

# City Council Agenda

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## SAGINAW CITY COUNCIL NOTICE OF MEETING AND WORKSHOP

### Meeting, Workshop, and/or Executive Session Agenda

6:00 PM - Tuesday, May 7, 2019

Saginaw City Hall Council Chambers

333 West McLeroy Blvd.

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation.

The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

#### **(1) Call to Order--Todd Flippo, Mayor**

##### **Pledge of Allegiance to the United States**

##### **Pledge of Allegiance to the State of Texas**

"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"

#### **(2) Invocation--Pastor Sean Reed, The Crossroads Church**

#### **(3) Audience Participation--On the Video Screen**

#### **(4) Consent Agenda**

**(a)** Action regarding Minutes, April 16, 2019--Janice England, City Secretary

**(b)** Action regarding Capital Improvements Advisory Committee  
Recommendation regarding Land Use Assumptions and Impact Fees--  
Rick Trice, P.E., Director of Public Works

#### **(5) Proclamation--Apraxia Awareness Day--Todd Flippo, Mayor**

#### **(6) Proclamation--Brain Cancer Awareness Month--Todd Flippo, Mayor**

- (7) Presentation of 2018 Texas Achievement in Library Excellence Award from the Texas Municipal Library Directors Association--Gabe Reaume, City Manager
- (8) Presentation of "Made in Saginaw" Video prepared by Hollenstein Career and Technology Center Media Technology Class and Recognition of Students Involved--Alora Wachholz, CEcD, Director of Economic Development
- (9) Consideration and Action regarding Adoption of the 2018 International Fire Code and the NCTCOG Recommended Regional Amendments--Doug Spears, Fire Chief
- (10) Consideration and Action regarding Building Improvement Grant (BIG) Request: Community Link--Alora Wachholz, CEcD, Director of Economic Development
- (11) Reconsideration and Action regarding the dedication of additional right-of-way to widen Worthy Street at the intersection of North Saginaw Blvd. and Discussion regarding proposed diesel fueling station at this location--Rick Trice, P.E., Director of Public Works
- (12) **Recess into Workshop--Todd Flippo, Mayor**
- (13) Public Art Policy Discussion--Alora Wachholz, CEcD, Director of Economic Development & Keith Rinehart, Director of Community Services

**(14) Reconvene Back into Regular Session--Todd Flippo, Mayor**

**(15) Executive Session**

551.071. Texas Government Code.

Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- (a) Any Posted Item

**(16) Adjournment--Todd Flippo, Mayor**



# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Janice England  
City Secretary

**Agenda Items:** (4)(a)

**E-mail:** [jengland@saginawtx.org](mailto:jengland@saginawtx.org)

**Phone:** 817-230-0327

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**SUBJECT:**

Action regarding Minutes, April 16, 2019

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**BACKGROUND/DISCUSSION:**

The minutes of the April 16, 2019 City Council Meeting are being presented for approval.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description

Minutes 4-16-2019

**CITY OF SAGINAW  
MINUTES OF CITY COUNCIL MEETING,  
PUBLIC HEARING, AND WORKSHOP  
HELD AT THE SAGINAW CITY HALL  
333 WEST MCLEROY BLVD.  
APRIL 16, 2019**

Present at the meeting:

|                           |                    |
|---------------------------|--------------------|
| Mayor                     | Todd Flippo        |
| Mayor Pro-Tem             | David Flory        |
| Councilmember             | Patrick Farr       |
| Councilmember             | Valerie Tankersley |
| Councilmember             | Charles Tucker     |
| Councilmember             | Cindy Bighorse     |
| Councilmember             | Mary Copeland      |
| City Attorney             | Bryn Meredith      |
| City Engineer             | Dana Shumard, P.E. |
| City Manager              | Gabe Reaume        |
| Asst. City Manager        | Dolph Johnson      |
| Finance Director          | Kim Quin           |
| City Secretary            | Janice England     |
| Fire Chef                 | Doug Spears        |
| Police Chief              | Lee Howell         |
| Director of Public Works  | Rick Trice, P.E.   |
| Human Resource Director   | Melanie McManus    |
| Library Director          | Ellen Ritchie      |
| Director of Economic Dev. | Alora Wachholz     |
| Police Officer            | Tyler Stanley      |

Absent from the meeting:

None

Visitors at the meeting:

|                      |                    |
|----------------------|--------------------|
| Michael Clark        | Glenn Reeves       |
| Kevin Cho            | Farooq Wazirali    |
| Veer Vithalani, M.D. | Matt Zavadsky      |
| Doug Hooten          | Linda Parker       |
| Beth Caballero       | Jennifer Haynes    |
| Gary Stuard          | Geoffrey White     |
| Mary Ragle           | Tammy Thomas       |
| Nika Davis           | Lawrence Lakey     |
| Pam Lakey            | Stephanie Wilson   |
| Pedro Jimenez        | Diego Laballero    |
| Kelia Goddard        | Kelly Goddard      |
| Kristal Phommalay    | Dominick Etheridge |
| Alex Aldridge        | Danna Bowman       |

|                 |                  |
|-----------------|------------------|
| Kevin Barker    | Haylee Cardinal  |
| Kristy Cardinal | LouAnn Carpenter |
| Amy Yamashita   | Lucas Yamashita  |
| Steve Yamashita | Michele Cannon   |
| Greg Gerami     | Chrissy Lambeth  |

(1) Call to Order

Mayor Flippo called the meeting to order at 6:00 p.m. with a quorum present.

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

(2) Invocation

Rabbi Mordecai Griffin gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) a. Action regarding Minutes, April 2, 2019

b. Action regarding Resolution No. 2019-09 to Deny the Distribution Cost Recover Factor Application filed by Oncor Electric Delivery Company LLC

*Summary: On April 8, 2019, Oncor Electric Delivery Company LLC (Oncor) filed an Application for Approval to Amend its Distribution Cost Recover Factor (DCRF) to Increase Distribution Rates with each of the cities in their service area. Resolution No. 2019-09 authorizes the City to join with the Steering Committee of Cities served by Oncor to evaluate the filing, determine whether the filing complies with law, and if lawful, determine what further strategy, including settlement to pursue.*

c. Action regarding Acceptance of Street Right-of-Way Dedication for Worthy Street

*Summary: Racetrac is currently preparing to expand its development on property located on the southwest corner of Worthy Street and U.S. 287/Saginaw Blvd. The expansion is to provide a diesel fueling station to supplement the existing Racetrac to the south. In order to accommodate increased pavement loading and turning radii needed for larger vehicles, staff is requiring the reconstruction of Worthy Street to a 40 foot wide concrete pavement extending from U.S. 287/ Saginaw Boulevard to the west property line of Racetrac's property. The right-of-way required for the expansion will be taken from the Racetrac lot. Acceptance of the Worthy Street Right-of-Way Dedication is recommended.*

d. Action regarding Approval of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. for McLeroy Boulevard Curb and Gutter Replacement

*Summary: East McLeroy Boulevard has been identified as a high priority candidate for street maintenance and/or reconstruction. The previous rehabilitation of McLeroy Boulevard occurred approximately seven years ago. During the rehabilitation, the subgrade and base under the roadway surface received minimal treatment contributing to its poor condition. Ultimately, the street section will be reinforced concrete over a treated subgrade as currently shown in the City's Capital Improvement Program. That section should have a useful service life in excess of thirty years.*

*Until the ultimate street reconstruction can be funded, staff is proposing to reconstruct it to an interim asphalt section utilizing a private contractor and Tarrant County resources. The proposed pavement section is 4" asphalt over 4" flex base over lime stabilized subgrade. The pavement section should have a service life of twenty years or more. Funding will come from the Street Maintenance Funds. The plan is to replace 100% of the curb and gutter from Samson Drive to FM 156. Following curb and gutter replacement, staff will assess, based on available funds, the length of pavement replacement within the same limits and return to the Council with an Interlocal Agreement with Tarrant County. Kimley-Horn and Associates, Inc. will prepare the contract documents for the curb and gutter replacement under the proposed Individual Project Order. The summary of tasks and costs are: Task 1-Construction Documents Preparation-\$6,000; Task 2-Bidding-\$3,500; and Task 3-Construction Phase Services-\$4,000 (Total \$14,000). Funds are available in the Street Maintenance Fund for this expenditure.*

Councilmember Farr requested that Items 4c and 4d be removed from the Consent Agenda for discussion.

Motion was made by Mayor Pro-Tem Flory with a second by Councilmember Tankersley to approve Items 4a and 4b of the consent agenda as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flipppo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

The Council considered Item 4c (Action regarding Acceptance of Street Right-of-Way Dedication for Worthy Street). Director of Public Works Trice explained that Racetrac is preparing to expand its development on the property located at the southwest corner of Worthy Street and U.S. 287/Saginaw Boulevard. The expansion will provide a diesel fueling station. In order to accommodate increased pavement loading and turning radii needed for larger vehicles, staff is requiring the reconstruction of Worthy Street from U.S. 287/Saginaw Boulevard to the west property line of Racetrac's property. The required right-of-way will come from the Racetrac property. Councilmember Farr expressed his concern that TxDOT has not approved widening the driveway on U.S. 287/Saginaw Boulevard. He added that a similar fuel station exists at the Valero at the southern portion of the City. He explained that Racetrac is permitted by right to add the fuel station and City Staff has been working with them to get the best scenario for Racetrac and the City. Councilmember Farr expressed his opposition to not having approval from TxDOT.

Motion was made by Councilmember Farr with a second by Councilmember Copeland to deny moving forward with the right-of-way acceptance as described. Motion carried. 6-0-1-0

For: Mayor Flipppo, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: Mayor Pro-Tem Flory

Absent: None

The Council then considered Item 4d (Action regarding Approval of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. for McLeroy Boulevard Curb and Gutter Replacement). Director of Public Works Trice explained that the proposed curb and gutter replacement will extend the life of East McLeroy Boulevard using private contractors and Tarrant County resources. The proposed IPO includes three tasks at a total of \$14,000. There was a discussion of possibly including this road in the bond election.

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Flory to proceed with Task 1 (Construction Documents Preparation) of the proposed IPO in the amount of \$6,500 for East McLeroy Boulevard. Motion carried unanimously. 7-0-0-0

For: Mayor Flipppo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

- (5) Recognition of the Boswell High School Gold Standard Honor Society for their donations to the Saginaw Animal Services and Adoption Center

Director of Community Services Rinehart stated that recently he was contacted by the Boswell High School Gold Standard Honor Society about donating to the Animal Services and Adoption Center. He explained that on Monday, March 11<sup>th</sup> they brought a wonderful donation of funds and items. These item will all benefit the shelter and the animals. He expressed his appreciation to the group.

- (6) Proclamation – Emergency Medical Services Week and Annual Medstar Mobile Healthcare Update

Mayor Flippo read a proclamation declaring May 19-25, 2019 to be Emergency Medical Services Week with the theme “EMS Strong: BEYOND The CALL”. Mr. Doug Hooten, Chief Executive Officer of MedStar Mobile Healthcare expressed his appreciation for the opportunity to give an update on the ambulance service for last year’s operations. Mr. Veer Vithalani, M.D., Interim Medical Director, gave a brief power point presentation regarding the ambulance service. Mr. Hooten explained the Star Saver Program. Membership in the program is \$69 per year and, in the event of an emergency, provides significant cost savings for ambulance and medical services for all members of a household.

- (7) **Public Hearing** - Consideration and Action regarding Recommendation from Planning and Zoning Commission on a Request for a Final Development Plan associated with an application for Planned Development Zoning with Community Commercial and Multifamily uses for land described as 27.247 Acres of Land out of Abstract 1497, Tracts 3B3 and 3B4, Benjamin Thomas Survey, located North and West of the Saginaw Walmart between Saginaw Boulevard and Old Decatur Road

- (8) **Public Hearing** – Consideration and Action regarding a Recommendation from the Planning and Zoning Commission regarding a Request for Approval to Amend the 2016 Comprehensive Plan from Agriculture (AG) to a Planned Development (PD) and to Change the Zoning from Agriculture (AG) to a Planned Development (PD) with Community Commercial and Multifamily uses for land described as 27.247 Acres of Land out of Abstract 1497, Tracts 3B3 and 3B4, Benjamin Thomas Survey, located North and West of the Saginaw Walmart between Saginaw Boulevard and Old Decatur Road (Ordinance No. 2019-07)

The Council considered Item 7 and Item 8 together.

Mayor Flippo declared the public hearing for Item 7 and Item 8 opened at 6:36 p.m. Director of Public Works Trice explained that the proposed Final Development Plan is for The Square Development that will be located north of Walmart. Also being requested is an amendment to the 2016 Comprehensive Plan from Agriculture (AG) to a Planned Development (PD) to change the zoning from Agriculture (AG) to a Planned Development (PD) with Community Commercial and Multifamily uses. The Planning and Zoning Commission considered both items at their meeting on April 9, 2019. They voted unanimously to recommend approval of both items to the Council with the stipulation that the Open Space (Tract 3) be attached to a private entity for maintenance.

Mr. Michael Clark of Winkleman & Associates, representing the applicant, addressed the Council. He explained that they have been working with City Staff on the 27.247 acre tract of land. He explained that the proposed development

will include pad sites for retail/restaurant use as well as a multifamily tract. The development also includes a roadway that will connect Old Decatur Road to Saginaw Boulevard. The roadway will be dedicated to the City. He added that they are working on the preliminary plat for the property that will be presented at a future meeting. There was a lengthy discussion regarding the effect of the proposed development on traffic in the area. Councilmember Farr expressed his concern about the proposed development including traffic, building materials, and density.

Mayor Flippo called for public input. Mr. Gary Stuard, a Deacon of Fellowship Baptist Church, addressed the Council. He expressed his concern about drainage. He explained this area floods every three to four years and he wants to make sure the City considers this when taking action.

Ms. Pamela Lakey addressed the Council. She stated there are apartments on the west side of Old Decatur Road in this same area. She expressed her concern about apartments in the proposed development which would result in increased traffic and add to the school district's population. City Manager Reaume pointed out that the apartments on the west side of Old Decatur Road are in Fort Worth. He added that the property owner has the right to propose zoning based on the current market. He stated most viable mixed use developments include apartments. The owner of the property, Mr. Wazirali, commented that a preliminary study was done and there is definitely a need for apartments in the area. Mayor Flippo added that the Eagle Mountain-Saginaw Independent School District is aware of the proposal and has indicated they don't have a problem with it.

Rabbi Mordecai Griffin addressed the Council. He stated that he lives west of Saginaw and drives through this area frequently. He explained that there is a need for suitable apartments in Saginaw. He explained several instances where members and families of the Synagogue moved to the area but found that suitable housing was limited.

Mayor Flippo called for any additional public input. There was none. Mayor Flippo declared the public hearing for Item 7 and Item 8 closed at 7:21 p.m.

The Council took action on Item 7.

Motion was made by Mayor Pro-Tem Flory with a second by Councilmember Bighorse to approve the Planning and Zoning Commission's recommendation of approval of the Final Development as presented. Motion carried. 6-1-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers  
Tankersley, Tucker, Bighorse, and Copeland

Against: Councilmember Farr

Abstain: None

Absent: None

The Council took action on Item 8.

Motion was made by Mayor Pro-Tem Flory with a second by Councilmember Tucker approve the Planning and Zoning Commission's recommendation of approval of the amendment of the 2016 Comprehensive plan from Agriculture (AG) to a Planned Development (PD) and to change the zoning from Agriculture (AG) to a Planned Development (PD) with Community Commercial and Multifamily uses for land described as 27.247 acres of land out of Abstract 1497, Tracts 3B3 and 3B4, Benjamin Thomas Survey, located North and West of the Saginaw Walmart between Saginaw Boulevard and Old Decatur Road with the stipulation that the Open Space (Tract 3) be attached to a private entity for maintenance. Motion carried. 6-1-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers  
Tankersley, Tucker, Bighorse, and Copeland

Against: Councilmember Farr

Abstain: None

Absent: None

(9) **Public Hearing** – Consideration and Action regarding Ordinance No. 2019-08, Continuation of Curfew for Minors

Mayor Flippo declared the public hearing for this item opened at 7:23 p.m. Police Chief Howell explained this is the second of two required public hearings for public input regarding the continuation of the curfew ordinance for minors. He stated that in follow up from the last public hearing, he researched the defense of marriage under Section 54-64. He explained that a petition is required to obtain a marriage license, and also if a minor is living on their own financially. He added that he discussed the proposed continuation of the curfew with Municipal Court Judge Irby, and she is in full support of the continuation.

Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 7:27 p.m.

Motion was made by Councilmember Tankersley with a second by Mayor Pro-Tem Flory to approve Ordinance No. 2019-08, continuation of curfew for minors. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(10) Discussion of Potential Bond Election Schedule

Asst. City Manager Johnson explained that a possible bond election in November of this year has been discussed for several potential projects. He stated that based on the amount of information and scheduling involved in a bond election it will be difficult to meet the deadlines for a November election. He explained that it may be more feasible to consider a bond election in May 2020. He added that this would allow time for the appointment of a citizen committee if the Council chooses to do so. The consensus of the Council was to proceed with plans for a bond election in May 2020 and the appointment of a citizen committee at a later date.

(11) Direction to Staff regarding Solid Waste and Recycling Program

Asst. City Manager Johnson stated that during a February City Council Workshop several waste options were presented for consideration by representatives of Waste Connections. These options included automated service. At that workshop the City Council directed the City Staff to survey residents regarding the options. There were 896 responses to the survey. Of those responses, 72% wanted no changes to the existing service. He stated that direction is needed from the Council regarding the waste service. The consensus of the Council was to make no changes to the existing service. Asst. City Manager Johnson explained that a new waste contract will be presented to the Council for action in the coming months.

(12) Consideration and Action regarding Sister Cities Agreement

City Manager Reaume stated that the proposed Sister Cities Agreement with Myinmu Township, Sagaing Region, Republic of the Union of Myanmar is a follow up from a workshop presentation at the April 2<sup>nd</sup> City Council Meeting. He explained that the agreement is merely a statement of good will. He stated that the agreement has been reviewed by the City Attorney and also by the State Department. He explained that the agreement is not binding and is basically an expression of good will and friendship. He added that there may be opportunities in the future for exchanges, a book program, and possibly a sign in the City recognizing the Sister City.

Motion was made by Mayor Pro-Tem Flory to approve the Sister Cities Agreement as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(13) Recess into Workshop

Mayor Flippo declared the meeting recessed into Workshop at 7:41 p.m.

(14) 2019 Eat & Play Survey Report Overview

Director of Economic Development Wachholz addressed the Council. She presented the results of the Eat & Play Survey which was online from November 30, 2018 to February 28, 2019. The survey consisted of eight questions and an optional comment box. A total of 1,089 responses were received. Economic Development Intern Wilson explained the responses to each of the eight questions. Director of Economic Development Wachholz explained that the next steps in the process will be posting the survey results on the City's Website, and sharing it on social media. She expressed her appreciation to everyone that participated in the survey.

(15) FY20 Budget Discussion

City Manager Reaume gave a power point presentation regarding employee compensation for the fiscal year 2019-2020. Finance Director Quin emphasized that all numbers are preliminary and will change as the budget process progresses. City Manager Reaume explained that a salary study was completed several years ago. He stated that a good practice is to review the salary plan every year during the budget process in an effort to remain competitive in the market place. There was a lengthy discussion regarding employee compensation, changes in the workforce due to retirements, what potential changes in employee compensation are reasonable and affordable.

(16) Reconvene Back into Regular Session

Mayor Flippo declared the meeting back in Regular Session at 8:30 p.m.

(17) Executive Session

1 § 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules

of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

1 § 551.087. Texas Government Code. Deliberation regarding Economic Development Negotiations. The City Council may convene in executive session to discuss or deliberate regarding commercial or Financial information that the City has received from a business prospect that the City seeks to have locate, Stay, or expand in or near the City and with which the City is conducting economic development negotiations; Or to deliberate the offer of a financial or other incentive to a business prospect described above, including:

a. Evaluate various potential incentive offer options for a restaurant and/or entertainment use

Mayor Flippo declared the meeting recessed into Executive Session at 8:31 p.m.

Mayor Flippo declared the meeting back in Regular Session at 9:11 p.m.

(18) Adjournment

Motion was made by Councilmember Tucker with a second by Councilmember Tankersley to adjourn the meeting. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of April 16, 2019 adjourned at 9:12 p.m.

ATTEST:

APPROVED:

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City Secretary Janice England

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Mayor Todd Flippo



# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Rick Trice, P.E.  
Director of Public Works

**Agenda Items:** (4)(b)

**E-mail:** [rtrice@saginawtx.org](mailto:rtrice@saginawtx.org)

**Phone:** (817) 230-0449

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**SUBJECT:**

**Action regarding Capital Improvements Advisory Committee Recommendation regarding Land Use Assumptions and Impact Fees**

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**BACKGROUND/DISCUSSION:**

As set forth in the Local Government Code, the Capital Improvements Advisory Committee meets twice yearly to review the progress of the capital improvements plan and report to the City Council any needed revisions or updates to the land use assumptions, capital improvements plan, and impact fees. The committee met on April 24, 2019 for that purpose. They voted unanimously to advise the City Council that the project expenditures are on schedule and that there is no reason to update the land use assumptions, and the impact fees are valid at this time.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff concurs with the recommendation from the Capital Improvements Advisory Committee that the project expenditures are on schedule and there is no reason to update the land use assumptions, and the impact fees are valid at this time.

