceed Fourteen Thousand dollars, (\$14,000.00) located at 108 W. Elm Street, Seagoville, TX effective July 13, 2015. A vote was cast 5 for, 0 against.

**ITEM 9.** Board Chair Cole opened the Public Hearing at 7:19 p.m. concerning a request for approval of the terms and conditions of a real estate sales contract by and between the Seagoville Economic Development Corporation and Hector Herrera, sole proprietor for the purchase of property in an amount not to exceed Thirty-Six Thousand dollars, (\$36,000.00) located at 203 N. Kaufman Street, Seagoville, Texas. No one came forward the Public Hearing was closed at 7:19 p.m..

**ITEM 10.** After discussion a motion was made by Board member Childress, seconded by Board member Carrasco to approve the Resolution 07-2015 for approval of the terms and conditions of a real estate sales contract by and between the Seagoville Economic Development Corporation and Hector Herrera, sole proprietor for the purchase of property in an amount not to exceed Fourteen Thousand dollars, Thirty-Six Thousand dollars, (\$36,000.00) located at 203 N. Kaufman Street, Seagoville, Texas, effective July 13, 2015. A vote was cast 5 for, 0 against.

**ITEM 11.** After discussion a motion was made by Board member Childress, seconded by Board member Carrasco to approve authorizing the Board Chair to sign and return an insurance claim reimbursement form accepting an amount of Fifty One Thousand, One Hundred and Forty Nine dollars and Six cents, (\$51,149.06) from Certain Underwriters at Lloyds c/o of Corrie Bauckham Batts LTD, for hail damage not claimed in the year 2013 for Seagoville Economic Development Corporations property located at 115 N. Kaufman St., Seagoville, TX. A vote was cast 5 for, 0 against.

**ITEM 12.** After discussion a motion was made by Secy/Treasurer Day, seconded by Board member Carrasco to approve authorizing Board Chair to hire an electrical contractor for an amount not to exceed Two Thousand, Five Hundred dollars, (\$2,500.00) to bring one room and a hallways electrical needs to meet code requirements at Seagoville Economic Development's property located at 101 N. Kaufman St., Seagoville, TX. A vote was cast 4 for, 1 against (Sebastian).

**ITEM 13.** Board member Childress recused himself from Agenda Item 13 for personal reasons at 7:26 pm. After discussion Board Chair Cole requested to table this Agenda Item due to information brought to his attention just prior to the meeting. Board Vice Chair Sebastian made a motion to table the discussion seconded by Board member Carrasco. A vote was cast 4 for, 0 against. Board member Childress returned to his position at 7:28 p.m.

**ITEM 14.** After a discussion Board member Childress made a motion, seconded by Secy/Treasurer Day to approve leasing the Seagoville Economic Development's property located at 101 N. Kaufman St., and hiring Structural Engineer to provide report to show structural needs to comply with the City of Seagoville's building codes to finish out to meet prospective tenants need. A vote was cast 5 for, 0 against.

**ITEM 15.** After a discussion Board member Childress made a motion, seconded by Vice Chair Sebastian to approve hiring a Structural Engineer for structural report to show code compliance needed to replace roof and cleanout the building for future prospects interested in Seagoville Economic Development's property located at 115 N. Kaufman St. A vote was cast 5 for, 0 against.

**ITEM 16.** After a discussion Vice Chair Sebastian made a motion, seconded by Board member Carrasco to approve alternate dates for the next two SEDC Board meetings to Tuesdays, August 11, 2015 and September 15, 2015. A vote was cast 5 for, 0 against.

**ITEM 17. BOARD MEMBER REPORTS**

Chair Cole, presented his Board Chair Report updating the Board on completed and current projects for the Seagoville Economic Development Corporation's Downtown properties.

Board member Childress, expressed appreciation for the activity generated by Board Chair Cole and Staff.

Secretary/Treasurer Day, requested Oak Tree Nursery be put on the next agenda.

**ITEM 18. RECEIVE CITIZENS COMMENTS**

Leon Love, 704 E. Farmers Rd, Seagoville, TX expressed that he was glad to see that Seagoville Economic Development was working on the downtown area.

Linda Vineyard, 497 Thomas Trail, Seagoville, TX shared that she was pleased with the 4<sup>th</sup> of July fireworks shows throughout the surrounding communities and noted that there was a resale shop open in the downtown area.

Phil Greenawalt, 107 Hall St., Seagoville, TX talked about the success of the 4<sup>th</sup> of July Fireworks Event and thanked the SEDC for their sponsorship. He was looking forward to the next year.

**ITEM 19.** The meeting adjourned at 7:50 p.m.

APPROVED:

Dr. Don Cole  
CHAIR

ATTEST:

Mike L. Quinn  
SECRETARY/TREASURER