**ATTACHMENTS:**

Description

CIAC Minutes

**MINUTES OF A REGULAR MEETING OF THE  
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
HELD AT THE CITY HALL ON APRIL 24, 2019**

Present at the Meeting:

|              |         |                          |
|--------------|---------|--------------------------|
| Mike Parish  | Place 5 | Chairman                 |
| Bob Bates    | Place 2 | Committee Member         |
| Chris Carter | Place 3 | Committee Member         |
| Rick Trice   |         | Director of Public Works |
| Mary Ragle   |         | Recording Secretary      |

Absent from the Meeting:

|                |         |                  |
|----------------|---------|------------------|
| Ed Nolte       | Place 1 | Vice Chairman    |
| Sharon Vickers | Place 4 | Committee Member |

Visitors at the Meeting:

None

**ITEM 1      CALL TO ORDER**

Chairman Parish called the meeting to order at 5:15 p.m.

**ITEM 2      APPROVAL OF MINUTES**

The minutes of a regular scheduled meeting held October 24, 2018 were presented for approval. Motion was made by Chairman Parish with a second by Member Bates to approve the minutes as presented. Motion carried unanimously.

For:            Chairman Parish,  
                 Members Bates, Carter

Against:      None

Absent:        Vice Chairman Nolte, Member Vickers

**ITEM 3        REVIEW OF CAPITAL IMPROVEMENTS PROJECTS AND IMPACT  
FEE REVENUES AND EXPENSES**

DPW Trice reviewed the information that had been furnished to the members in their packets and answered any questions they had. He also gave an update on current and future projects.

**ITEM 4        RECOMMENDATION TO COUNCIL**

Motion was made by Member Bates with a second by Member Carter to advise the City Council that the project expenditures are on schedule and the land use assumptions are valid. Motion carried unanimously.

For:            Chairman Parish,  
                 Members Bates, Carter

Against:       None

Absent:        Vice Chairman Nolte, Member Vickers

**ITEM 5        ADJOURNMENT**

Motion was made by Member Bates with a second by Member Carter to adjourn the meeting. Motion carried unanimously.

For:            Chairman Parish,  
                 Members Bates, Carter

Against:       None

Absent:        Vice Chairman Nolte, Member Vickers

Chairman Parish declared the Capital Improvements Advisory Committee meeting of April 24, 2019 adjourned at 5:50 p.m.

## CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

4/24/19

### RECOMMENDATION TO COUNCIL:

A motion was made by Member Butts with a second by Member Carter to advise the City Council that the project expenditures are on schedule and the land use assumptions are valid. Motion carried.

For:

C. Carter

Butts

M. Butts

\_\_\_\_\_

\_\_\_\_\_

Against:

\_\_\_\_\_

\_\_\_\_\_

Absent

\_\_\_\_\_

\_\_\_\_\_



# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Janice England  
City Secretary

**Agenda Items:** (5)

**E-mail:** jengland@saginawtx.org

**Phone:** 817-230-0327

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**SUBJECT:**

Proclamation--Apraxia Awareness Day

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**BACKGROUND/DISCUSSION:**

Mayor Flippo will read a proclamation declaring May 14, 2019 to be Apraxia Awareness Day in recognition of Childhood Apraxia of Speech (CAS) which is a motor speech disorder that makes speaking difficult for some children.

Carlisa Vera will be present to accept the proclamation.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Description

Proclamation--Apraxia Awareness Day

Apraxia Info

## Office of the Mayor

# Proclamation

## City of Saginaw

WHEREAS, May 14, 2019 marks Apraxia Awareness Day during which awareness will be raised throughout the City of Saginaw about Childhood Apraxia of Speech, an extremely challenging speech disorder in children.

WHEREAS, Childhood Apraxia of Speech (CAS) causes children to have significant difficulty learning to speak and is among the most severe speech deficits in children.

WHEREAS, the act of learning to speak comes effortlessly to most children, those with apraxia endure an incredible and lengthy struggle.

WHEREAS, without appropriate speech therapy intervention, children with apraxia are placed at high risk for secondary impacts in reading, writing, spelling, and other school-related skills.

WHEREAS, that such primary and secondary impacts diminish future independence and employment opportunities if not resolved or improved.

WHEREAS, most children with apraxia of speech will learn to communicate with their very own voices only if they receive early intervention, appropriate, intensive, and frequent speech therapy.

WHEREAS, it is imperative there be greater public awareness about childhood apraxia of speech in the City of Saginaw among community members, physicians, education professionals, policy makers, and elected officials.

WHEREAS, funders such as insurance providers, schools, and policy makers are encouraged to recognize the critical need to provide adequate speech therapy and other services so that the impact of this disorder is minimized and so that thousands of affected children can grow into productive, contributing adult citizens.

WHEREAS, our highest respect goes to these children, as well as their families, for their effort, determination and resilience in the face of such obstacles.

NOW, THEREFORE I, Todd Flippo, Mayor of the City of Saginaw, Texas do hereby proclaim May 14, 2019 to be "Apraxia Awareness Day" in the City of Saginaw and encourage all citizens to work within the community to increase awareness and understanding of Childhood Apraxia of Speech.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the City of Saginaw, Texas to be affixed this 7<sup>th</sup> day of May, 2019.

\_\_\_\_\_  
Todd Flippo, Mayor



## Apraxia Awareness Day

### Proclamation Request

Working in partnership with the non-profit organization, Apraxia-Kids, I am requesting to have **May 14th proclaimed as Apraxia Awareness Day**, in Saginaw, Texas in recognition of Childhood Apraxia of Speech (CAS) which is a motor speech disorder that makes speaking difficult for some children.

A child with CAS typically has a clear idea of what they wish to say, however, when the brain sends the message to the muscles of the mouth, there is a "mis-fire," causing variations in the movements needed to express the intended words. The child is left with unintelligible speech and has difficulty expressing needs, wants, or thoughts, even to their family members. Children with CAS require intense and highly specific treatment strategies, to become intelligible. Early intervention is crucial.

I am a Saginaw resident and parent of a child with Childhood Apraxia of Speech I am asking for this proclamation to expand awareness of CAS through our community, and support families of children who have CAS. We want to bring to light what CAS looks like, encourage health care professionals to educate themselves in properly identifying and treating CAS, and develop a community of families living with CAS. Historically there has been a lack of understanding and appropriate management of this speech disorder. We are dedicated to changing that, to benefit children and families.

The organization, Apraxia-kids, is a national non-profit with strong voice in North Texas. Apraxia-kids works diligently to disseminate accurate information to families and therapists, raise awareness, offer advocacy, and promote advanced research. Their website [apraxia-kids.org](http://apraxia-kids.org) is a valuable source of additional information for parents, therapists, schools, and the community.

By creating an Apraxia Awareness Day on May 14th, we hope to make it possible for every child with apraxia of speech to reach their highest communication potential through accurate diagnosis and appropriate, timely treatment. As the Apraxia-kids moto states, "every child deserves a voice."

Submitted by

Carlisa Vera



# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Janice England  
City Secretary

**Agenda Items:** (6)

**E-mail:** jengland@saginawtx.org

**Phone:** 817-230-0327

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**SUBJECT:**

Proclamation--Brain Cancer Awareness Month--Todd Flippo, Mayor

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**BACKGROUND/DISCUSSION:**

Mayor Flippo will read a proclamation declaring the month of May to be "Brain Cancer Awareness Month" in the City of Saginaw.

Scott and Loree Paris will be present to accept the proclamation.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Description

Proclamation--Brain Cancer

**Office of the Mayor**

# Proclamation

**City of Saginaw**

WHEREAS in 2019, cancer remains one of the most pressing public health concerns in the United States;

WHEREAS in 2019, more than 1,762,450 individuals in the United States are expected to be diagnosed with cancer and more than 606,880 individuals in the United States are expected to die from the disease;

WHEREAS, the term "cancer" refers to more than 200 diseases including brain tumors, both primary (originating in the brain tissue) and secondary (originating in other parts of the body that metastasize to the brain), and it is estimated that 78,000 people will be diagnosed with brain tumors this year;

WHEREAS, brain tumors affect Americans of all ages, races, socio-economic status and genders each year including Saginaw Resident Scott Paris who was diagnosed with Glioblastoma (specifically Anaplastic Oligodendroglioma Histologic Grade 3) in November 2017;

WHEREAS, this disease affects not only the diagnosed, but their families and loved ones. Scott, along with the support of family and friends, fights this disease on a daily basis;

WHEREAS, the first "Scott Walk" was held on May 20, 2018 to increase awareness of brain cancer in the City of Saginaw.

NOW, THEREFORE I, Todd Flippo, Mayor of the City of Saginaw, Texas do hereby proclaim the month of May to be "Brain Cancer Awareness Month" in the City of Saginaw and encourage all citizens to participate in this year's "Scott Walk" on May 19, 2019 to increase awareness and understanding of brain cancer, and support those affected.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the City of Saginaw, Texas to be affixed this 7<sup>th</sup> day of May, 2019.

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Todd Flippo, Mayor





# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Gabe Reaume  
City Manager

**Agenda Items:** (7)

**E-mail:** [greaume@saginawtx.org](mailto:greaume@saginawtx.org)

**Phone:** 817-230-0324

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**SUBJECT:**

Presentation of 2018 Texas Achievement in Library Excellence Award from the Texas Municipal Library Directors Association

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**BACKGROUND/DISCUSSION:**

The John Ed Keeter Public Library has been awarded the 2018 Texas Achievement in Library Excellence Award. Only 51 libraries out of 548 Texas public library systems were awarded this honor. This means our Library is in the top 10% of public libraries in the entire State of Texas. Mayor Flippo will present the award to Library Director Ritchie and the Library Staff.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Description

Award Letter



## Texas Municipal Library Directors Association

February 20, 2019

Todd Flippo  
Mayor  
City of Saginaw  
333 W. McLeroy Blvd  
Saginaw, TX 76179

Dear Todd Flippo:

Congratulations go to the City of Saginaw. The John Ed Keeter Public Library of Saginaw, Texas has been awarded the 2018 Texas Achievement in Library Excellence Award.

Libraries awarded this honor were required to meet a high level of excellence in their programming and services. To be considered, recipients were required to demonstrate quality services across ten criteria.

This year, only 51 Libraries out of 548 Texas public library systems were awarded this honor. This means your Library is in the top 10% of public libraries in the entire State of Texas.

Please accept our sincere congratulations to a city which values and provides quality Library services and programs for the continued education and personal enrichment of its residents.

Sincerely,

Shelley Holley, Frisco Public Library  
Chair, Achievement of Library Excellence Award  
Texas Municipal Library Directors Association  
An Affiliate Organization of the Texas Municipal League  
[www.tmla.org](http://www.tmla.org)





# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Alora Wachholz, CEcD  
Director of Economic Development

**Agenda Items:** (8)

**E-mail:** AloraW@saginawtx.org

**Phone:** 817-230-0331

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**SUBJECT:**

Presentation of "Made in Saginaw" Video prepared by Hollenstein Career and Technology Center Media Technology Class and Recognition of Students Involved

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**BACKGROUND/DISCUSSION:**

The Media Technology Class at the Hollenstein Career and Technology Center have prepared an Economic Development Video titled "Made in Saginaw". Director of Economic Development Wachholz will present the video. The students and their teacher, Mr. Jorge Garza, will be at the meeting. Following the presentation, they will be recognized with certificates of appreciation.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A



# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Doug Spears  
Fire Chief

**Agenda Items:** (9)

**E-mail:** dougspears@saginawfire.us

**Phone:** 817-230-0412

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**SUBJECT:**

Adoption of the 2018 International Fire Code and the NCTCOG recommended regional amendments.

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**BACKGROUND/DISCUSSION:**

We are currently under the 2012 International Fire Code and the 2012 NCTCOG recommended regional amendments. Adopting the 2018 version will maintain consistency with the recently adopted 2018 International Building Code.

**FINANCIAL IMPACT:**

NONE

**RECOMMENDATION:**

It is recommended we adopt the 2018 International Fire Code and the accompanying amendments as proposed.

**ATTACHMENTS:**

Description

2018 IFC Adoption Ordinance

IFC Adoption CM Memo

2018 IFC Adoption Fire Sprinkler Info

2018 IFC Amendments

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING ARTICLE II OF CHAPTER 34 OF THE SAGINAW CITY CODE BY ADOPTING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF SAGINAW; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City Council of the City of Saginaw desires to adopt the 2018 Edition of the International Fire Code as the official fire code of the City; and

**WHEREAS**, the City Council of the City of Saginaw desires to provide a mechanism by which local modifications reflecting the unique needs of the City of Saginaw may be made when deemed appropriate.

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

**SECTION 1.**

**ADOPTION OF 2018 INTERNATIONAL FIRE CODE**

That Article II of Chapter 34 of the Saginaw City Code is hereby repealed in its entirety and is replaced with the following:

**ARTICLE II . FIRE CODE**

**Sec. 34-31 Adoption of the International Fire Code.**

That a certain document, being marked and designated as the *International Fire*

*Code*, 2018 edition, including Appendix Chapters B through N, as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Saginaw. The material contained in such code shall not be included in the formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Secretary and will be available for public inspection and copying during regular business hours.

## **Sec. 34-32     Adoption of Local Amendments to International Fire Code**

The International Fire Code is amended and changed in the following respects:

- (1)     Section 101.1 of the code is changed to read as follows:

**Section 101.1 Title.** These regulations shall be known as the Fire Code of the CITY of SAGINAW, hereinafter referred to as “this code”.

- (2)     Section 110.4 of the code is changed to read as follows:

**Section 110.4. Violation Penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a MISDEMEANOR, punishable by a fine of not more than 2000 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (3)     Section 112.4 of the code is changed to read as follows:

**Section 112.4. Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than 200 DOLLARS or more than 2000 DOLLARS.

- (4)     Section 5704.2.9.6.1 of the code is changed to read as follows:

**Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited in the following areas:

From a point located at the intersection of South Saginaw Boulevard and Longhorn Road, west to the intersection with Old Decatur Road; then north along Old Decatur Road to the north Saginaw city limit boundary; then east along the north Saginaw city limit boundary to the intersection

with North Saginaw Boulevard; then south along Saginaw Boulevard to the intersection with Longhorn Road. This area shall be designated “District 1.”

From a point on East McLeroy Boulevard where it intersects with the Santa Fe – Burlington Northern railroad track (300 block of East McLeroy Boulevard), north along said railroad track to the north Saginaw city limit boundary; then east to its intersection with North Blue Mound Road (F. M. Hwy 156); then south along Blue Mound Road to the intersection with East McLeroy Boulevard; then west along East McLeroy Boulevard to where it intersects with the Santa Fe – Burlington Northern railroad track. This area shall be designated as “District 2.”

- (5) Section 5706.2.4.4 of the code is changed to read as follows:

**Section 5706.2.4.4 Locations where above-ground tanks are prohibited.** The storage of Class I and II liquids in above-ground tanks is prohibited in the following areas:

From a point located at the intersection of South Saginaw Boulevard and Longhorn Road, west to the intersection with Old Decatur Road; then north along Old Decatur Road to the north Saginaw city limit boundary; then east along the north Saginaw city limit boundary to the intersection with North Saginaw Boulevard; then south along Saginaw Boulevard to the intersection with Longhorn Road. This area shall be designated “District 1.”

From a point on East McLeroy Boulevard where it intersects with the Santa Fe – Burlington Northern railroad track (300 block of East McLeroy Boulevard), north along said railroad track to the north Saginaw city limit boundary; then east to its intersection with North Blue Mound Road (F. M. Hwy 156); then south along Blue Mound Road to the intersection with East McLeroy Boulevard; then west along East McLeroy Boulevard to where it intersects with the Santa Fe – Burlington Northern railroad track. This area shall be designated as “District 2.”

- (6) Section 5806.2 of the code is changed to read as follows:

**Section 5806.2 Limitations** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in the following areas:

From a point located at the intersection of South Saginaw Boulevard and Longhorn Road, west to the intersection with Old Decatur Road; then north along Old Decatur Road to the north Saginaw city limit boundary; then east along the north Saginaw city limit boundary to the intersection

with North Saginaw Boulevard; then south along Saginaw Boulevard to the intersection with Longhorn Road. This area shall be designated “District 1.”

From a point on East McLeroy Boulevard where it intersects with the Santa Fe – Burlington Northern railroad track (300 block of East McLeroy Boulevard), north along said railroad track to the north Saginaw city limit boundary; then east to its intersection with North Blue Mound Road (F. M. Hwy 156); then south along Blue Mound Road to the intersection with East McLeroy Boulevard; then west along East McLeroy Boulevard to where it intersects with the Santa Fe – Burlington Northern railroad track. This area shall be designated as “District 2.”

- (7) Section 6104.2 of the code is changed to read as follows:

**Section 6104.2 Maximum capacity within established limits.** The aggregate capacity of any one installation of liquefied petroleum gas shall not exceed a water capacity of 2,000 gallons (7570L) for the protection of the following heavily populated or congested areas:

From a point located at the intersection of South Saginaw Boulevard and Longhorn Road, west to the intersection with Old Decatur Road; then north along Old Decatur Road to the north Saginaw city limit boundary; then east along the north Saginaw city limit boundary to the intersection with North Saginaw Boulevard; then south along Saginaw Boulevard to the intersection with Longhorn Road. This area shall be designated “District 1.”

From a point on East McLeroy Boulevard where it intersects with the Santa Fe – Burlington Northern railroad track (300 block of East McLeroy Boulevard), north along said railroad track to the north Saginaw city limit boundary; then east to its intersection with North Blue Mound Road (F. M. Hwy 156); then south along Blue Mound Road to the intersection with East McLeroy Boulevard; then west along East McLeroy Boulevard to where it intersects with the Santa Fe – Burlington Northern railroad track. This area shall be designated as “District 2.”

**Secs. 34-33—34-80. Reserved.**

## **SECTION 2.**

### **ADOPTION OF ADDITIONAL LOCAL AMENDMENTS TO INTERNATIONAL FIRE CODE**

The 2018 Edition of the International Fire Code, as adopted herein, is hereby amended by adoption of those local amendments shown on Exhibit “A” attached hereto.

**SECTION 3.**  
**MAINTENANCE OF CODE AS PUBLIC RECORD**

The material contained in Exhibit “A” to this ordinance, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit “A” shall instead be maintained as a public record in the office of the City Secretary and the Building Official. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining this record separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

**SECTION 4.**  
**ADDITIONAL LOCAL AMENDMENTS CONTEMPLATED**

The City of Saginaw may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique needs of the City of Saginaw. To effectuate modifications, the City Council may enact individual ordinances amending this ordinance fully setting forth the change to be made in the code. Such subsequent amendments shall be consolidated as an exhibit to this ordinance, and shall be maintained as a public record in the office of the City Secretary.

**SECTION 5.**  
**PERMITS AND FEES**

The code adopted herein may provide for the issuance of certain permits and the collection of fees therefor. The fees shall be established by the City’s schedule of fees.

**SECTION 6.**  
**PROVISIONS CUMULATIVE BUT CONFLICTING ORDINANCES REPEALED**

This Ordinance shall be cumulative of all provisions of all existing ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such existing ordinances and code, in which event the conflicting provisions of such ordinances and Code are hereby repealed.

**SECTION 7.**  
**PROVISIONS SEVERABLE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining, phrase, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 8.  
PENALTY**

Except where otherwise specified in the 2018 International Fire Code, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined no more than Two Thousand Dollars and no cents (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping or refuse, and shall be fined not more than Five Hundred Dollars and no cents (\$500.00) for all other violations of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 9.  
PREVIOUSLY ACCRUING RIGHTS AND REMEDIES SAVED**

All rights and remedies of the City of Saginaw, Texas, are expressly saved as to any and all violations of the provisions of the 2012 International Fire Code, as amended, or any other ordinances affecting such code, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 10.  
PUBLICATION**

The City Secretary of the City of Saginaw is hereby directed to publish in the official newspaper of the City of Saginaw the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

**SECTION 11.  
PUBLICATION IN PAMPHLET FORM**

The City Secretary of the City of Saginaw is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

**SECTION 12.**  
**EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

**PASSED AND APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

\_\_\_\_\_  
Todd Flippo, Mayor

ATTEST:

\_\_\_\_\_  
Janice England, City Secretary

EFFECTIVE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Bryn Meredith, City Attorney

**EXHIBIT “A”  
LOCAL AMENDMENTS  
TO 2018 INTERNATIONAL FIRE CODE**



# Saginaw Fire Department

400 S. Saginaw Blvd. Saginaw, Texas 76179  
Tel: 817-230-0412 Fax: 817-232-3731

DOUG SPEARS  
FIRE CHIEF

**TO:** City Manager Gabe Reaume

**FROM:** Fire Chief Doug Spears

**DATE:** April 23, 2019

**RE:** 2018 International Fire Code Adoption

We have thoroughly reviewed the 2018 version of the International Fire Code (IFC) and the NCTCOG recommended regional amendments comparing our currently adopted 2012 version and amendments. There are only minimal changes and most are adaption to current and accepted construction practices. I have attached the NCTCOG recommended fire code amendments that are universally adopted throughout the region.

The proposed amendments are being submitted with an option A and option B regarding the automatic fire sprinkler requirements. Specifically the defined building square footage when installation of an automatic sprinkler system is required. The options can be referenced on pages 13 and 14 in the attachment. Currently the adopted square footage for Saginaw is 12,000 sq. ft. unless otherwise more stringently required in the fire code. I have also attached a document detailing what other municipalities or departments in the region have adopted. All the entities listed are either fully career or career with volunteer assistance combination departments with one exception. Blue Mound is fully volunteer and is listed due to being a direct neighboring entity. 64 of the 72 entities listed have all adopted the 6000 sq. ft. or below threshold for automatic sprinkler requirements. You will notice that of the 8 remaining departments with the 12,000 sq. ft. threshold, all but Forest Hill are significantly larger than our department equating to more available resources to respond to and handle any fire incident.

We are recommending the 6000 sq. ft. threshold (option A) when adopting the 2018 IFC and accompanying amendments. The 6000 sq. ft. recommendation is based upon facts and risk factors resulting from current building methods and materials used, building contents and the proactive approach of today's fire service.

Automatic fire sprinkler systems are by far the most efficient, safest and fastest way to control or extinguish a fire. Sprinklers are always in the right spot at the right time. There is a clock ticking on every fire and fire sprinkler systems slow the clock and sometimes stop it completely by full extinguishment. Security of today's buildings increases time for firefighters to access a fire while the clock continuously ticks. Even with the utilization of the KNOX Box FD access system we have implemented it usually only provides access to the main entry of the building, other exterior doors and openings have to be forced open to gain additional access to the fire and more importantly to provide multiple means of egress for interior firefighters or occupants. Time is the primary factor regarding building collapse. Collapse of buildings is a main contributor to firefighter injuries and deaths. Any building when subjected to fire can collapse. Automatic fire sprinkler systems slow the clock by providing early detection, suppression or control and in most cases eliminate the collapse hazard.

FACT – When subjected to fire conditions, today's buildings are weaker due to construction methods and materials. This is due to the common use of pre-engineered lightweight trusses constructed with gusset plates and glue joints and the use of LVL's –laminated wood "I" beams. Today's steel is significantly stronger but much thinner so the ability to absorb heat before failure occurs has diminished. Resistance to heat is directly related to size/thickness ratio. A large steel "I" beam can absorb heat and take a lot longer time to reach its failure temperature whereas today's lightweight open web bar joist can reach its failure temperature much faster which shortens building collapse time. Structural steel loses approximately half its tensile strength at 1000 degrees Fahrenheit and degrades and cracks at temperatures of 1200 degrees Fahrenheit. Combine that information with ASTM and UL Time Temperature Curve ratings (fires are reaching temperatures of 1300 degrees Fahrenheit in less than 5 minutes) and the average response time of the initial crew just to arrive at a fire and anyone can plainly weigh the risk factor this creates. The time temperature curve is mainly attributed to the contents of today's buildings being constructed of synthetic materials that burn much hotter. Flashover is commonly occurring in less than 5 minutes.

Construction methods and materials of today are utilized for cost effectiveness and not necessarily for safety effectiveness. Contractors, business and property owners, believe it or not, don't always have the safety of firefighters and the safety and job security of their employees and occupants in mind during construction and operation. That's why codes were originally created and adopted and why codes continually go through review processes and revisions (typically more stringent) are made. The revisions are usually a direct result of a less expensive method or material being approved to do the same job. That is not to say it makes a building less safe under normal conditions but subjecting the building to fire conditions usually changes the situation dramatically. Fires reaching hotter temperatures much faster and building collapse happening much sooner is the reality the fire service faces today. Without automatic fire sprinklers a small fire can easily progress into a large fire with definite life safety risks involved for both occupants and firefighters.

Why a 6000 sq. ft. threshold? The NFPA (National Fire Protection Association) is the world's leading advocate on fire prevention and an authoritative source on public safety that establishes consensus codes, standards and recommended practices upon which all fire codes, standards and fire department operations are modeled upon. NFPA 1710, the Standard for the Organization and Deployment of Fire Suppression Operations contains within it the minimum recommended resources for the safe and effective management and operation of a structure fire incident. It specifies the minimum personnel required to safely and effectively conduct fire suppression operations relating to the response and arrival time and size of the event. As reinforced in the comparison attachment, a 6000 sq. ft. building is the largest size structure that the majority (64) of the career DFW area fire departments have determined can safely and effectively be managed to meet the NFPA recommended number of personnel arriving within the NFPA recommended time frame. Keep in mind that all these departments did factor in all their available resources via automatic and mutual aid and it still resulted in determination that the largest size structure without automatic fire sprinklers installed that they are willing to approve construction of and can safely be managed during a fire event is 6,000 sq. ft. The vast majority of these cities have multiple fire stations of their own and have several neighboring career departments with multiple fire stations that assist through automatic aid and yet they adopted the 6,000 sq. ft. or less requirement because they felt they could not safely and effectively meet the NFPA 1710 requirements for any building larger than 6000 sq. ft. that was not equipped by an automatic fire sprinkler system. Out of the other 5 remaining career departments in Tarrant County who still currently use the 12,000 sq. ft. threshold, 4 are the largest departments in the county with significantly more readily available resources automatically responding and quickly arriving to any fire event.

Multiple studies prove fires are burning hotter and reaching these higher temperatures much more rapidly due to the makeup of contents, primarily synthetic materials such as plastics. Today's construction methods and materials make buildings much more prone to collapse in a shorter amount of time when subjected to a hotter and more rapid burning process. We struggle to meet response times with the minimum recommended number of firefighting personnel. This is primarily due to most of our aid being volunteer, not very close in proximity and continually increasing traffic congestion. The safest, fastest and most efficient way to reduce this risk is to adopt the 6,000 sq. ft. standard on the installation of automatic fire sprinkler systems.

The local fire community recently acknowledged the 20 year anniversary of the 1999 Precious Faith Church fire that occurred in Lake Worth and resulted in three firefighter fatalities. That building was 10,300 sq. ft. in size and was not equipped with an automatic fire sprinkler system. That same facility can be built in our city today without the installation of an automatic fire sprinkler system. To be fair no one can say with certainty if an installed fire sprinkler system would have saved those three firefighters from perishing but it is very likely that it would have.

We will still have a significant risk to firefighters and occupants due to a fire in numerous existing buildings within the city much larger than 6000 or 12,0000 sq. ft. however we can reduce the risk in new buildings going forward by proactively adopting the 6000 sq. ft. automatic fire sprinkler threshold.

#### Summary

I recommend approval of the 2018 International Fire Code and the accompanying NCTCOG recommended amendments as presented with option A. Option A or option B must be specified as part of the adoption.

# FIRE SPRINKLER SYSTEMS

## DFW AREA SQUARE FOOTAGE REQUIREMENT

### TARRANT COUNTY

|                  |              |
|------------------|--------------|
| AZLE             | 6000 sq ft   |
| BLUE MOUND       | 6000 sq ft   |
| LAKE WORTH       | 6000 sq ft   |
| KELLER           | 6000 sq ft   |
| BENBROOK         | 6000 sq ft   |
| RICHLAND HILLS   | 6000 sq ft   |
| CROWLEY          | 6000 sq ft   |
| HALTOM CITY      | 6000 sq ft   |
| WATAUGA          | 6000 sq ft   |
| BURLESON         | 6000 sq ft   |
| COLLEYVILLE      | 6000 sq ft   |
| HURST            | 6000 sq ft   |
| EULESS           | 6000 sq ft   |
| BEDFORD          | 6000 sq ft   |
| SOUTHLAKE        | 6000 sq ft   |
| GRAPEVINE        | 6000 sq ft   |
| KENNEDALE        | 5000 sq ft   |
| WESTLAKE         | 6000 sq ft   |
| DALWORTH GARD    | 6000 sq ft   |
| MANSFIELD        | 12,000 sq ft |
| N RICHLAND HILLS | 12,000 sq ft |
| FT WORTH         | 12,000 sq ft |
| ARLINGTON        | 12,000 sq ft |
| FOREST HILL      | 12,000 sq ft |

### DENTON COUNTY

|                  |            |
|------------------|------------|
| ROANOKE          | 6000 sq ft |
| TROPHY CLUB      | 6000 sq ft |
| FLOWER MOUND     | 5000 sq ft |
| SANGER           | 6000 sq ft |
| CORINTH          | 6000 sq ft |
| LEWISVILLE       | 6000 sq ft |
| HIGHLAND VILLAGE | ALL BLDGS  |
| ARGYLE           | 5000 sq ft |
| LITTLE ELM       | 5000 sq ft |
| PILOT POINT      | 6000 sq ft |
| AUBREY           | 6000 sq ft |
| CITY OF DENTON   | 7500 sq ft |

### DALLAS COUNTY

|                 |              |
|-----------------|--------------|
| ADDISON         | 500 sq ft    |
| CEDAR HILL      | 6000 sq ft   |
| IRVING          | 6000 sq ft   |
| COPPELL         | 5000 sq ft   |
| FARMERS BRANCH  | ALL BLDGS    |
| ROWLETT         | 5000 sq ft   |
| MESQUITE        | 5000 sq ft   |
| SUNNYVALE       | 5000 sq ft   |
| RICHARDSON      | 6000 sq ft   |
| GARLAND         | 5000 sq ft   |
| HUTCHINS        | 6000 sq ft   |
| SEAGOVILLE      | 5000 sq ft   |
| DESOTO          | 6000 sq ft   |
| DUNCANVILLE     | 6000 sq ft   |
| CITY OF DALLAS  | 12,000 sq ft |
| SACHSE          | 6000 sq ft   |
| BALCH SPRINGS   | 6000 sq ft   |
| UNIVERSITY PARK | ALL BLDGS    |
| CARROLLTON      | 6000 sq ft   |

### COLLIN COUNTY

|            |            |
|------------|------------|
| ALLEN      | 6000 sq ft |
| CELINA     | ALL BLDGS  |
| FAIRVIEW   | 5000 sq ft |
| FRISCO     | 5000 sq ft |
| LUCAS      | 6000 sq ft |
| PARKER     | 5250 sq ft |
| PLANO      | 6000 sq ft |
| PROSPER    | 5500 sq ft |
| MCKINNEY   | 6000 sq ft |
| WYLIE      | 6000 sq ft |
| THE COLONY | 6000 sq ft |

### OTHER

|              |              |
|--------------|--------------|
| ALVARADO     | 6000 sq ft   |
| STEPHENVILLE | 6000 sq ft   |
| ROCKWALL     | 5000 sq ft   |
| WEATHERFORD  | 12,000 sq ft |
| CLEBURNE     | 12,000 sq ft |
| DFW AIRPORT  | 6000 sq ft   |

## **Saginaw 2018 International Fire Code Amendments (Option A & B Version)**

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### ***Section 102.1; change #3 to read as follows:***

3. Existing structures, facilities and conditions when required in Chapter 11 or in specific sections of this code.
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### ***Section 102.7; change to read as follows:***

**102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 80, and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

**102.7.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code and any adopted amendments, the provisions of this code and any adopted amendments, as applicable, shall take precedence over the provisions in the referenced code or standard.

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### ***Add Section 104.1.2 to read as follows:***

**Section 104.1.2 Fire department authority, disconnection of utilities and evacuation.** The Fire Chief, Fire Marshal, and other fire department personnel approved by the Fire Chief or Fire Marshal shall be authorized to issue citations for violations of this code and to pursue other legal remedies allowed by law. Citations may be issued for any violation of this code, or any other code, policy or standard, over which the fire department has jurisdiction. Citations for any violation may be issued to the owner, lessee, manager, person in control of the property, and/or any other individual who is responsible for the violation or the property on which a violation occurs. The specific intent of this code is to place the obligation of complying with its requirements upon the owner or occupier of premises, buildings or structures within its scope. No provision or term used in this code is intended to impose any duty whatsoever upon the city or any of its officers or employees, for whom the implementation or enforcement of this code shall be discretionary, not mandatory. Nothing contained in this ordinance is intended to, nor shall be construed to, create or form the basis for any liability on the part of the city, or its officers, employees or agents, for any injury or damage resulting from the failure of the owner or occupier of premises, buildings or structures to comply with this code, or for any injury or damage caused by any act or omission on the part of the city by its officers, employees or agents in the course of implementing or enforcing this code.

The Fire Chief, Fire Marshal or any authorized member of the fire department may order an operation or use stopped, or the evacuation of any area, premises, building or vehicle or portion thereof, which contains or is a fire or life safety hazard or when it is deemed necessary in the interest of public safety or the safety of emergency responders. It shall be unlawful for any person to refuse to evacuate upon such order or to resist or obstruct the evacuation of another person. The Fire Chief, Fire Marshal or their designees shall further have the authority to order the disconnection of utilities to a building or portion thereof to alleviate an immediate and imminent threat to life or property that is occurring in violation of the codes or to alleviate a fire or life safety hazard that causes an immediate threat to a building or a person. It is unlawful for any person to resist, interfere with or refuse to comply with an order issued under this section.

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### ***Section 104.7.2; add the following sentences to the paragraph:***

The fire code official may require any plans submitted to be reviewed by an approved outside professional engineer or appropriate specialist when, in the opinion of the code authority, there exists special technical knowledge to conduct a satisfactory review of the plans and such special knowledge is not available among the fire department staff. Fees associated with outside plan reviews are the sole responsibility of the submitting party.

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**Add Section 104.11.4 to read as follows:**

**104.11.4 Closure of public ways.** Any member of the fire department shall have the authority to close or restrict access to any street, alley, sidewalk, public or private place, or portion thereof, when necessary for purposes of public safety involving City of Saginaw employees or the general public. It shall be unlawful for any person or vehicle to disregard or proceed past barricades, barricade tape, traffic cones, or emergency vehicles positioned to obstruct an area, or any uniformed or identified City of Saginaw employee directing persons or vehicles.

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**Section 105.2.1; add a second paragraph to read as follows:**

If the application for a permit describes or has the potential to create a hazard that, in the opinion of the Fire Chief or fire code official, exceeds the current response, emergency operating, and/or equipment capabilities of the fire department, the fire code official shall not issue a permit. The permit shall not be issued until such time that, in the opinion of the Fire Chief or fire code official, the fire department has attained the needed personnel, training, apparatus and equipment required to adequately handle any potential hazard or incident related to the issuance of said permit.

---

**Section 105.3.3; change to read as follows:**

105.3.3 Occupancy Prohibited before Approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

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**Section 105.7; add Section 105.7.26 to read as follows:**

**105.7.26 Electronic access control systems.** Construction permits are required for the installation or modification of an electronic access control system, as specified in Chapter 10. A separate construction permit is required for the installation or modification of a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

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**Section 109.1; change to read as follows:**

**109.1 Board of appeals established.** In order to hear and decide appeals of orders, decisions, determinations, permit denial/revocation, made by the fire code official relative to the application and interpretation of the code, there shall be and is hereby created a board of appeals. The board of appeals shall consist of the City Manager, the Fire Chief, the building official, and the fire code official. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. Any appeal to the board shall be made within thirty (30) days of the disputed order, decision, determination and/or permit denial/revocation. The board of appeals shall hold office at its pleasure. The board shall render all decisions and findings in writing to the appellant with a duplicate copy kept on record by the fire code official.

**Delete section 109.3**

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**Section 202; amend and add definitions to read as follows:**

**[B] AMBULATORY CARE FACILITY.** Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers

- Psychiatric centers

**[B] ATRIUM.** An opening connecting three or more stories... *{remaining text unchanged}*

**[B] DEFEND IN PLACE.** A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

**DWELLING.** Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

**FIRE WATCH.** A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more standby personnel when required by the fire code official for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

**FIREWORKS.** Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, detonation, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.4G fireworks or 1.3G fireworks as set forth herein. ...*{remainder of text unchanged}*...

**HAZARDOUS MATERIALS.** Any material in a quantity, form, or concentration or any material exhibiting physical or chemical characteristics which, in the determination of fire department personnel, may pose a real, unreasonable and/or imminent risk to the life, health or safety of persons, property or the environment. This shall include but not be limited to such substances as explosives, radioactive materials, petroleum or petroleum products or gases, poisons, compressed gases, oxidizers, ebiologic (biologic) agents, flammables, combustibles, corrosives, and/or chemicals used to produce illicit drugs. This includes substances or materials that are in usable or waste condition.

**HIGH-PILED COMBUSTIBLE STORAGE:** add a second paragraph to read as follows:

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq.ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

**HIGH-RISE BUILDING.** A building having any floors used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

**REPAIR GARAGE.** A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

**SELF-SERVICE STORAGE FACILITY.** Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

**STANDBY PERSONNEL.** Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by the jurisdiction.

**UNATTENDED.** No person/s present to listen, watch, participate, accompany, guard or take care of an object, location or area.

**UPGRADED OR REPLACED FIRE ALARM SYSTEM.** A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

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**Section 307.1; change to read as follows:**

**307.1 General.** Open Burning. It shall be unlawful to burn or cause to be burned any flammables or combustibles including uncut grass, weeds, timber, rubbish, leaves, or any other natural or synthetic materials on any street, alley, lot, premises or facility. Such prohibited fires shall include bonfires and fires used for ceremonial purposes.

**Exceptions:**

1. Burning may be conducted for purposes of cooking and heating when specified elsewhere in this code. Permitted cooking and heating shall be performed in devices designated for such purposes by the manufacturer.
2. Burning as permitted by sections 307.1.1 through 307.5

---

**Section 307.1.1; change to read as follows:**

**307.1.1 Prohibited open burning.** Open burning that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Exception: {No change.}

---

**Section 307.2; change to read as follows:**

**307.2 Permit required.** A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or open burning. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality guidelines and/or restrictions.
2. State, County, or Local temporary or permanent bans on open burning.
3. Local written policies as established by the *fire code official*.

---

**Section 307.3; change to read as follows:**

**307.3 Extinguishment authority.** The fire code official is authorized to order the extinguishment by the permit holder, another person responsible or the fire department of open burning that creates or adds to a hazardous or objectionable situation.

---

**Section 307.4; change to read as follows:**

**307.4 Location.** The location for open burning shall not be less than 300 feet (91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91 440 mm) of any structure.

Exceptions: {No change.}

**Section 307.4.3, Exceptions: add exception #2 to read as follows:**

**Exceptions:**

2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

---

**Section 307.4.4 and 5; add section 307.4.4 and 307.4.5 to read as follows:**

**307.4.4 Permanent outdoor fire pit.** Permanently installed outdoor fire pits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

**Exception:** Permanently installed outdoor fireplaces constructed in accordance with the International Building Code.

**307.4.5 Trench Burns.** Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.

---

**Section 307.5; change to read as follows:**

**307.5 Attendance.** Open burning, trench burns, bonfires, recreational fires, and use of portable outdoor fireplaces shall be constantly attended until the... {remainder of section unchanged}

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**Section 308.1.4; change to read as follows:**

**308.1.4 Open-flame cooking devices.** Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

**Exceptions:**

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 lbs (5 containers).
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs (2 containers).
3. {No change.}

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**Section 308.1.6.2, Exception #3; change to read as follows:**

**Exceptions:**

3. Torches or flame-producing devices in accordance with Section 308.1.3.

---

**Section 308.1.6.3; change to read as follows:**

**308.1.6.3 Sky Lanterns.** A person shall not release or cause to be released an unmanned free-floating device containing an open flame or other heat source, such as but not limited to a sky lantern.

---

**Section 311.5; change to read as follows:**

**311.5 Placards.** The fire code official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards, as required by Section 311.5.1 through 311.5.5.

---

**Add sections 316.7 and 316.8 to read as follows:**

## **BURNED OR PARTIALLY BURNED DEBRIS OR STRUCTURES**

**316.7 Removal of debris or partially burned building after a fire.** The owner or person having under his control or in his possession upon any premises any hay, straw, bales of wool, cotton, paper, or other substances which have been rendered useless or unmarketable by reason of any fire on such premises, or any debris resulting from such fire shall remove the same from such premises within forty-eight hours after notice to do so has been given by the code official.

**316.8 Burned or partially burned structure.** Whenever any building or other structure is partially burned, the owner thereof or the person in charge or control thereof, within ten days after notice from the code official, shall remove from the premises all refuse, debris, charred and partially burned lumber, and material. If such building or other structure is burned to such an extent that it is rendered incapable of being repaired, the owner of the property upon which same is located or the person in control thereof, within ten (10) days after notice from the code official, shall remove from the premises all of the remaining portion of the building or structure.

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**Section 403.5; change Section 403.5 to read as follows:**

**403.5 Group E Occupancies.** An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes shall be posted in a conspicuous location in each classroom. Group E occupancies shall also comply with Sections 403.5.1 through 403.5.3.

---

**Section 404.2.2; add Number 4.10 to read as follows:**

**4.10** Fire extinguishing system controls.

---

**Section 405.4; change Section 405.4 to read as follows:**

**405.4 Time.** The fire code official may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

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**Section 501.4; change to read as follows:**

**501.4 Timing of installation.** When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure unless otherwise approved by the fire code official.

---

**Section 503.1.1; add sentence to read as follows:**

Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway around the external walls of the structure.

---

**Add section 503.1.2.1 to read as follows:**

**Section 503.1.2.1 Fire Zone.** When the fire code official determines that an area or zone is necessary to gain immediate access to any fire protection equipment, appliances, vault, connection or hydrant or to gain access for fire department entry to a building for the purpose of fire fighting or life safety, the area shall be marked or posted as approved by the fire code official for such identification. It shall be unlawful to obstruct, cause to be obstructed, or otherwise impede access of the fire department in a marked fire apparatus access road or fire zone. Vehicles or obstructions in a fire apparatus access road or fire zone may be towed or otherwise removed at the owner's expense. For purposes of this section a "Fire Zone" is defined as an area marked by fire lane markings or signs that include a defined area other than a fire lane. A fire zone may include a portion of curbing adjacent to a sprinkler connection, a gate opening across a fire lane, or other clearly defined areas outside of a fire lane.

---

**Section 503.2.1; change to read as follows:**

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

**Exception:** Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and *approved* signs are installed and maintained indicating the established vertical clearance when approved.

---

**Section 503.2.2; change to read as follows:**

**503.2.2 Authority.** The fire code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

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**503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Minimum requirements for fire apparatus access roads shall be concrete, six inches (6") in depth, utilizing number four (#4) reinforced steel located on eighteen inch (18") centers. All fire apparatus access road surfaces shall be maintained in an approved condition to prevent the effect of slowing or impeding the response of or damage to fire department apparatus.

**Sub-grade.** The compressive strength shall be not less than 3,500 psi in 28 days. A geotechnical report sealed by a licensed professional engineer in the State of Texas shall provide recommendations for sub-grade thickness and stabilization methods. In the absence of a geotechnical report, the minimum sub-grade thickness shall be eight (8) inches with the stabilization method determined by the City Engineer.

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**Section 503.3; change to read as follows:**

**503.3 Marking.** Striping, signs, and/or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**(1) Striping** – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

**(2) Signs** – Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

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**Section 503.4; change to read as follows:**

**503.4 Obstruction of fire apparatus access roads.** Fire apparatus access roads shall not be obstructed in any manner, including the parking, standing or stopping of a vehicle other than a vehicle operated by the fire department, police department or other governmental agency in the performance of emergency operations or in the performance of fire prevention activities. The minimum widths and clearances established in Section 503.2.1, and any other area marked as a fire lane as described in Section 503.3, shall be maintained at all times.

**Add section 503.4.2 to read as follows:**

**503.4.2 Enforcement.** The Fire Chief, the Fire Marshal, or their duly authorized representatives are

hereby authorized to monitor fire apparatus access roads (fire lanes) to detect obstructions and may issue citations, remove and impound any vehicle or object obstructing said fire apparatus access road (fire lane), or both and assess any costs for removal against the owner of the vehicle.

---

**Section 505.1; change to read as follows:**

**505.1 Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches (152.4 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address numbers shall be maintained to the satisfaction of the fire code official.

**Exception:** R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

---

**Add section 505.3 to read as follows:**

**505.3 Business or Facility Name** New and existing buildings and facilities shall have the business or facility name placed in a position that is plainly legible and visible from the street or road fronting the property. Lettering shall be a minimum of 6 inches with a minimum stroke width of .5 inches.

---

**Add section 506.1.3 to read as follows:**

**506.1.3 Electronic devices.** On gates, doors and other similar barriers that are electronically operated, an approved electronic over-ride operating device in combination with an approved manual over-ride operating device shall be installed.

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**Section 507.4; change to read as follows:**

**507.4 Water supply test date and information.** The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 "Recommended Practice for Fire Flow Testing and Marking of Hydrants" and within one year of sprinkler plan submittal. The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official*, as required. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the *fire code official*. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

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**Section 507.5.1; change to read as follows:**

**507.5.1 Where required.** Where a portion of a facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, approved on-site fire hydrants and mains shall be provided where required by the fire code official. Locations of the on-site hydrants shall be approved by the fire code official.

Except for single or two-family residences, the path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway around the external walls of the structure.

**Delete exceptions.**

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**Section 507.5.1.1; change to read as follows:**

**507.5.1.1** An approved fire hydrant shall be installed within 50 feet of all fire department connections.

**Delete Exception.**

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**Add sections 507.5.1.2, 507.5.1.3 to read as follows:**

**507.5.1.2 Hydrant Spacing.** Fire hydrants shall be spaced in accordance with the following:

R-3 and U occupancies – 500 feet spacing

All others – 300 feet spacing

**507.5.1.3 Additional locations.** Approved fire hydrants shall be provided at all intersecting streets and at intermediate locations between intersecting streets to meet the following spacing requirements:

R-3 and U occupancies – 500 feet spacing

All others – 300 feet spacing

---

**Section 507.5.4; change to read as follows:**

**507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

---

**Add section 507.5.7 to read as follows:**

**507.5.7 Accessibility.** Fire hydrants shall be accessible to fire department apparatus by the use of approved fire apparatus access roads meeting the requirements of sections 503.2.1 and 503.2.3. Fire hydrants shall be installed directly adjacent to fire apparatus access roads unless otherwise approved by the fire code official

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**Add section 509.1.2 to read as follows:**

**509.1.2 Sign Requirements.** Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the *fire code official*. The letters shall be of a color that contrasts with the background.

---

**Section 603.3.2 and 603.3.2.1; change to read as follows:**

**603.3.1** Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

**603.3.2 Fuel oil storage inside buildings.** Fuel oil storage inside buildings shall comply with Sections 603.3.2.1 through 603.3.2.5 or and Chapter 57.

**603.3.2.1 Quantity limits.** One or more fuel oil storage tanks containing Class II or III combustible liquid shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons (2498 L) in unsprinklered buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085 for Class III liquids, and also listed as a double-wall/secondary containment tank for Class II liquids.
2. 1,320 gallons (4996 L) in buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085 as a double-wall/secondary containment tank.
3. 3,000 gallons (11 356 L) where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7 and the room is protected by an automatic sprinkler system in accordance with Section 903.3.1.1.

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**Section 603.8; change to read as follows:**

**603.8 Incinerators.** Incinerators of any type are not permitted to be constructed within the city limits of Saginaw. All existing incinerators constructed prior to the adoption of this code shall not be used in any manner for the purpose of burning any material or product.

**Delete sections 603.8.1 through 603.8.5**

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**Section 807.5.2.2 and 807.5.2.3; change to read as follows:**

**807.5.2.2 Artwork in Corridors.** Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

**Exception:** Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

**807.5.2.3 Artwork in Classrooms.** Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

---

**Section 807.5.5.2 and 807.5.5.3; change to read as follows:**

**807.5.5.2 Artwork in Corridors.** Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

**Exception:** Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

**807.5.5.3 Artwork in Classrooms.** Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

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**Section 901.4.3; change to read as follows:**

**901.4.3 Fire areas.** {First part of section unchanged} ...determined in accordance with Section 707.3.10 of the *International Building Code*.

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**Section 901.6.1; add Section 901.6.1.1 to read as follows:**

**901.6.1.1 Standpipe Testing.** Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed when foreign material is present, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the fire code official.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

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**Section 901.6.4; add Section 901.6.4 to read as follows:**

**901.6.4 False Alarms and Nuisance Alarms.** False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

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**Section 901.7; change to read as follows:**

**901.7 Systems out of service.** Where a required fire protection system is out of service or in the event of an excessive number of activations as determined by the fire code official, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. ...{remaining text unchanged}

**Section 901.9; change Section 901.9 to read as follows:**

**901.9 Discontinuation or change of service.** Notice shall be made to the fire code official whenever contracted alarm services for monitoring of any fire alarm system are terminated for any reason, or a change in alarm monitoring provider occurs. Notice shall be made in writing to the fire code official by the building owner and monitoring service provider prior to the service being terminated.

**Section 903.1.1; change to read as follows:**

**903.1.1 Alternative protection.** Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard or as approved by the fire code official.

**Section 903.2; add paragraph to read as follows:**

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

**Section 903.2; delete the exception.**

**Section 903.2.9; add Section 903.2.9.3 to read as follows:**

**903.2.9.3 Self-service storage facility.** An automatic sprinkler system shall be installed throughout all self-service storage facilities.

**Exception:** One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

**Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, 903.2.11.9, 903.2.11.10, 903.2.11.11, 903.2.11.12 and 903.2.11.13 as follows:**

**903.2.11.3** Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the International Building Code, that is located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access.

**Exceptions:**

1. Open parking structures in compliance with Section 406.5 of the International Building Code.

**903.2.11.7 High-Piled Combustible Storage.** For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

**903.2.11.8 Spray Booths and Rooms.** New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

## OPTION A

**903.2.11.9 Buildings Over 6,000 sq. ft.** An automatic sprinkler system shall be installed throughout all new buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

**Exception:**

1. Open parking garages in compliance with Section 406.5 of the International Building Code.

**903.2.11.10 Existing Structures.** Existing buildings that are currently less than 6,000 sq. ft. shall be permitted to expand without being required to install an automatic sprinkler system throughout the entire building unless the total combined square footage of the building area exceeds 6,000 sq. ft., or the installation of an automatic sprinkler system is required elsewhere in the Fire Code or Building Code. An addition/expansion to any existing building currently exceeding 6,000 sq. ft. of building area shall be required to install an automatic sprinkler system throughout the entire building. For the purpose of this provision, fire walls, fire barriers and/or fire partitions shall not define separate buildings and/or spaces.

**Exception:** Existing buildings classified as a group F-2 occupancy exceeding 6,000 sq. ft. shall have the option of installing an approved standpipe system to low hazard areas of the occupancy as approved by the fire code official.

- a. "Existing Buildings" shall be defined as buildings constructed prior to the date of adoption of the 2018 IFC and adopted amendments.
- b. "Approved Standpipe System" shall be defined as a wet or dry system of piping, valves, outlets and related equipment designed to provide water at specified pressures and installed exclusively for the fighting of fires. The standpipe system shall be equipped with 2.5" outlets and easily removable 2.5" by 1.5" reducers and caps. The outlets shall be accessible and shall be located so that all portions of the building are within 30' of a nozzle attached to 100' of hose and capable of delivering a minimum of 200 gpm @ 50 psi. The standpipe system shall be connected to the City of Saginaw domestic water supply and be equipped with an approved fire department connection (FDC), backflow prevention device, water flow and tamper switch monitoring all meeting the same specification requirements of a fire sprinkler system.

**903.2.11.11 Existing Lease Space Structures.** Existing multi-use lease spaces shall be permitted to expand any single existing lease space within a building without being required to install an automatic sprinkler system unless the total combined square footage of the single space exceeds 6,000 sq. ft., or the installation of an automatic sprinkler system is required elsewhere in the Fire Code or Building Code. For the purposes of this provision, fire walls and/or fire barriers shall not define separate buildings or fire areas.

## OPTION B

**903.2.11.9 Buildings Over 12,000 sq. ft.** An automatic sprinkler system shall be installed throughout all new buildings with a building area 12,000 sq. ft. or greater and in all existing buildings that are enlarged to be 12,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

**Exception:**

2. Open parking garages in compliance with Section 406.5 of the International Building Code.

**903.2.11.10 Existing Structures.** Existing buildings that are currently less than 12,000 sq. ft. shall be permitted to expand without being required to install an automatic sprinkler system throughout the entire building unless the total combined square footage of the building area exceeds 12,000 sq. ft., or the installation of an automatic sprinkler system is required elsewhere in the Fire Code or Building Code. An addition/expansion to any existing building currently exceeding 12,000 sq. ft. of building area shall be required to install an automatic sprinkler system throughout the entire building. For the purpose of this provision, fire walls, fire barriers and/or fire partitions shall not define separate buildings and/or spaces.

**Exception:** Existing buildings classified as a group F-2 occupancy exceeding 12,000 sq. ft. shall have the option of installing an approved standpipe system to low hazard areas of the occupancy as approved by the fire code official.

- b. "Existing Buildings" shall be defined as buildings constructed prior to the date of adoption of the 2018 IFC and adopted amendments.
- b. "Approved Standpipe System" shall be defined as a wet or dry system of piping, valves, outlets and related equipment designed to provide water at specified pressures and installed exclusively for the fighting of fires. The standpipe system shall be equipped with 2.5" outlets and easily removable 2.5" by 1.5" reducers and caps. The outlets shall be accessible and shall be located so that all portions of the building are within 30' of a nozzle attached to 100' of hose and capable of delivering a minimum of 200 gpm @ 50 psi. The standpipe system shall be connected to the City of Saginaw domestic water supply and be equipped with an approved fire department connection (FDC), backflow prevention device, water flow and tamper switch monitoring all meeting the same specification requirements of a fire sprinkler system.

**903.2.11.11 Existing Lease Space Structures.** Existing multi-use lease spaces shall be permitted to expand any single existing lease space within a building without being required to install an automatic sprinkler system unless the total combined square footage of the single space exceeds 12,000 sq. ft., or the installation of an automatic sprinkler system is required elsewhere in the Fire Code or Building Code. For the purposes of this provision, fire walls and/or fire barriers shall not define separate buildings or fire areas.

**903.2.11.12 Single and Two Family Dwellings.** An automatic sprinkler system shall be installed in all single and two family dwellings exceeding 6,000 sq. ft. For the purpose of this provision, fire walls and/or fire barriers shall not define separate dwellings.

**903.2.11.13 Townhouses.** An automatic sprinkler system shall be installed in all townhouses consisting of three or more attached units. For the purpose of this provision, fire walls shall not define separate units.

**Section 903.3.1.1.1; change to read as follows:**

**903.3.1.1.1 Exempt locations.** When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ...{text unchanged}... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
5. {Delete.}

**Section 903.3.1.2.3; delete section and replace as follows:**

**[F] Section 903.3.1.2.3 Attached Garages and Attics.** Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
  - 4.1. Provide automatic sprinkler system protection.
  - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
  - 4.3. Construct the attic using noncombustible materials.
  - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
  - 4.5. Fill the attic with noncombustible insulation.

**Section 903.3.1.3; change to read as follows:**

**903.3.1.3 NFPA 13D sprinkler systems.** *Automatic sprinkler systems* installed in one- and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

**Section 903.3.1.4; add to read as follows:**

**[F] 903.3.1.4 Freeze protection.** Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

**903.3.1.4.1 Attics.** Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and

3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

**903.3.1.4.2 Heat trace/insulation.** Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

***Section 903.3.5; add a second paragraph to read as follows:***

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

***Section 903.3.7; change to read as follows:***

**903.3.7 Fire Department Connections.** The location of fire department connections shall be approved by the fire code official and remotely located unless otherwise approved by the fire code official.

***Section 903.4; add a second paragraph after the exceptions to read as follows:***

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

***Section 903.4.2; add second paragraph to read as follows:***

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

***Section 905.2; change to read as follows:***

**905.2 Installation standard.** Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

***Section 905.3; change to read as follows:***

**905.3 Required Installations.** Class I standpipe systems shall be installed throughout all buildings with an automatic sprinkler system unless omission is approved by the fire code official. Standpipe systems shall be installed where all interior portions of the building are reachable from the hose connection by a 30 foot hose stream from a nozzle attached to 100 feet of hose. All hose connection locations shall be approved by the fire code official. Standpipe systems may be allowed to be combined with automatic sprinkler systems when approved by the fire code official.

**Exception:** Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.

***Section 905.4, item 5; change to read as follows:***

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at

the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

**Section 905.4, item 6; change to read as follows:**

6. Standpipe connections shall be placed throughout the structure to meet the reach requirements as outlined in 905.3.

**Section 905.4; add the following item 7:**

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure or as otherwise approved by the fire code official.

**Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

**Section 907.1; add Section 907.1.4 to read as follows:**

**907.1.4 Design standards.** All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

**Exception:** Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

**Section 907.2.1; change to read as follows:**

**907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

**Exception:** {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

**Section 907.2.3; change to read as follows:**

**907.2.3 Group E.** A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in

Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

**Section 907.2.3; change exception 1. to read as follows:**

**Exceptions:**

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 30 when provided with an approved automatic sprinkler system.
  - 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

**Section 907.2.13, Exception 3; change to read as follows:**

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.  
(

**Section 907.4.2; add Section 907.4.2.7 to read as follows:**

**907.4.2.7 Type.** Manual alarm initiating devices shall be an approved double action type.

**Section 907.6.1; add Section 907.6.1.1 to read as follows:**

**907.6.1.1 Wiring Installation.** All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from an addressable input (monitor) module may be wired Class B, provided the distance from the addressable module to the initiating device is ten feet or less.

**Section 907.6.3; delete all four Exceptions.**

**Section 907.6.6; add Section 907.6.6.3 to read as follows:**

**907.6.6.3 Communication requirements.** All alarm systems, new or replacement, shall transmit alarm, supervisory and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the correct device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

**\*\*Section 909.22; add to read as follows:**

**909.22 Stairway or Ramp Pressurization Alternative.** Where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the stair pressurization alternative is chosen for compliance with Building Code requirements for a smokeproof enclosure, interior

exit stairways or ramps shall be pressurized to a minimum of 0.10 inches of water (25 Pa) and a maximum of 0.35 inches of water (87 Pa) in the shaft relative to the building measured with all interior exit stairway and ramp doors closed under maximum anticipated conditions of stack effect and wind effect. Such systems shall comply with Section 909, including the installation of a separate fire-fighter's smoke control panel as per Section 909.16, and a Smoke Control Permit shall be required from the fire department as per Section 105.7.

**909.22.1 Ventilating equipment.** The activation of ventilating equipment for the stair or ramp pressurization system shall be by smoke detectors installed at each floor level at an approved location at the entrance to the smokeproof enclosure. When the closing device for the stairway or ramp shaft and vestibule doors is activated by smoke detection or power failure, the mechanical equipment shall activate and operate at the required performance levels. Smoke detectors shall be installed in accordance with Section 907.3.

**909.22.1.1 Ventilation Systems.** Smokeproof enclosure ventilation systems shall be independent of other building ventilation systems. The equipment, control wiring, power wiring and ductwork shall comply with one of the following:

1. Equipment, control wiring, power wiring and ductwork shall be located exterior to the building and directly connected to the smokeproof enclosure or connected to the smokeproof enclosure by ductwork enclosed by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.
2. Equipment, control wiring, power wiring and ductwork shall be located within the smokeproof enclosure with intake or exhaust directly from and to the outside or through ductwork enclosed by not less than 2-hour barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.
3. Equipment, control wiring, power wiring and ductwork shall be located within the building if separated from the remainder of the building, including other mechanical equipment, by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.

**Exceptions:**

1. Control wiring and power wiring utilizing a 2-hour rated cable or cable system.
2. Where encased with not less than 2 inches (51 mm) of concrete.
3. Control wiring and power wiring protected by a listed electrical circuit protective systems with a fire-resistance rating of not less than 2 hours.

**909.22.1.2 Standby Power.** Mechanical vestibule and stairway and ramp shaft ventilation systems and automatic fire detection systems shall be provided with standby power in accordance with Section 2702 of the Building Code.

**909.22.1.3 Acceptance and Testing.** Before the mechanical equipment is approved, the system shall be tested in the presence of the fire code official to confirm that the system is operating in compliance with these requirements.

**Section 910.2; change Exception 2. and 3.to read as follows:**

2. Only manual smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of  $50(m^*S)^{1/2}$  or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

**Section 910.2; add subsections 910.2.3 with exceptions and 910.2.4 to read as follows:**

**910.2.3 Group H.** Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m<sup>2</sup>) in single floor area.

**Exception:** Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

**Exception:** Buildings of noncombustible construction containing only noncombustible materials.

**Section 910.3; add section 910.3.4 to read as follows:**

**910.3.4 Vent Operation.** Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

**910.3.4.1 Sprinklered buildings.** Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

**Exception:** Manual only systems per Section 910.2.

**910.3.4.2 Nonsprinklered Buildings.** Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

**Exception:** Listed gravity-operated drop out vents.

**Section 910.4.3.1; change to read as follows:**

**910.4.3.1 Makeup Air.** Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m<sup>2</sup> per 0.4719 m<sup>3</sup>/s) of smoke exhaust.

**Section 912.2; add Section 912.2.3 to read as follows:**

**912.2.3 Hydrant distance.** An approved fire hydrant shall be located within 50 feet of the fire department connection as the fire hose lays along an unobstructed path.

**Section 913.1; add second paragraph and exception to read as follows:**

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

**Exception:** When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by Section 506.1.

**Section 914.3.1.2; change to read as follows:**

**914.3.1.2 Water Supply to required Fire Pumps.** In buildings that are more than 120 feet (37 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

**Exception: {No change to exception.}**

**Section 1006.2.2.7; Add Section 1006.2.2.7 as follows:**

**1006.2.2.7 Electrical Rooms.** For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

**Section 1009.8; add the following Exception 7:**

**Exceptions:**

7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.

**Section 1010.1.9.5 Bolt Locks; amend exceptions 3 and 4 as follows:**

**Exceptions:**

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. (Remainder unchanged)
4. Where a pair of doors serves a Group A, B, F, M or S occupancy (remainder unchanged)

**Section 1020.1 Construction; add exception 6 to read as follows:**

6. In group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided

**Section 1029.1.1.1 Spaces under grandstands and bleachers; delete this section.  
(Reason: Unenforceable.)**

**Section 1031.2; change to read as follows:**

**1031.2 Reliability.** Required exit accesses, exits and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress.

**Section 1103.3; add sentence to end of paragraph as follows:**

Provide emergency signage as required by Section 606.3.

**Section 1103.5.1: add sentence to read as follows:**

**Fire sprinkler system installation shall be completed within 24 months from date of notification by the fire code official.**

**Section 1103.5; add Section 1103.5.5 to read as follows:**

**1103.5.5 Spray Booths and Rooms.** Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

**Section 1103.7; add Section 1103.7.7 and 1103.7.7.1 to read as follows:**

**1103.7.7 Fire Alarm System Design Standards.** Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.

**Exception:** Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.

**1103.7.7.1 Communication requirements.** Refer to Section 907.6.6 for applicable requirements.

**Section 1203; change and add to read as follows:**

**1203.1.1 {No change.}**

**1203.1.2 {No change.}**

**1203.1.3** Emergency power systems and standby power systems shall be installed in accordance with the International Building Code, NFPA 70, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.

**1203.1.4 through 1203.1.9 {No changes to these sections.}**

**1203.1.10 Critical Operations Power Systems (COPS).** For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see NFPA 70.

**1203.2 Where Required.** Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.1826 or elsewhere identified in this code or any other referenced code.

**1203.2.1 through 1203.2.3 {No change.}**

**1203.2.4 Emergency Voice/alarm Communications Systems.** Emergency power shall be provided for emergency voice/alarm communications systems in the following occupancies, or as specified elsewhere in this code, as required in Section 907.5.2.2.5. The system shall be capable of powering the required load for a duration of not less than 24 hours, as required in NFPA 72.

Covered and Open Malls, Section 907.2.19 and 914.2.3

Group A Occupancies, Sections 907.2.1 and 907.5.2.2.4.

Special Amusement Buildings, Section 907.2.11

High-rise Buildings, Section 907.2.12

Atriums, Section 907.2.13

Deep Underground Buildings, Section 907.2.18

**1203.2.5 through 1203.2.13 {No change.}**

**1203.2.14 Means of Egress Illumination.** Emergency power shall be provided for means of egress illumination in accordance with Sections 1008.3 and 1104.5.1. (90 minutes)

**1203.2.15 Membrane Structures.** Emergency power shall be provided for exit signs in temporary tents and membrane structures in accordance with Section 3103.12.6. (90 minutes) Standby power shall be

provided for auxiliary inflation systems in permanent membrane structures in accordance with Section 2702 of the International Building Code. (4 hours) Auxiliary inflation systems shall be provided in temporary air-supported and air-inflated membrane structures in accordance with section 3103.10.4.

**1203.2.16 {No change.}**

**1203.2.17 Smoke Control Systems.** Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, as required in Section 909.11:

Covered Mall Building, International Building Code, Section 402.7

Atriums, International Building Code, Section 404.7

Underground Buildings, International Building Code, Section 405.8

Group I-3, International Building Code, Section 408.4.2

Stages, International Building Code, Section 410.2.5

Special Amusement Buildings (as applicable to Group A's), International Building Code, Section 411.1

Smoke Protected Seating, Section 1029.6.2.

**1203.2.18 {No change.}**

**1203.2.19 Covered and Open Mall Buildings.** Emergency power shall be provided in accordance with Section 907.2.19 and 914.2.3.

**1203.2.20 Airport Traffic Control Towers.** A standby power system shall be provided in airport traffic control towers more than 65 ft. in height. Power shall be provided to the following equipment:

1. Pressurization equipment, mechanical equipment and lighting.
2. Elevator operating equipment.
3. Fire alarm and smoke detection systems.

**1203.2.21 Smokeproof Enclosures and Stair Pressurization Alternative.** Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by the International Building Code, Section 909.20.6.2.

**1203.2.22 Elevator Pressurization.** Standby power shall be provided for elevator pressurization system as required by the International Building Code, Section 909.21.5.

**1203.2.23 Elimination of Smoke Dampers in Shaft Penetrations.** Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with the International Building Code, Section 717.5.3, exception 2.3.

**1203.2.24 Common Exhaust Systems for Clothes Dryers.** Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with the International Mechanical Code, Section 504.10, Item 7.

**1203.2.25 Hydrogen Cutoff Rooms.** Standby power shall be provided for mechanical ventilation and gas detection systems of Hydrogen Cutoff Rooms in accordance with the International Building Code, Section 421.

**1203.2.26 Means of Egress Illumination in Existing Buildings.** Emergency power shall be provided for means of egress illumination in accordance with Section 1104.5 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

**1203.3 through 1203.6 {No change.}**

**1203.7 Energy Time Duration.** Unless a time limit is specified by the fire code official, in this chapter or elsewhere in this code, or in any other referenced code or standard, the emergency and standby power system shall be supplied with enough fuel or energy storage capacity for not less than 2-hour full-demand operation of the system.

**Exception:** Where the system is supplied with natural gas from a utility provider and is approved.

**Section 2304.1; change to read as follows:**

**2304.1 Supervision of dispensing.** The dispensing of fuel at motor fuel-dispensing facilities shall be in accordance with the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

**Section 2401.2; delete this section.**

**Section 3103.3.1; delete this section**

**Table 3206.2, footnote h; change text to read as follows:**

**h.** Where storage areas are protected by either early suppression fast response (ESFR) sprinkler systems or control mode special application sprinklers with a response time index of 50 (m • s) 1/2 or less that are listed to control a fire in the stored commodities with 12 or fewer sprinklers, installed in accordance with NFPA 13, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

**Table 3206.2, footnote j; add footnote j to row titled 'High Hazard' and 'Greater than 300,000' to read as follows:**

**j.** High hazard high-piled storage areas shall not exceed 500,000 square feet. A 2-hour fire wall constructed in accordance with Section 706 of the International Building Code shall be used to divide high-piled storage exceeding 500,000 square feet in area.

**Section 3310.1; add sentence to end of paragraph to read as follows:**

When fire apparatus access roads are required to be installed for any structure or development, they shall be approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

**Section 3405.1; change to read as follows:**

**3405.1 Outdoor Storage.** Outdoor tire and tire byproduct storage is prohibited.

**Exceptions:**

1. Outside tire storage is permitted when in conjunction with a tire rebuilding, tire recapping, tire handling or tire retail sales operation and less than fifty tires are stored within the boundary of any contiguous properties owned by the same person or persons if:
  - a. The ground surface covering in the area used for the tire storage and a minimum sixty foot radius around such storage area is composed of an approved paved hard surface and kept free of grass, weeds, debris, etc; and
  - b. The perimeter of the storage of the storage area is enclosed by a solid fence or wall not less than eight feet in height to restrict access by unauthorized persons; and
  - c. Tires are not stored within fifty feet of any structure or property line; and
  - d. Storage configurations consist of piles not to exceed 625 sq. ft. in area with a maximum dimension of fifty feet, a maximum height of six feet and a minimum separation between piles of twenty feet.
2. New tires displayed for purposes of sale shall not exceed twelve tires.

**Delete sections 3405.2 through 3405.7**

**Section 5001.1; change to read as follows:**

**5001.1 Scope.** Prevention, control, and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials shall be in accordance with this chapter, shall require approval of the fire code official and storage shall be prohibited or limited in the following established boundaries:

*From a point located at the intersection of South Saginaw Boulevard and Longhorn Road, west to the intersection with Old Decatur Road; then north along Old Decatur Road to the north Saginaw city limit boundary; then east along the north Saginaw city limit boundary to the intersection with North Saginaw Boulevard; then south along Saginaw Boulevard to the intersection with Longhorn Road. This area shall be designated "**District 1**".*

*From a point on East McLeroy Boulevard where it intersects with the Sante Fe – Burlington Northern railroad track (300 block of East McLeroy Boulevard), north along said railroad track to the north Saginaw city limit boundary; then east to its intersection with North Blue Mound Road (F. M. Hwy 156); then south along Blue Mound Road to the intersection with East McLeroy Boulevard; then west along East McLeroy Boulevard to where it intersects with the Sante Fe – Burlington Northern railroad track. This area shall be designated as "**District 2**".*

**Remainder of section unchanged.**

**Add exception 12 to read as follows:**

**Exceptions:**

*1 through 11 remain unchanged*

12. The storage and sale of compressed gases in a cylinder exchange program limited to Acetylene, Oxygen, Shielding Gas, Argon, Carbon Dioxide, Nitrogen, and Helium and specifically utilized for the heating, cutting, welding and brazing of metals in the areas zoned as "Community Commercial" and designated as "District 1" in accordance with this chapter, chapter 30 and all other applicable chapters. Total quantity of cylinders, full or empty shall not exceed 45 and maximum cylinder size shall not exceed 250 cubic feet. Permits shall be required as set forth by this code.

**Section 5003.3; change to read as follows:**

**5003.3 Release of Hazardous Materials.** No person/s or entity shall accidentally, negligently, or intentionally release or cause to be released hazardous materials in any quantity into a sewer, storm drain, ditch, drainage canal, creek, stream, river, lake, or tidal waterway or on the ground, driveway, sidewalk, street, highway or into the atmosphere. This includes but is not limited to public and private properties.

**Exceptions remain unchanged.**

**Section 5003.3.1; change to read as follows:**

**5003.3.1 Unauthorized discharges.** When an unauthorized release of hazardous materials has occurred the fire department shall be notified immediately. When applicable or required by fire department personnel the following procedures shall be performed in accordance with Sections 2703.3.1.1 through 2703.3.1.4.

**5003.1.1.1 Records.** Accurate records shall be kept of the unauthorized discharge of the hazardous materials by the person/s, firm or corporation responsible for the unauthorized discharge.

**5003.1.2 Preparation.** Provisions shall be made for controlling and mitigating unauthorized discharges.

**5003.3.1.3 Control.** When an unauthorized discharge caused by primary container failure is discovered, the involved primary container shall be repaired or removed from service at the

satisfaction of the fire department.

**5003.3.1.4 Responsibility for cleanup.** The person/s, firm or corporation responsible for the unauthorized discharge shall institute and complete all actions necessary to remedy the effects of such unauthorized discharge to the satisfaction of the fire department and shall be liable for payment of all costs incurred by the fire department and other departments or agencies which assist it to abate such an event. In the event the responsible party cannot be located or identified, the person/s, firm or corporation who has care, custody or control of the property upon which the unauthorized release has occurred will be responsible for the cost of the cleanup. When deemed necessary by fire department personnel, cleanup may be initiated by the fire department or by an authorized individual or firm. Cost associated with such cleanup shall be borne by the owner, operator or other person/s responsible for the unauthorized discharge.

For the purposes of this section, cost incurred by the fire department or other departments of the city shall include but shall not be limited to all actual out-of-pocket expenses attributed to the abatement or cleanup of any hazardous materials incident, including cost of equipment operations, cost of materials utilized (including specialized extinguishing agents and chemicals), cost of specialist, experts or other contract labor not in the full-time employment of the city, overtime costs and any other incidental costs incurred by the city as a result of said incident.

**Add Section 5006 to read as follows:**

**5006 Parking of tank vehicles.**

**5006.1 General.** Parking of tank vehicles shall comply with Section 2706.2.

**Exception:** In cases of accident, breakdown or other emergencies, tank vehicles are allowed to be parked and left unattended at any location while the operator is obtaining assistance.

**Add Sections 5006.2, 5006.2.1 and 5006.2.2 to read as follows:**

**5006.2 Parking.** The parking of tank vehicles shall be in accordance with Sections 5006.2.1 and 5006.2.2.

**5006.2.1 Near residential, educational and institutional occupancies and other high-risk areas.** Tank vehicles shall not be left unattended at any time on residential streets, or within 1000 feet of a residential area, apartment or hotel complex, educational facility, hospital or care facility. Tank vehicles shall not be left unattended at any other place that would, in the opinion of the fire code official, pose a life hazard.

**5006.2.2 Durations exceeding one hour.** Tank vehicles parked at any one point for longer than 1 hour shall be located as follows.

1. Off public streets, highways, public avenues, public alleys and other areas, determined by the fire code official, that pose a life hazard.
2. Inside of a bulk plant.
3. At other approved locations not less than 50 feet from buildings other than those approved for the storage or servicing of such vehicles.

**Section 5601.1.3; change to read as follows:**

**5601.1.3 Fireworks.** The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

**Exceptions:**

1. Only when approved for fireworks displays, storage and handling of fireworks as allowed in Section 5604 and 5608.
2. The use of fireworks for approved fireworks displays as allowed in Section 5608.

*{Delete remainder of text.}*

**Section 5703.6; add a sentence to read as follows:**

**5703.6 Piping systems.** Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11. An *approved* method of secondary containment shall be provided for underground tank and piping systems.

**Section 5704.2.9.5; change Section 5704.2.9.5 and add Section 5704.2.9.5.3 to read as follows:**

**5704.2.9.5 Above-ground tanks inside of buildings.** Above-ground tanks inside of buildings shall comply with Section 5704.2.9.5.1 through 5704.2.9.5.3.

**5704.2.9.5.1** {No change.}

**5704.2.9.5.2** {No change.}

**5704.2.9.5.3 Combustible liquid storage tanks inside of buildings.** The maximum aggregate allowable quantity limit shall be 3,000 gallons (11 356 L) of Class II or III combustible liquid for storage in protected aboveground tanks complying with Section 5704.2.9.7 when all of the following conditions are met:

1. The entire 3,000 gallon (11 356 L) quantity shall be stored in protected above-ground tanks;
2. The 3,000 gallon (11 356 L) capacity shall be permitted to be stored in a single tank or multiple smaller tanks;
3. The tanks shall be located in a room protected by an *automatic sprinkler system* complying with Section 903.3.1.1; and
4. Tanks shall be connected to fuel-burning equipment, including generators, utilizing an *approved* closed piping system.

The quantity of combustible liquid stored in tanks complying with this section shall not be counted towards the maximum allowable quantity set forth in Table 5003.1.1(1), and such tanks shall not be required to be located in a control area. Such tanks shall not be located more than two stories below grade.

**Section 5704.2.9.6.1; change to read as follows:**

**5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of Class I, II, and III liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of **Districts “1” and “2”** in which such storage is prohibited.

*From a point located at the intersection of South Saginaw Boulevard and Longhorn Road, west to the intersection with Old Decatur Road; then north along Old Decatur Road to the north Saginaw city limit boundary; then east along the north Saginaw city limit boundary to the intersection with North Saginaw Boulevard; then south along Saginaw Boulevard to the intersection with Longhorn Road. This area shall be designated “**District 1**”.*

*From a point on East McLeroy Boulevard where it intersects with the Sante Fe – Burlington Northern railroad track (300 block of East McLeroy Boulevard), north along said railroad track to the north Saginaw city limit boundary; then east to its intersection with North Blue Mound Road (F. M. Hwy 156); then south along Blue Mound Road to the intersection with East McLeroy Boulevard; then west along East McLeroy Boulevard to where it intersects with the Sante Fe – Burlington Northern*

railroad track. This area shall be designated as “**District 2**”.

**Section 5704.2.11.4; add a sentence to read as follows:**

**5704.2.11.4 Leak prevention.** Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 through 5704.2.11.4.3. An *approved* method of secondary containment shall be provided for underground tank and piping systems.

**Section 5704.2.11.4.2; change to read as follows:**

**5704.2.11.4.2 Leak detection.** Underground storage tank systems shall be provided with an *approved* method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.5.3.

**Section 5704.2.11.4; add Section 5704.2.11.4.3 to read as follows:**

**5704.2.11.4.3 Observation wells.** Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

**Section 5707.4; add paragraph to read as follows:**

Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

**Section 6103.2.1; add Section 6103.2.1.8 to read as follows:**

**6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies.** Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

**Section 6104.2, Exception; add an exception 2 to read as follows:**

**Exceptions:**

1. {existing text unchanged}
2. Except as permitted in 308 and 6104.3.2, LP-gas containers are not permitted in residential areas.

**Section 6104.3; add Section 6104.3.2 to read as follows:**

**6104.3.2 Spas, Pool Heaters and other listed devices.** Where natural gas service is not available, an LP-Gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such

container shall not exceed 250-gallon water capacity per lot. See Table 6104.3 for location of containers.

**Exception:** Lots where LP can be off loaded wholly on the property where the tank is located may install 500 gallon above ground or 1,000 gallon underground approved containers.

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**\*\*Section 6107.4 and 6109.13; change to read as follows:**

**6107.4 Protecting Containers from Vehicles.** Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with NFPA 58 Section 312.

**6109.13 Protection of Containers.** LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

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**Table B105.2; change footnote a. to read as follows:**

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

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**APPENDIX C, Section C103.1; change to read as follows:**

**C103.1 Hydrant Spacing.** Fire hydrants shall be spaced in accordance with the following:

R-3 and U occupancies – 500 feet spacing

All others – 300 feet spacing

Approved fire hydrants shall be provided at all intersecting streets and at intermediate locations between intersecting streets and shall not exceed the required spacing requirements unless closer hydrant spacing is indicated as listed in Table C105.1.

*Exception* remains unchanged.

**END**



# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Alora M. Wachholz, CEcD  
Director of Economic Development

**Agenda Items:** (10)

**E-mail:** AloraW@saginawtx.org

**Phone:** 817.230.0331

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**SUBJECT:**

Consideration and Action regarding Building Improvement Grant (BIG) Request: Community Link

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**BACKGROUND/DISCUSSION:**

On December 4, 2018, the Saginaw City Council approved Resolution 2018-23, authorizing a Building Improvement Grant (BIG) Program for commercial business enhancements throughout the City. The first request for these BIG Program funds has been submitted to the City for Council review, consideration, and vote. The requesting entity is Community Link in a total amount of \$14,602.62 for costs associated with demolition, façade enhancements, interior renovations, and landscaping. The primary purpose of the project is to move the existing house on land next door to, and owned by, Community Link and to extend their property fence. The Application has been reviewed by staff for accuracy and completeness.

Please note: This request is unique to the intended target of the BIG Program, in that Community Link is a tax exempt 501(c) 3 nonprofit and improvements to their property would not result in added ad valorem tax revenues to the City. For this reason, Council will not find attached to this item, a cost-benefit analysis for consideration. The benefit of the work of Community Link is extraordinary, not only to the residents of Saginaw, but across Tarrant County and North Texas. These community benefits are intangible but have weight and merit that should be considered independently. Any grant award provided is not issued until completion of the intended improvements has been verified.

As referenced in the attached Building Improvement Grant (BIG) Program Policy Section 6.3, please note the following Review Criteria:

6.3.1. Review Criteria:

- A. Completeness of Application: Completeness of the Application; including all required attachments.
- B. Grant Priorities: Whether the Application includes a targeted business classification or whether it is located in a targeted improvement area as defined in Section 5.
- C. Impact: An estimation of the impact that the Enhancements might have, particularly as a catalyst for continued private investment.

D. Non-funded Improvements: Are the improvements associated with the Grant part of a larger effort to enhance the Property.

E. Elimination of a Non-Conformity: Do the Enhancements eliminate a legal non-conforming aspect of the Property.

**FINANCIAL IMPACT:**

\$14,602.62 paid via Economic Incentives for Building Improvement Grant Program, Account 01-6142-13.

**RECOMMENDATION:**

None

**ATTACHMENTS:**

Description

Community Link Application

Saginaw Building Improvement Grant Policy



## Advisory Board

Mike Greene  
Chairman  
Dr. Scott Ballard  
Ballard Family Dental  
Dr. Jim Chadwell  
Superintendent EMS-ISD  
Dr. Danny Howe  
Pastor First Baptist Saginaw  
Kyle James  
BNSF Railway-Terminal  
Superintendent  
Donna Parker

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Retired - BNSF  
Blake Mabry-VPresident  
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Larry Robertson-  
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Craig Backus-Secretary  
Marketing Director  
DRKM Strategies  
Josh Monaco  
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Riley Watkins  
Youth Pastor  
Saginaw Church of Christ  
Richard Kane  
Community Link Volunteer  
Dr. Linda Parker  
Deputy Superintendent EMS-ISD  
Clarence Jacobs  
Lockheed Martin  
Lisa Benedetti  
Dean of Humanities Division-Tarrant  
County College, NW Campus  
Jennifer Flippo  
RN, MSN, CPNP  
Doug Fox  
Executive Director - NW YMCA  
Michael Dimas  
Oncor Electric

Department of Economic Development  
Attn: Alora Wachholz  
333 West McLeroy Blvd  
Saginaw, Texas 76179

April 30, 2019

Dear Mrs. Wachholz,

We at Community Link are extremely thankful for our close partnership with the City of Saginaw. Since its founding in 2005, Community Link has been working hard to address the issues of hunger in the Northwest Tarrant County community. Our programs provide food, but we also know that hunger is not only a lack of food but a continued prevalence of poverty. Community Link offers employment assistance, application support for food stamps and vital healthcare aid, Christmas, and back to school support, while working hard to protect our clients' dignity.

16.6% of Tarrant County's population finds themselves being food insecure. In hopes of minimizing this statistic, this past year, Community Link distributed 1,406,398 pounds of food to over 38,000 individuals. Community Link has been and remains one of *Tarrant Area Food Bank's* largest partners in receiving and distributing food. Through a partnership with Tarrant County Community College, we were able to serve 413 college students through our mobile food pantry to address food insecurity for college students, a growing trend in our city, state, and nation. Running operationally lean, we have relied heavily on our 533 volunteers who last year worked 14,881 hours at an average of 26.9 hours per volunteer.

As you can see, we are focused on serving Northwest Tarrant county and Saginaw specifically. We would appreciate your consideration for funding for property enhancements. Our goals with these funds are to demolish the house adjacent to our pantry and move the fencing over. This will also require some fees from rezoning. We are also doing some building maintenance replacing doors and building a loading dock for safety, code, and efficiency. If you have any further questions concerning our organization of this project, feel free to contact us. We thank you in advance for your consideration.

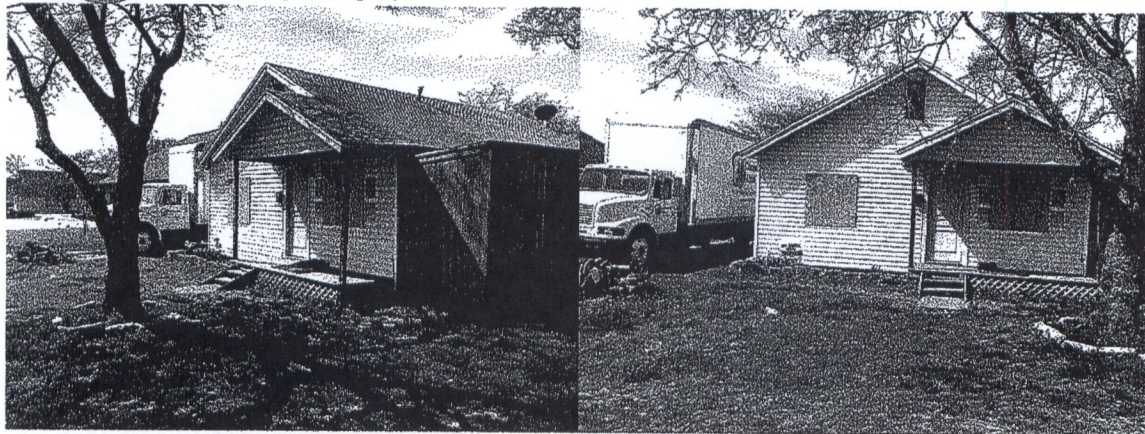
Sincerely,

Karen Fuller  
Executive Director  
Community Link  
817-847-4554 ext. 303



300 S. Belmont St, Saginaw, TX 76179  
817-847-4554  
[www.CommunityLinkMission.org](http://www.CommunityLinkMission.org)  
501(c)(3) Organization - 20-3579283



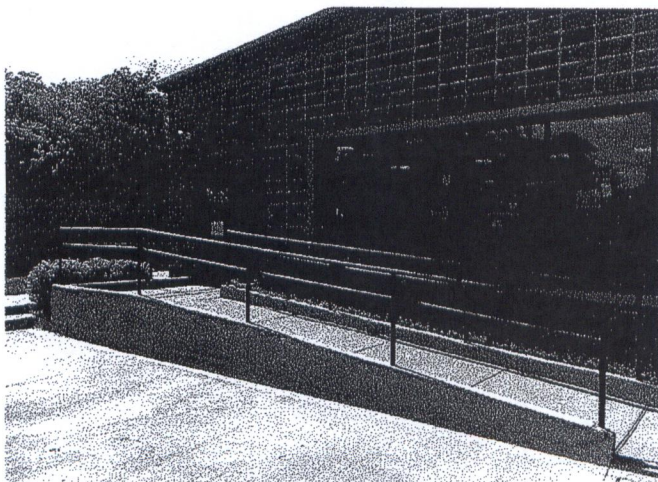


House Being Demolished



Moved

Fence Being Moved



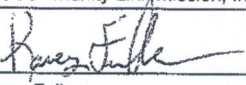
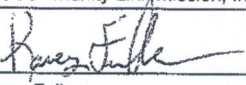
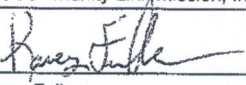
Location of New Loading Dock

**Saginaw, Texas**  
**Application for Building Improvement Grant**

Contact: Alora Wachholz, EDC Executive Director - (817) 230-0331 - [aloraw@saginawtx.org](mailto:aloraw@saginawtx.org)

|          |                                                                                     |           |                                       |                                                                        |                      |                         |                        |
|----------|-------------------------------------------------------------------------------------|-----------|---------------------------------------|------------------------------------------------------------------------|----------------------|-------------------------|------------------------|
| <b>1</b> | <b>PROJECT INFORMATION</b>                                                          |           |                                       |                                                                        |                      |                         |                        |
| <b>A</b> | <b>Property Address:</b> 116 Water Wood Drive                                       |           |                                       |                                                                        |                      |                         |                        |
| <b>B</b> | <b>Estimated Begin Work Date:</b> 07/01/2019                                        |           |                                       | <b>Estimated Completion Date:</b> 09/01/2019                           |                      |                         |                        |
| <b>C</b> | <b>Years in business at this location:</b> 14                                       |           |                                       |                                                                        |                      |                         |                        |
| <b>D</b> | <b>Reason for requesting grant:</b> Improvements due to safety and code             |           |                                       |                                                                        |                      |                         |                        |
| <b>2</b> | <b>ELIGIBILITY OF PROPERTY</b>                                                      |           |                                       |                                                                        |                      |                         |                        |
|          | <b>Yes</b>                                                                          | <b>No</b> | <b>Item</b>                           | <b>Notes</b>                                                           |                      |                         |                        |
| <b>A</b> | x                                                                                   |           | Within the City?                      | •                                                                      |                      |                         |                        |
| <b>B</b> | x                                                                                   |           | Commercially zoned?                   | •                                                                      |                      |                         |                        |
| <b>C</b> |                                                                                     | x         | Tax Paying entity?                    | • We are a major 501(c) 3 Non Profit operating in downtown Saginaw, TX |                      |                         |                        |
| <b>D</b> |                                                                                     |           | City taxes in good standing?          | •                                                                      |                      |                         |                        |
| <b>E</b> |                                                                                     | x         | No City liens existing?               | •                                                                      |                      |                         |                        |
| <b>F</b> | x                                                                                   |           | Proof of ownership provided?          | •                                                                      |                      |                         |                        |
| <b>G</b> |                                                                                     | x         | Outstanding code violations?          | •                                                                      |                      |                         |                        |
| <b>H</b> | x                                                                                   |           | Frequency of Grants OK?               | • In accordance with Section 3.1.8                                     |                      |                         |                        |
| <b>3</b> | <b>ELIGIBILITY OF BUSINESS</b>                                                      |           |                                       |                                                                        |                      |                         |                        |
|          | <b>Yes</b>                                                                          | <b>No</b> | <b>Item</b>                           | <b>Notes</b>                                                           |                      |                         |                        |
| <b>A</b> | x                                                                                   |           | Business taxes in good standing?      | •                                                                      |                      |                         |                        |
| <b>B</b> |                                                                                     |           | If not owner, authorization provided? | •                                                                      |                      |                         |                        |
| <b>4</b> | <b>Enhancements</b>                                                                 |           | <b>Total Cost</b>                     | <b>Policy Max %</b>                                                    | <b>Policy Max \$</b> | <b>Amount Requested</b> | <b>Amount Approved</b> |
| <b>A</b> | <u>Facade:</u> (Section 4.3)<br>•                                                   |           | 15,288 \$                             | 50 %                                                                   | \$5,000              | 5,000 \$                | \$                     |
| <b>B</b> | <u>Interior Renovation:</u> (Section 4.4)<br>•                                      |           | 20,350 \$                             | 50 %                                                                   | \$5,000              | 5,000 \$                | \$                     |
| <b>C</b> | <u>Landscaping:</u> (Section 4.5)<br>•                                              |           | 3,405.24 \$                           | 50 %                                                                   | \$5,000              | 1,702.62 \$             | \$                     |
| <b>D</b> | <u>Lighting:</u> (Section 4.6)<br>•                                                 |           | \$                                    | 50 %                                                                   | \$5,000              | \$                      | \$                     |
| <b>E</b> | <u>Parking / Driveways:</u> (Section 4.7)<br>•                                      |           | \$                                    | 50 %                                                                   | \$5,000              | \$                      | \$                     |
| <b>F</b> | <u>Pedestrian Amenities:</u> (Section 4.8)<br>•                                     |           | \$                                    | 50 %                                                                   | \$5,000              | \$                      | \$                     |
| <b>G</b> | <u>Signage:</u> (Section 4.9)<br>•                                                  |           | \$                                    | 50 %                                                                   | \$5,000              | \$                      | \$                     |
| <b>H</b> | <u>Code Compliance:</u> (Section 4.10)<br>•                                         |           | \$                                    | 50 %                                                                   | \$5,000              | \$                      | \$                     |
| <b>I</b> | <u>Demolition:</u> (Section 4.11)<br>•                                              |           | 5800 \$                               | 50 %                                                                   | \$5,000              | 2900 \$                 | \$                     |
| <b>J</b> | <u>Public Art:</u> (Section 4.12)<br>•                                              |           | \$                                    | 50 %                                                                   | \$5,000              | \$                      | \$                     |
| <b>K</b> | (Max. Grant Per Policy = \$5,000) <b>TOTAL BUILDING IMPROVEMENT GRANT APPROVED:</b> |           |                                       |                                                                        |                      |                         |                        |
| <b>L</b> | <b>Describe any planned Non-Grant Enhancements:</b>                                 |           |                                       |                                                                        |                      |                         |                        |

|                                 |                                                      |           |                                                                                                                               |                                                      |
|---------------------------------|------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>5 GRANT PRIORITIES</b>       |                                                      |           |                                                                                                                               |                                                      |
|                                 | <b>Yes</b>                                           | <b>No</b> | <b>Preferred Area?</b>                                                                                                        | <b>Notes</b>                                         |
| A                               |                                                      | X         | Transportation Corridors including; Saginaw Blvd, Bailey Boswell Rd, Old Decatur Rd, Blue Mound Rd (west side), McLeroy Blvd; | •                                                    |
| B                               | x                                                    |           | Downtown                                                                                                                      | •                                                    |
|                                 | <b>Yes</b>                                           | <b>No</b> | <b>Preferred Business?</b>                                                                                                    | <b>Notes</b>                                         |
| C                               |                                                      |           | Retail                                                                                                                        | • We are a major 501(c)3 operating in Saginaw, Texas |
| D                               |                                                      |           | Restaurants                                                                                                                   | •                                                    |
| E                               |                                                      |           | Professional Office                                                                                                           | •                                                    |
| F                               |                                                      |           | Industrial and manufacturing                                                                                                  | •                                                    |
| G                               |                                                      |           | Any sales-tax generating business                                                                                             | •                                                    |
| <b>6 ATTACHMENTS / EXHIBITS</b> |                                                      |           |                                                                                                                               |                                                      |
|                                 | <b>Yes</b>                                           | <b>No</b> | <b>Item</b>                                                                                                                   | <b>Notes</b>                                         |
| A                               | x                                                    |           | Ownership documentation                                                                                                       | •                                                    |
| B                               | x                                                    |           | Photos of existing conditions                                                                                                 | •                                                    |
| C                               | x                                                    |           | Drawing, renderings, plans of the proposed enhancements                                                                       | •                                                    |
| D                               | x                                                    |           | Written description of the enhancements including building materials and color schemes                                        | •                                                    |
| E                               | x                                                    |           | Construction cost estimate                                                                                                    | •                                                    |
| F                               |                                                      |           | Copy of the signed lease agreement                                                                                            | • If Applicant is not property owner                 |
| G                               | x                                                    |           | Written support of the grant application from the owner                                                                       | • If Applicant is not property owner                 |
| <b>7 CONTRACTOR INFORMATION</b> |                                                      |           |                                                                                                                               |                                                      |
| A                               | <b>Contractor for:</b> Demolition                    |           |                                                                                                                               |                                                      |
|                                 | Company Name: Midwest Wrecking Company               |           |                                                                                                                               |                                                      |
|                                 | Contact Person: Kevin Dalton                         |           | Title:                                                                                                                        |                                                      |
|                                 | Address: P.O. Box 161819                             |           |                                                                                                                               |                                                      |
|                                 | Wk Phone: 817-589-7062                               |           | Cell:                                                                                                                         | Fax: 817-590-9536                                    |
|                                 | Email:                                               |           | Website:                                                                                                                      |                                                      |
| B                               | <b>Contractor for:</b> Loading Dock                  |           |                                                                                                                               |                                                      |
|                                 | Company Name: H&H Concrete                           |           |                                                                                                                               |                                                      |
|                                 | Contact Person: Kirk Haverkamp                       |           | Title:                                                                                                                        |                                                      |
|                                 | Address: 2804 Prestige Road, Fort Worth, Texas 76244 |           |                                                                                                                               |                                                      |
|                                 | Wk Phone: 8179941609                                 |           | Cell:                                                                                                                         | Fax:                                                 |
|                                 | Email: kirk.haverkamp@handhcod.com                   |           | Website:                                                                                                                      |                                                      |
| C                               | <b>Contractor for:</b> New Door                      |           |                                                                                                                               |                                                      |
|                                 | Company Name: Vortex Doors                           |           |                                                                                                                               |                                                      |
|                                 | Contact Person:                                      |           | Title:                                                                                                                        |                                                      |
|                                 | Address:                                             |           |                                                                                                                               |                                                      |
|                                 | Wk Phone: 817-887-9253                               |           | Cell:                                                                                                                         | Fax:                                                 |
|                                 | Email: ftwsc@VortexDoors.com                         |           | Website:                                                                                                                      |                                                      |
| D                               | <b>Contractor for:</b>                               |           |                                                                                                                               |                                                      |
|                                 | Company Name:                                        |           |                                                                                                                               |                                                      |
|                                 | Contact Person:                                      |           | Title:                                                                                                                        |                                                      |
|                                 | Address:                                             |           |                                                                                                                               |                                                      |
|                                 | Wk Phone:                                            |           | Cell:                                                                                                                         | Fax:                                                 |
|                                 | Email:                                               |           | Website:                                                                                                                      |                                                      |

| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Applicant / Owner Certifications:</b> In accordance with Resolution 2018-23 adopting the Building Improvement Grant Policy, the undersigned do hereby certify the following.                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------|--|-------------------------------------|--|---------------------------------------|--|----------|--|---------------------------------------------------------------------------------------------|--|---------|--|--------------------|--|-------|--|---------------------------|--|--------|--|--------------------------|----|----|----|-------------------------------------------|--|-----|--|-----------------------------------------------------|--|----------|--|
| A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Section 7.1 - Application Accuracy:</b> The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.                                                                                                                                                                                                                                                                   |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Section 7.2 - Compliance:</b> I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.                                                        |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Section 7.4 - Maintenance:</b> I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.                                                                                                                                                                                                                                                                                                                    |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Section 7.5 - Discretionary Rights:</b> I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this policy.                                                                                                                                    |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| F                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Section 7.6 - Policy Promotion:</b> I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.                                                                                                                                                               |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| G                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Section 7.7 - Indemnification:</b> I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees. |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | I (we) hereby affirm the Certifications noted above and approve this Application for Building Improvement Grant incentives and the Enhancements identified herein.                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| <table border="1"> <thead> <tr> <th colspan="2">Property Owner</th> <th colspan="2">Applicant / Business Representative</th> </tr> </thead> <tbody> <tr> <td colspan="2">Company: Community Link Mission, Inc.</td> <td colspan="2">Company:</td> </tr> <tr> <td colspan="2">Signed: </td> <td colspan="2">Signed:</td> </tr> <tr> <td colspan="2">Name: Karen Fuller</td> <td colspan="2">Name:</td> </tr> <tr> <td colspan="2">Title: Executive Director</td> <td colspan="2">Title:</td> </tr> <tr> <td>W: 817-847-4554 ext. 303</td> <td>C:</td> <td>W:</td> <td>C:</td> </tr> <tr> <td colspan="2">EM: karenfuller@community-linkmission.org</td> <td colspan="2">EM:</td> </tr> <tr> <td colspan="2">Address: 300 S. Belmont Street Saginaw, Texas 76179</td> <td colspan="2">Address:</td> </tr> </tbody> </table> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     | Property Owner |  | Applicant / Business Representative |  | Company: Community Link Mission, Inc. |  | Company: |  | Signed:  |  | Signed: |  | Name: Karen Fuller |  | Name: |  | Title: Executive Director |  | Title: |  | W: 817-847-4554 ext. 303 | C: | W: | C: | EM: karenfuller@community-linkmission.org |  | EM: |  | Address: 300 S. Belmont Street Saginaw, Texas 76179 |  | Address: |  |
| Property Owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applicant / Business Representative |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| Company: Community Link Mission, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Company:                            |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| Signed:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Signed:                             |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| Name: Karen Fuller                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Name:                               |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| Title: Executive Director                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Title:                              |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| W: 817-847-4554 ext. 303                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | C:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | W:                                  | C:             |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| EM: karenfuller@community-linkmission.org                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | EM:                                 |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |
| Address: 300 S. Belmont Street Saginaw, Texas 76179                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Address:                            |                |  |                                     |  |                                       |  |          |  |                                                                                             |  |         |  |                    |  |       |  |                           |  |        |  |                          |    |    |    |                                           |  |     |  |                                                     |  |          |  |



H&H Concrete on Demand  
2804 Prestige Rd.  
Fort Worth, TX 76244

Date: 12/07/2018

Prepared By: Kirk Haverkamp

Phone: 817-994-1609

kirk.haverkamp@handhcod.com

Community Link  
300 S Belmont Street  
Saginaw, TX 76179  
Contact: Lara Gay 817-847-4554  
Email: laragay@community-link.org

| <u>Qty.</u>                                                               | <u>Description</u>                                                                                                                                                | <u>Unit</u> | <u>Cost Ea.</u> | <u>Total</u>        |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------|---------------------|
| <b>Option 1 (Loading Dock 48" Above Grade slope to Entrance)</b>          |                                                                                                                                                                   |             |                 |                     |
| 200                                                                       | Sawcut and remove existing concrete for new ramp (6" Paving -minimum charge)                                                                                      | SF          | \$ 5.00         | \$ 1,000.00         |
| 60                                                                        | Sawcut and remove existing 6" Curb for new ramp and dumpster pad area                                                                                             | LF          | \$ 10.00        | \$ 600.00           |
| 1                                                                         | Grade work to establish proper drainage and elevations needed for new loading dock footprint                                                                      | LS          | \$ 1,500.00     | \$ 1,500.00         |
| 1                                                                         | 42"x10"x48" Tall Loading Dock - 3500 PSI Concrete with #4 reinforcing @ 12" OCEW including Walls and Slab, 6" Tall Perimeter curb included                        | LS          | \$ 11,950.00    | \$ 11,950.00        |
| 1                                                                         | 42" Tall Pipe Railing w/ Intermediate and Top Railing painted rustoleum yellow                                                                                    | LS          | \$ 2,700.00     | \$ 2,700.00         |
| 1                                                                         | 8" Dumpster Pad 8'x8' 3500 PSI Concrete w/ #4 @ 18" OCEW                                                                                                          | LS          | \$ 1,750.00     | \$ 1,750.00         |
| 1                                                                         | New Concrete Striping/Paint for Firelane/Parking Spots (minimum charge)                                                                                           | LF          | \$ 850.00       | \$ 850.00           |
| <b>Option 1 Total</b>                                                     |                                                                                                                                                                   |             |                 | <b>\$ 20,350.00</b> |
| <b>Option 2 (Loading Dock 48" Above Grade with 20' loading dock ramp)</b> |                                                                                                                                                                   |             |                 |                     |
| 1,040                                                                     | Sawcut and remove existing concrete for new ramp (6" Paving -minimum charge)                                                                                      | SF          | \$ 4.00         | \$ 4,160.00         |
| 60                                                                        | Sawcut and remove existing 6" Curb for new ramp and dumpster pad area                                                                                             | LF          | \$ 10.00        | \$ 600.00           |
| 1                                                                         | Grade work to establish proper drainage and elevations needed for new loading dock footprint, excavate new loading dock ramp area 42'x20'x24" and haul off spoils | LS          | \$ 4,560.00     | \$ 4,560.00         |
| 1                                                                         | 42"x10"x48" Tall Loading Dock - 3500 PSI Concrete with #4 reinforcing @ 12" OCEW including Walls and Slab, 6" Tall Perimeter curb included                        | LS          | \$ 11,950.00    | \$ 11,950.00        |
| 1                                                                         | 42" Tall Pipe Railing w/ Intermediate and Top Railing painted rustoleum yellow                                                                                    | LS          | \$ 2,700.00     | \$ 2,700.00         |
| -                                                                         | 8" Dumpster Pad 8'x8' 3500 PSI Concrete w/ #4 @ 18" OCEW                                                                                                          | LS          | \$ 1,750.00     | \$ -                |
| 1                                                                         | New Concrete Striping/Paint for Firelane/Parking Spots (minimum charge)                                                                                           | LF          | \$ 850.00       | \$ 850.00           |
| <b>Option 2 Total</b>                                                     |                                                                                                                                                                   |             |                 | <b>\$ 24,820.00</b> |
| *Pricing good for 30 days from 12/07/2018                                 |                                                                                                                                                                   |             |                 |                     |
| *Taxes Included in above pricing                                          |                                                                                                                                                                   |             |                 |                     |
| <b>Date of Acceptance:</b> _____                                          |                                                                                                                                                                   |             |                 |                     |

|                                                                                      |  |  |  |
|--------------------------------------------------------------------------------------|--|--|--|
| <b>Signature:</b> _____                                                              |  |  |  |
|                                                                                      |  |  |  |
|                                                                                      |  |  |  |
| <b>Inclusions:</b>                                                                   |  |  |  |
| 1. All labor and materials will be provided to complete the above quoted work.       |  |  |  |
| 2. Green Saw (Thickness/4) as needed for paving areas                                |  |  |  |
| 3. 3500 PSI Concrete with #4 reinforcing @ 12" OCEW (walls, foundations, and paving) |  |  |  |
| 4. Spoils will be removed and disposed off site                                      |  |  |  |
|                                                                                      |  |  |  |
| <b>Exclusions/Notes:</b>                                                             |  |  |  |
| 1. Lab Testing (density, proctor, samples, cylinders)                                |  |  |  |
| 2. Bond/Permits/License                                                              |  |  |  |
| 3. Erosion Control Plan (SWPPP)                                                      |  |  |  |
| 4. Professional Survey                                                               |  |  |  |
| 5. Rock Excavation                                                                   |  |  |  |
| 6. Local Ordinances/Traffic Control as needed                                        |  |  |  |
| 7. Damage to unmarked Utilities                                                      |  |  |  |
| 8. Final Grade Backfill                                                              |  |  |  |
| 9. Utilities                                                                         |  |  |  |
|                                                                                      |  |  |  |
|                                                                                      |  |  |  |
|                                                                                      |  |  |  |



1-800-698-6783

# PROPOSAL

|                                                          |                                                          |                             |
|----------------------------------------------------------|----------------------------------------------------------|-----------------------------|
| To                                                       | Site                                                     | Date                        |
| COMMUNITY LINK<br>300 BELMONT ST<br>FORT WORTH, TX 76179 | COMMUNITY LINK<br>300 BELMONT ST<br>FORT WORTH, TX 76179 | 12/6/2018                   |
| Attn. LARA GAY                                           |                                                          |                             |
| Ref. # SQ-77942                                          | Phone (817) 847-4554<br>Fax                              | Job (817) 847-4554<br>Phone |

In accordance with the terms and conditions stated hereinafter, and on the following pages, we propose to provide the following doors and / or repair work (hereinafter referred to as the "Product") on the following terms.

### OPTION #3 - New Automatic Doors

*We propose to furnish, deliver, and install the following subject to the terms noted below:*

One (1) new Bi-parting Glass and Aluminum Automatic Sliding Storefront Door for your existing opening with the following benefits:

- ✓ Clear or dark bronze anodized standard finishes
- ✓ Narrow stile with standard 10" bottom rails available to meet ADA requirements
- ✓ Clear tempered glass secured by new glass stops.
- ✓ All activation and safety sensors required for ANSI 156.10 compliance
- ✓ Full breakout or sliding panel breakout for emergency exit
- ✓ All door packages provided will comply with ANSI 156.10

We will secure the new doors into place, align for proper clearance, lubricate all moving parts, adjust the operating speeds, test the locking system, clean the glass and surrounding area, and perform our Quality Assurance & Safety Check to insure safe and proper operation of the complete door system. A complete AAADM Safety Inspection and compliance report will be performed with the final installation.

FOR THE STARTING COST OF ..... **\$15,288.00 + TAX**

Please note this bid INCLUDES the following:

1. Vortex Exclusive three (3) year Limited Warranty.
2. Work to be scheduled during regular business hours (M-F 7:30a-4:30p) unless otherwise stated.
3. Removal and disposal of damaged material.

Continue on next page →

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Customer to list days or hours Vortex cannot do the work: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |
| Payment Terms: 25% on deposit. Balance due upon Completion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |
| This offer is good for 30 days. SIGNED COPY MUST BE RETURNED TO OUR OFFICE WITH DEPOSIT. Offer may be revoked by Vortex at any time prior to acceptance. Hidden or unanticipated damages and/or services not included in proposal. Proposal also does not include costs of prevailing wages, if required, unless specifically identified herein.                                                                                                                                                                                                                                                                                                          |                                    |
| NOTICE TO PROPERTY OWNER: If bills are not paid in full for the labor, services, equipment, or materials furnished or to be furnished, a mechanic's lien leading to the loss, through court foreclosure proceedings, of all or part of your property being so improved may be placed against the property even though you have paid your contractor in full. You may wish to protect yourself against this consequence by (1) requiring your contractor to furnish a signed release by the person or firm giving you this notice before making payment to your contractor or (2) any other method or device which is appropriate under the circumstances. |                                    |
| IMPORTANT: See following pages for additional terms, including limitations of warranty and limitations of liability which are part of this proposal, and will constitute terms of your contract with Vortex. Customer is added to our General Liability policy as Additional Insured only when required by written contract with Customer.                                                                                                                                                                                                                                                                                                                |                                    |
| Accepted:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | VORTEX INDUSTRIES, INC. ("VORTEX") |
| By                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | By Melissa McGown (FTW)            |
| Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date 12/6/2018                     |

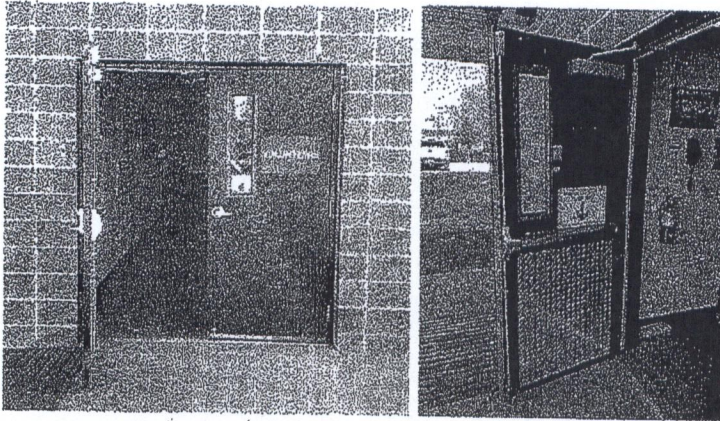


# PROPOSAL

1-800-698-6783

|                                                                |                                                                  |                             |
|----------------------------------------------------------------|------------------------------------------------------------------|-----------------------------|
| To<br>COMMUNITY LINK<br>300 BELMONT ST<br>FORT WORTH, TX 76179 | Site<br>COMMUNITY LINK<br>300 BELMONT ST<br>FORT WORTH, TX 76179 | Date<br>12/6/2018           |
| Attn. LARA GAY                                                 |                                                                  |                             |
| Ref. # SQ-77942                                                | Phone (817) 847-4554<br>Fax                                      | Job (817) 847-4554<br>Phone |

In accordance with the terms and conditions stated hereinafter, and on the following pages, we propose to provide the following doors and / or repair work (hereinafter referred to as the "Product") on the following terms.



Please note this bid INCLUDES the following:

1. Vortex Exclusive **ninety (90) day Limited Warranty** on labor.
2. Vortex Exclusive **1-3 years warranty on all select new material.**
3. Work to be scheduled during regular business hours (M-F 7:30a-4:30p) unless otherwise stated.
4. Removal and disposal of damaged material.

Please note this bid DOES NOT INCLUDE the following:

- Any hidden conditions or damage.
- Any finish paint.
- Prevailing Wage Rates if required are not included unless specified.
- Any item not called out above.

Please fax or email signed proposal to: **FTWSC@VortexDoors.com**  
(817) 887-9253  
(817) 887-9254 (Fax)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Customer to list days or hours Vortex cannot do the work: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                          |
| Payment Terms: <u>25 % on deposit. Balance due upon Completion.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                          |
| This offer is good for 30 days. <b>SIGNED COPY MUST BE RETURNED TO OUR OFFICE WITH DEPOSIT.</b> Offer may be revoked by Vortex at any time prior to acceptance. Hidden or unanticipated damages and/or services not included in proposal. Proposal also does not include costs of prevailing wages, if required, unless specifically identified herein.                                                                                                                                                                                                                                                                                                                  |                                                          |
| <small>NOTICE TO PROPERTY OWNER: If bills are not paid in full for the labor, services, equipment, or materials furnished or to be furnished, a mechanic's lien leading to the loss, through court foreclosure proceedings, of all or part of your property being so improved may be placed against the property even though you have paid your contractor in full. You may wish to protect yourself against this consequence by (1) requiring your contractor to furnish a signed release by the person or firm giving you this notice before making payment to your contractor or (2) any other method or device which is appropriate under the circumstances.</small> |                                                          |
| IMPORTANT: See following pages for additional terms, including limitations of warranty and limitations of liability which are part of this proposal, and will constitute terms of your contract with Vortex. Customer is added to our General Liability policy as Additional Insured only when required by written contract with Customer.                                                                                                                                                                                                                                                                                                                               |                                                          |
| Accepted:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ( "Customer" ) <b>VORTEX INDUSTRIES, INC. ("VORTEX")</b> |
| By                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | By Melissa McGown (FTW)                                  |
| Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Date 12/6/2018                                           |



COMMERCIAL & INDUSTRIAL DEMOLITION

P.O. Box 161819 • Fort Worth, Texas 76161 • Phone: 817-589-7062 • Fax: 817-590-9536

Mr. Ed Daniels  
Community Link  
[eddaniels@community-link.org](mailto:eddaniels@community-link.org)  
817-307-4987

April 9, 2019

Reference: 320 Belmont – Saginaw, Texas

Dear Mr. Daniels:

We propose and agree to furnish all labor, material, equipment and insurance necessary to complete subject work, in accordance with the following:

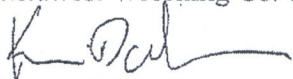
1. Obtain demolition permit.
2. Demolish, remove and legally dispose of the structure including the slabs and foundations.
3. Loader grade disturbed area.

The above listed items of work will be completed for the lump sum amount of Five Thousand Eight Hundred Dollars ( \$ 5,800.00 ).

- \* We have not included removal, capping or disconnection of utilities.
- \* We have not included backfill.
- \* We have not included removal of any hazardous waste.

Thank you for allowing Midwest Wrecking Co. of Texas the opportunity to provide a proposal on this project and please do not hesitate to contact the undersigned if we may be of further assistance.

Sincerely,  
Midwest Wrecking Co. of Texas

  
Kevin Dalton

NOT- Gr # 9000181700471 WD

#18 - DW

**WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: AUGUST 4, 2017

GF# 9000181700471

**Grantor: BRANDON SCOTT, A MARRIED PERSON, NOT JOINED HEREIN BY MY SPOUSE AS THE PROPERTY HEREIN CONSTITUTES NO PART OF MY HOMESTEAD**

**Grantor's Mailing Address: 113 INDIAN PAINT DR., JUSTIN, TEXAS 76247**

**Grantee: COMMUNITY LINK MISSION, INC., A TEXAS CORPORATION**

**Grantee's Mailing Address: 300 BELMONT ST., FORT WORTH, TEXAS 76179**

**Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;**

**Property (including any Improvements):**

**EXHIBIT "A"**

**Reservations from Conveyance:**

THIS CONVEYANCE IS MADE SUBJECT TO AND THERE IS EXCEPTED HEREFROM, ALL OIL, GAS AND OTHER MINERALS AND ROYALTIES HERETOFORE RESERVED OR CONVEYED TO OTHERS AND GRANTOR HEREBY EXCEPTS AND RESERVES UNTO GRANTOR, GRANTOR'S HEIRS SUCCESSORS AND ASSIGNS FOREVER, ALL REMAINING OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE LANDS DESCRIBED HEREIN. IF THE MINERAL ESTATE IS SUBJECT TO EXISTING PRODUCTION OR AN EXISTING LEASE, THIS RESERVATION INCLUDES THE PRODUCTION, THE LEASE AND ALL BENEFITS FROM IT.

GRANTOR DOES HEREBY EXPRESSLY RELEASE AND WAIVE, ON BEHALF OF THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS, ALL RIGHTS OF INGRESS AND EGRESS, AND ANY AND ALL OTHER RIGHTS OF EVERY KIND AND CHARACTER WHATSOEVER, TO ENTER UPON AND USE ANY PART OF THE SURFACE OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO ENTER UPON AND USE ANY PART OF THE SURFACE OF THE SUBJECT PROPERTY FOR ANY PURPOSE INCIDENT TO EXPLORING FOR, DEVELOPING, DRILLING FOR, PRODUCING, TRANSPORTING, MINING, TREATING, OR STORING THE OIL, GAS AND OTHER MINERALS IN, ON, AND UNDER THE SUBJECT PROPERTY.

NOTHING HEREIN CONTAINED SHALL EVER BE CONSTRUED TO PREVENT THE GRANTOR, OR THE GRANTOR'S HEIRS, SUCCESSORS, OR ASSIGNS, FROM DEVELOPING OR PRODUCING THE OIL, GAS AND OTHER MINERALS IN AND UNDER THE SUBJECT PROPERTY BY POOLING OR BY DIRECTIONAL DRILLING UNDER THE SUBJECT PROPERTY FROM WELL SITES LOCATED ON TRACTS OUTSIDE THE SUBJECT PROPERTY.

**Exceptions to Conveyance and Warranty:**

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's

NOT - GF # 9000181700471 WD

#18 - DW

## WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: AUGUST 4, 2017

GF# 9000181700471

Grantor: BRANDON SCOTT, A MARRIED PERSON, NOT JOINED HEREIN BY MY SPOUSE AS THE PROPERTY HEREIN CONSTITUTES NO PART OF MY HOMESTEAD

Grantor's Mailing Address: 113 INDIAN PAINT DR., JUSTIN, TEXAS 76247

Grantee: COMMUNITY LINK MISSION, INC., A TEXAS CORPORATION

Grantee's Mailing Address: 300 BELMONT ST., FORT WORTH, TEXAS 76179

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

EXHIBIT "A"

### Reservations from Conveyance:

THIS CONVEYANCE IS MADE SUBJECT TO AND THERE IS EXCEPTED HEREFROM, ALL OIL, GAS AND OTHER MINERALS AND ROYALTIES HERETOFORE RESERVED OR CONVEYED TO OTHERS AND GRANTOR HEREBY EXCEPTS AND RESERVES UNTO GRANTOR, GRANTOR'S HEIRS SUCCESSORS AND ASSIGNS FOREVER, ALL REMAINING OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE LANDS DESCRIBED HEREIN. IF THE MINERAL ESTATE IS SUBJECT TO EXISTING PRODUCTION OR AN EXISTING LEASE, THIS RESERVATION INCLUDES THE PRODUCTION, THE LEASE AND ALL BENEFITS FROM IT.

GRANTOR DOES HEREBY EXPRESSLY RELEASE AND WAIVE, ON BEHALF OF THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS, ALL RIGHTS OF INGRESS AND EGRESS, AND ANY AND ALL OTHER RIGHTS OF EVERY KIND AND CHARACTER WHATSOEVER, TO ENTER UPON AND USE ANY PART OF THE SURFACE OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO ENTER UPON AND USE ANY PART OF THE SURFACE OF THE SUBJECT PROPERTY FOR ANY PURPOSE INCIDENT TO EXPLORING FOR, DEVELOPING, DRILLING FOR, PRODUCING, TRANSPORTING, MINING, TREATING, OR STORING THE OIL, GAS AND OTHER MINERALS IN, ON, AND UNDER THE SUBJECT PROPERTY.

NOTHING HEREIN CONTAINED SHALL EVER BE CONSTRUED TO PREVENT THE GRANTOR, OR THE GRANTOR'S HEIRS, SUCCESSORS, OR ASSIGNS, FROM DEVELOPING OR PRODUCING THE OIL, GAS AND OTHER MINERALS IN AND UNDER THE SUBJECT PROPERTY BY POOLING OR BY DIRECTIONAL DRILLING UNDER THE SUBJECT PROPERTY FROM WELL SITES LOCATED ON TRACTS OUTSIDE THE SUBJECT PROPERTY.

### Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT

heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

  
BRANDON SCOTT

ACCEPTED AND AGREED TO:

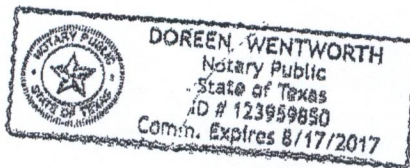
COMMUNITY LINK MISSION, INC., A TEXAS  
CORPORATION

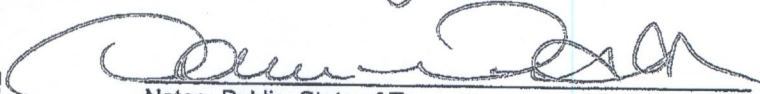
BY: \_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF Denton

This instrument was acknowledged before me on the 4 day of August, 2017, by  
BRANDON SCOTT, A MARRIED PERSON.



  
Notary Public, State of Texas  
Notary's Name (printed):  
Notary's commission expires:

**NOTICE:** This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:  
COMMUNITY LINK MISSION, INC., A TEXAS  
CORPORATION  
300 BELMONT ST.  
FORT WORTH, TEXAS 76179

PREPARED IN THE LAW OFFICE OF:  
NEWMAN & LAWLER  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW  
200 BAILEY AVE., SUITE 100  
FORT WORTH, TEXAS 76107

heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

\_\_\_\_\_  
BRANDON SCOTT

ACCEPTED AND AGREED TO:

COMMUNITY LINK MISSION, INC., A TEXAS  
CORPORATION

DocuSigned by:  
BY: Robert Stevens  
898AF9A4490B41D...

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
**BRANDON SCOTT, A MARRIED PERSON.**

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Name (printed):  
Notary's commission expires:

**NOTICE:** This document affects your legal rights. Read it carefully before signing.

**AFTER RECORDING RETURN TO:**  
COMMUNITY LINK MISSION, INC., A TEXAS  
CORPORATION  
300 BELMONT ST.  
FORT WORTH, TEXAS 76179

PREPARED IN THE LAW OFFICE OF:  
NEWMAN & LAWLER  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW  
200 BAILEY AVE., SUITE 100  
FORT WORTH, TEXAS 76107

TRACT I:

Being Lot 6 in Block 6 of Original Town of Saginaw, in Tarrant County, Texas, according to the Plat thereof recorded in Volume 106, Page 21 of the Plat Records of Tarrant County, Texas.

TRACT II:

Being a 0.001 acre tract of land situated in the Town of Saginaw, Tarrant County, Texas, and being a part of Lot 5 in Block 6 of Original Town of Saginaw, in Tarrant County, Texas, according to the Plat thereof recorded in Volume 106, Page 21 of the Plat Records of Tarrant County, Texas, and being all of that certain tract of land conveyed to Sam C. Applewhite, as described by deed recorded in Volume 1920, Page 118, of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a  $\frac{1}{2}$  inch iron rod with yellow cap marked "Arthur Surveying Company" set for the southwest corner of the herein described tract, same point being the southwest corner of said Lot 5 and the northeast corner of Lot 6 of said Block 6, same point being in the northeast line of an unimproved 16 foot alley right-of-way;

THENCE North 21 degrees 16 minutes 00 seconds West, along the northeast line of said 16 foot alley right-of-way and along the westerly line of said Lot 5, a distance of 1.25 feet to a  $\frac{1}{2}$  inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner;

~~THENCE North 69 degrees 11 minutes 19 seconds East, traversing~~ across said Lot 5, a distance of 18.5 feet to a  $\frac{1}{2}$  inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner;

THENCE South 21 degrees 16 minutes 00 seconds East, a distance of 1.25 feet to a  $\frac{1}{2}$  inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner in the northerly line of said Lot 6;

THENCE South 69 degrees 11 minutes 19 seconds West, along the northerly line of said Lot 6, a distance of 18.50 feet to the POINT OF BEGINNING and containing a total of 0.001 acre of land, more or less, and being subject to any and all easements that may affect.

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

COMMUNITY LINK MISSION INC  
208 S HAMPSHIRE  
SAGINAW, TX 76179

Submitter: BEADLES NEWMAN ET AL

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 12/16/2010 11:26  
AM

Instrument #: D210310465

WD

3

PGS

\$20.00

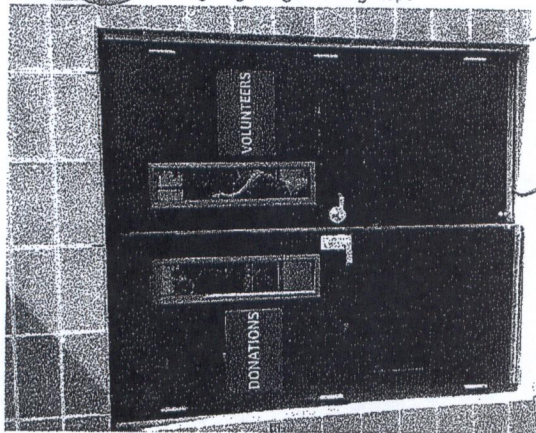
By: \_\_\_\_\_

*Suzanne Henderson*

D210310465

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: AKCHRISTIAN



Door Being Replaced

**Property (including any improvements):**

Lots 1 and 2, Block 6, ORIGINAL TOWN OF SAGINAW, Tarrant County, Texas, according to plat recorded in Volume 106, Page 21, Deed Records of Tarrant County, Texas.

Property Address: 300 S. Belmont St., Saginaw, Texas 76179

**Reservations from Conveyance:**

"Mineral Estate" means all oil, gas, and other minerals in or under the Property, any royalty under any existing or future lease covering any part of the Property, surface rights (including rights of ingress and egress), production and drilling rights, lease payments, and all related benefits.

Grantor reserves all of the Mineral Estate owned by Grantor.

Grantor waives Grantor's surface rights (including rights of ingress and egress).

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to the following matters, to the extent the same are in effect at the date of this instrument, relating to the hereinabove described property: Restrictions of record, if any; Reservations of mineral and/or royalty interests, if any; Terms, conditions, and stipulations contained in any Oil, Gas and Mineral Leases, if any; Easements and set backs of record, if any, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from

-----[Space Above This Line For Recording Data]-----  
RTC GF# NW-10-03281-YG;bgb

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

**Date:** NOVEMBER 19, 2010

**Grantor:** THE McNEILL FAMILY PARTNERSHIP, L.P., a Texas limited partnership

**Grantor's Mailing Address:**

THE McNEILL FAMILY PARTNERSHIP, L.P.  
8640 Boat Club Rd.  
Fort Worth, Texas 76179  
Tarrant County

**Grantee:** COMMUNITY LINK MISSION, INC., a Texas corporation

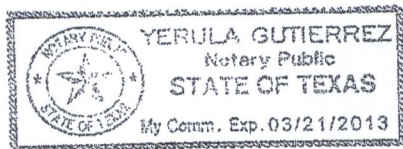
**Grantee's Mailing Address:**

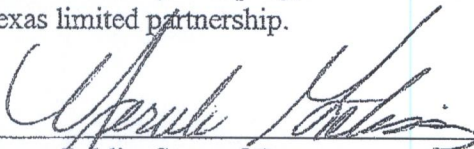
COMMUNITY LINK MISSION, INC.  
208 Hampshire  
Saginaw Texas 76179

STATE OF TEXAS )

COUNTY OF TARRANT )

This instrument was acknowledged before me on November 19, 2010, by LINDA M. STEGALL, General Partner of J. D. McNEILL MANAGEMENT, L.L.C., a Texas limited liability company, on behalf of said limited liability company, General Partner of THE McNEILL FAMILY PARTNERSHIP, L.P., a Texas limited partnership.



  
Notary Public, State of Texas

My commission expires: 3-21-13

PREPARED IN THE OFFICE OF:

RATTIKIN & RATTIKIN, L.L.P.  
Wells Fargo Tower  
201 Main Street, Suite 800  
Fort Worth, Texas 76102

AFTER RECORDING RETURN TO:

COMMUNITY LINK MISSION, INC.  
208 Hampshire  
Saginaw, Texas 76179

**Saginaw, Texas**  
*Building Improvement Grant Policy*

**WHEREAS**, the City Council of the City of Saginaw, Texas (Council) desires to implement a matching grant program to encourage the development, retention, or expansion of business enterprises in the City; and

**WHEREAS**, Chapter 380 of the Texas Local Government Code authorizes municipalities to establish and provide for the administration of programs that promote economic development and stimulate business and commercial activity in the City; and

**WHEREAS**, the City Council on December 4, 2018 considered and approved Resolution 2018-23 approving this Building Improvement Grant Policy (Policy).

**BE IT KNOWN THAT**, the terms and conditions of the Policy, having been reviewed by the Council and found to be acceptable and in the best interest of the City and its citizens and businesses, are hereby approved.

**Section 1.**  
**Introduction & Goals**

This program is a matching grant program that reimburses commercial property owners or business operators for Eligible Enhancements made to the Property. The goals of this Policy are to:

- 1.1. Enhance the commercial viability and sustainability of commercial properties in the City;
- 1.2. Improve the physical appearance of businesses and visibly enhance the City's commercial corridors;
- 1.3. Aid in the retention and expansion of existing businesses;
- 1.4. Increase the taxable value of commercial properties in the City;
- 1.5. Enhance commercial areas through the placement of Public Art;
- 1.6. Increase the marketability and occupancy rate of commercial buildings hindered by an outdated appearance;
- 1.7. Increase the safety of a commercial area and stimulate more public interaction; and
- 1.8. Provide incentives in areas and to businesses most likely to stimulate similar enhancements by other private entities.

**Section 2.**  
**Definitions**

The following definitions shall apply to the terms used in this Policy:

**Agreement**: A written performance agreement between the Board and the Applicant.

**Applicant**: Shall mean the Property owner or business occupant signing the Application for a Building Improvement Grant.

**Application**: Shall mean the Application for Building Improvement Grant Policy Incentives as maintained by Staff.

**Board**: Shall mean the Board of the Saginaw Economic Development Corporation of the City. Prior to formulation of the Board or in its absence in the future, the City Council shall perform all duties of the Board.

**Building Improvement Grant**: Shall mean the financial support to make designated Property Enhancements as approved, and sometimes referred to as "Grant."

City: The City of Saginaw, Texas.

City Council: The City Council of the City.

Code Violations: Shall be any violation of the City's code of ordinances.

Construction Costs: The cost of permits, fees, construction materials, and installation labor. All other associated costs are deemed excluded, including, but not exclusively, the following costs: design, construction document preparation, bidding, sweat equity and construction financing.

Eligible Enhancements: Shall mean the Enhancements identified as eligible in Section 4 herein.

Enhancements: Shall be as defined in Section 4 herein.

Façade: Shall mean the exterior of a building.

Notice to Proceed: A written notice authorizing the Applicant to begin construction as approved.

Policy: Shall mean this Building Improvement Grant Policy.

Property: Shall mean the physical lot and / or building to which Enhancements are being made.

Public Art: Shall mean sculptures, murals, architectural features and similar tangible exhibits, and specifically excludes performing arts.

Staff: The City Manager or their designee.

### **Section 3.** **Eligibility**

The following Properties and Businesses are eligible to receive Grants.

- 3.1. Properties: Only properties meeting the following requirements at the time an Application is submitted shall be eligible to receive Grants as outlined by this Policy:
  - 3.1.1. Within the City: Property must be located within the City's municipal boundaries.
  - 3.1.2. Non-Residentially Zoned: Property must be zoned for uses other than residential uses and the current use of the Property may not be residential.
  - 3.1.3. Tax-Paying Entity: The Property must be subject to the City's Ad Valorem property tax.
  - 3.1.4. Financial Standing: Property shall be in good standing as it relates to taxes or any monies due to the City.
  - 3.1.5. City Liens: Property shall be in good standing as it relates to any liens held by the City.
  - 3.1.6. Ownership: Property owners must provide sufficient proof of ownership.
  - 3.1.7. Code Violations: Property must not have any outstanding code violations.
  - 3.1.8. Frequency: Property must not have received a Grant for the same category of Enhancement (e.g. Façade, Landscaping) in a twelve month period.
- 3.2. Businesses: Only businesses meeting the following requirements shall be eligible to receive benefits outlined by this Policy:
  - 3.2.1. Financial Standing: The business shall be in good standing as it relates to taxes or any monies due to the City.
  - 3.2.2. Tax-Paying Entity: The business must be a tax-paying entity.
  - 3.2.3. Property Owner Approval: Businesses, if not the owner of the property to be occupied, must provide a copy of their lease agreement and support of the Application from the Property owner prior to approval of the Application.

## **Section 4.**

### **Enhancements**

- 4.1. Aspirations: As with any policy or regulation, it is difficult to precisely regulate factors that are not easily defined. With that in mind, the following are to be considered aspirations for contemplated Enhancements:
- Enhancements should be compatible with the character and architecture of the individual building and those in proximity;
  - Where appropriate, Enhancements may act as a catalyst to create a unique environment;
  - Enhancements should make the Property more inviting to the public; and
  - Enhancements should be functional as well as visually appealing.
- 4.2. General Enhancement Eligibility: Property Enhancements shall be deemed as eligible or ineligible for the benefits of this Policy as defined below. In general, the following Enhancements, though not exclusively, are ineligible for all Grants:
- Any Enhancement that does not comply with existing ordinances of the City;
  - Any Enhancements made prior to the Notice to Proceed;
  - Sweat equity or “in-kind” services;
  - New construction which is not specifically listed in this Policy as an Eligible Enhancement;
  - Any Enhancements to eliminate Code Violations of a Property or Business;
  - Fees for designing, engineering, surveying, legal services, financing, etc.; or
  - Any Enhancements not identified as eligible below. A potential applicant may discuss an enhancement not identified below with City staff to ascertain whether or not the enhancement meets the Purpose and Intent of this Policy. If so, an amendment to this Policy may be placed before the City Council to determine the merits of including a new eligible enhancement.
- 4.3. Façade Enhancements: The following are Eligible Enhancements except as noted otherwise:
- 4.3.1. Façade Materials: Replacing deteriorated or unsafe façade materials with brick, stone, tile, wood, or siding meeting the City’s masonry requirements and / or architectural standards. Removal of “slip” coverings of prior façade materials and re-establishment of historic façade details. Repointing of mortared joints, replacement or repair of damaged masonry.
- 4.3.2. Cleaning: Pressure washing or sand blasting existing facades, cleaning of tiles.
- 4.3.3. Painting: Scraping, priming and otherwise preparing the surface and painting.
- 4.3.4. Window / Doors: Replacement of or improvements to existing windows or doors that are visible from a public street. New windows and doors matching replaced windows or doors. Replacement of broken glass panes.
- 4.3.5. Awnings / Canopies: Replacement of or improvements to existing awnings or canopies. New awnings or canopies.
- 4.3.6. Historical Restoration: Restoration of architectural details of historic significance and / or removal of elements covering such details.
- 4.3.7. Roof Repair: Replacement or repair of all or portions of the roof.
- 4.3.8. Gutters and Downspouts: Replacement or repair of existing gutters and / or downspouts.

- 4.3.9. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: burglar bars, painting a new building.
- 4.4. Interior Renovation: The following are Eligible Enhancements except as noted otherwise:
  - 4.4.1. Renovations: Renovations that enhance the commercial usability of the building.
  - 4.4.2. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: painting, wallpaper, and other types of aesthetic treatments.
- 4.5. Landscaping: The following are Eligible Enhancements except as noted otherwise:
  - 4.5.1. Edging: Providing a perimeter to shrub beds with materials deemed to be of a long life, e.g. brick, stone, concrete, steel.
  - 4.5.2. Shrubs and Trees: Shrubs and / or trees of a variety that are sustainable in the area when combined with removal of existing shrubs and / or trees that are either overgrown or of poor quality. Preference is given to xeriscape approaches using drought-tolerant plant species.
  - 4.5.3. Seasonal Color: Providing one-time planting of annual or perennial flowers in critical areas adequate to provide an appealing impact.
  - 4.5.4. Irrigation: Automatic irrigation system complying with all code requirements. Preference is given to water conservation measures and approaches (e.g. drip irrigation).
  - 4.5.5. Lawn Renovation: Removal or re-establishment of an existing lawn with a desirable type of lawn. (An automatic irrigation system is required with this Enhancement.)
  - 4.5.6. Fencing: Replacement of fencing or installation of new fencing that is visually appealing.
  - 4.5.7. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: landscape pruning, mowing and / or maintenance.
- 4.6. Lighting: The following are Eligible Enhancements:
  - 4.6.1. Interior: Lighting of a permanent nature that enhances the commercial viability of a building.
  - 4.6.2. Pedestrian: Increases in lighting in pedestrian areas on or adjacent to the Property, e.g. sidewalks, parking lots.
  - 4.6.3. Accents: Lighting that accentuates exterior features of the building or Property creating a pleasant ambience on the Property.
  - 4.6.4. Signage: Lighting that illuminates signage identifying the business.
- 4.7. Parking / Driveways: The following are Eligible Enhancements except as noted otherwise:
  - 4.7.1. Reconstruction: Removal of existing pavement, gravel, curbing, drives, accessibility ramps, etc. and replacement with reconstruction meeting City requirements.
  - 4.7.2. Resurfacing: Re-topping asphalt parking areas.
  - 4.7.3. Restriping: Repainting of parking stall stripes and / or fire lane graphics meeting the City's requirements.
  - 4.7.4. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: Installation, repair or replacement of any surface that is not an all-weather hard surface as required by the City's code of ordinances.

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- 4.8. Pedestrian Amenities: The following are Eligible Enhancements:
- 4.8.1. Paving: Paving of a unique nature in areas that allow customers to congregate.
  - 4.8.2. Seating Areas: Provisions for seating in areas where customers may congregate before, during or after supporting the business.
  - 4.8.3. Shade: Provisions for shading pedestrian areas to include permanent or temporary canopies, awnings, umbrellas or similar shade structures.
  - 4.8.4. Music: Provisions for permanent installation of fixtures to accommodate providing music in areas where customers congregate.
  - 4.8.5. Trash Receptacles: Trash receptacles establishing or matching a design theme utilized throughout the pedestrian areas.
  - 4.8.6. Play Equipment: Recreational equipment intended for the entertainment of children when placed on private property in close proximity to the primary building.
- 4.9. Signage: The following are Eligible Enhancements. The replacement of signs that do not conform to current City requirements is a priority for the City.
- 4.9.1. Replacing Signs: Replacing existing signs, with new signage that complies with all City requirements.
- 4.10. Code Compliance: The following are Eligible Enhancements:
- 4.10.1. Public Accessibility: Reconstruction or new construction to comply with public accessibility requirements.
  - 4.10.2. Fire Suppression Systems: Replacement, upgrade, or installation of fire suppression systems in compliance with current codes.
- 4.11. Demolition: The costs of demolishing and removing existing structures on a Property may be considered for Property Enhancements.
- 4.12. Public Art: Providing for the placement of Public Art on the Property.
- 4.13. Participation Limitations: The potential matching Grant for each type of Enhancement would be the lesser of the Maximum Percentage or Maximum Per Enhancement Category Amount. The Applicant is responsible for the remaining costs of the Enhancement and must complete the full Enhancement to be eligible for the matching Grant.
- 4.13.1. Maximum Percentage: A Maximum Percentage of fifty percent (50%) shall be the maximum percentage of the total cost of any Enhancement that the City will grant the Applicant.
  - 4.13.2. Maximum Per Enhancement Category: A Maximum Amount of five thousand dollars (\$5,000) is the maximum dollar amount to be granted for any category of Enhancement.
  - 4.13.3. Accumulative Maximum Grant: Notwithstanding the Maximum Percentage and Maximum Per Enhancement Category limitations for each type of Enhancement, no Property or Business may receive more than five thousand dollars (\$5,000) in matching Grants during one 12-month period. The following examples are provided to clarify different application scenarios:
    - A. Example 1: Applicant desires to do \$12,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$6,000, but the maximum Grant allowed by the Max Per Category would be \$5,000. The lesser of the two is \$5,000 which would be the maximum matching Grant for the \$12,000 landscaping project. Further, within a 12-month period the Applicant cannot receive additional grants for any Enhancements (per Section 4.13.3).

- B. Example 2: Applicant desires to do \$8,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$4,000, and the maximum Grant allowed by the Max Per Category would be \$5,000. The lesser of the two is \$4,000 which would be the maximum matching Grant for the \$8,000 landscaping project. Further, within a twelve-month period the Applicant cannot receive more grants for Landscape Enhancements (per Section 3.1.8), but may apply and receive a second matching Grant, not to exceed \$1,000 (\$5,000 max - \$4,000 Grant) for any Enhancement category *other than* Landscaping.

## **Section 5.**

### **Grant Priorities**

The City has determined that the following are priorities for the benefits of this Policy. The evaluation of the merits of any Application shall take into consideration whether or not the Application also meets these priorities.

- 5.1. Preferred Areas: The following areas of the City are areas of priority for implementation of this Policy:
- 5.1.1. Transportation Corridors including; Saginaw Blvd, Bailey Boswell Rd, Old Decatur Rd, Blue Mound Rd (west side), McLeroy Blvd; and
  - 5.1.2. Downtown areas.
- 5.2. Preferred Businesses: The following types of businesses are a priority for implementation of this Policy:
- 5.2.1. Retail;
  - 5.2.2. Restaurants;
  - 5.2.3. Professional Office;
  - 5.2.4. Industrial and manufacturing; and
  - 5.2.5. Any sales-tax generating business.

## **Section 6.**

### **Administrative Procedures**

Following are the Administrative Procedures regarding the Application for and approval of Building Improvement Grants:

- 6.1. Pre-Submittal: All Applicants are encouraged to meet with Staff prior to preparation of an Application. Applicants should contact the following to set up a meeting.
- Department of Economic Development  
333 West McLeroy Blvd, Saginaw, TX 76179  
(817) 230-0331
- 6.2. Application: The submittal of an Application is required prior to any evaluation of the request for Building Improvement Grants. The Application shall be on a form prepared by Staff and available on the City's website or at the location noted in 6.1.
- 6.2.1. Required Information: The following shall be included with the Application:
- A. Proof of ownership of the Property;
  - B. Photographs of the existing Property;
  - C. Drawings, renderings, plans of the proposed Enhancements;

- D. Written description of the Enhancements including building materials and color schemes to be used;
  - E. Construction Cost estimate; and
  - F. If Applicant is not the Property owner:
    - i. Written approval of the Application from the owner; and
    - ii. Copy of the signed lease agreement.
- 6.2.2. Amendments: Staff may amend the form of the Application as needed to more efficiently evaluate the merits of requested Enhancements.
- 6.3. Review & Evaluation: Following are criteria to review and evaluate the Application:
  - 6.3.1. Review Criteria:
    - A. Completeness of Application: Completeness of the Application; including all required attachments.
    - B. Grant Priorities: Whether the Application includes a targeted business classification or whether it is located in a targeted improvement area as defined in Section 5.
    - C. Impact: An estimation of the impact that the Enhancements might have, particularly as a catalyst for continued private investment.
    - D. Non-funded Improvements: Are the improvements associated with the Grant part of a larger effort to enhance the Property.
    - E. Elimination of a Non-Conformity: Do the Enhancements eliminate a legal non-conforming aspect of the Property.
  - 6.3.2. Staff Evaluation and Recommendation: The coordinating Staff member shall convene a team of the appropriate persons to evaluate the Application. Upon review, such team shall prepare a recommendation to forward to the Board.
    - A. Site Visit: Prior to formal evaluation of the Application, the Applicant shall allow Staff the opportunity to visit the Property to verify its status prior to any Enhancements.
- 6.4. Approval: The Board shall make the final decision regarding the merits of the Application and the appropriate Property Enhancement Grant to be given, if any, if funds are available as pre-approved by the Council for the funding period. If approval of the Application requires funds not pre-approved by the Council, the board will prepare a recommendation to forward to the Council for final approval. Upon approval of a matching Grant, the Board shall enter into an Agreement with the Applicant on a form acceptable to the City Attorney. The Agreement, at a minimum, must contain the following:
  - 6.4.1. Enhancements: List the specifications of the proposed Enhancements on the Property.
  - 6.4.2. Access: Provide the City and Staff access to the Property to ensure that the Enhancements or repairs are made according to the specifications and conditions in the Agreement.
  - 6.4.3. Grant: Provide for the procedures of the matching Grant payment.
  - 6.4.4. Recapture Provisions: Provide for the repayment of a Grant if the Applicant or the condition of the Property do not fulfill all obligations required under the Agreement. The City may take any remedy necessary to recover the funds, including filing a lien on the Property.
- 6.5. Pre-Construction Meeting: If the matching Grant is approved as noted above, and if deemed necessary by Staff, the Applicant must attend a pre-construction meeting with Staff to coordinate any required permits, execute Grant documents, and resolve any questions either party might have.

- 6.6. Notice to Proceed: Upon approval as noted above, Staff shall prepare and issue a written Notice to Proceed authorizing the Applicant to begin work on the Enhancements. The Notice to Proceed shall in no event be regarded as the issuance or approval of a building permit or any other construction permits.
  - 6.6.1. Required: All Grant documents, including the Agreement with the City, must be executed and all required permits must be received prior to issuance of the Notice to Proceed.
  - 6.6.2. Beginning of Work: All work must begin within sixty (60) days of the issuance of the Notice to Proceed.
  - 6.6.3. Completion of Work: All work for approved projects must be complete within ninety (90) days of the Notice to Proceed unless an Applicant's written request for extension is granted in writing by the Board.
- 6.7. Construction: All construction shall be in accordance with all requirements for permitting and inspection required by the City.
- 6.8. Verification: Upon completion and approval of the work by the City, Staff shall verify that the work has been performed as authorized in the approval action.
  - 6.8.1. Documentation: The Applicant shall provide Staff with documentation necessary to determine the Construction Costs of the Enhancements as approved, e.g. copies of paid contractor invoices, receipts or processed checks. Construction Costs not supported by adequate documentation shall not be eligible for reimbursement.
- 6.9. Payment: Upon verification of compliance with the approval action, Staff shall cause a check to be issued to the Applicant in the approved amount.
  - 6.9.1. Cost Overruns: Any costs above and beyond the amounts approved shall be the responsibility of the Applicant.

## **Section 7.**

### **Applicant / Owner Certifications**

The Application shall include the following certifications which shall be affirmed by the Applicant / Owner by signing the Application.

- 7.1. Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
- 7.2. Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Grant upon completion of the project shall constitute approval of the project by any City department or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
- 7.3. Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
- 7.4. Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.

- 7.5. Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this policy.
- 7.6. Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
- 7.7. Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board, and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.

## **Section 8.**

### **General Provisions**

- 8.1. Termination: The City has the right to terminate any agreement under this Policy for any reason.
- 8.2. Changes During Construction: If an Applicant seeks to change the scope of their project after a Grant has been approved, the Applicant shall meet with Staff to discuss the desired change. Staff has the authorization to approve minor modifications during construction. Any other desired modification shall be placed before the approving body for reconsideration.
- 8.3. Flexibility: The terms and conditions of this Policy are a guideline for the Board during their deliberation and evaluation. The City reserves the right to modify the terms and conditions herein at any time, including for any pending application, and may approve a Grant on terms and conditions contrary to the guidelines set forth in this policy.
- 8.4. Section or Other Headings: Section or other headings contained in this Policy are for reference purposes only and shall not affect in any way the meaning or interpretation of this Policy.
- 8.5. Severability: In the event that any provision of this Policy is determined to be illegal, invalid, or unenforceable, then, and in that event, it is the intention that the remainder of this Policy shall not be affected thereby.

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# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Rick Trice, P.E.  
Director, Public Works

**Agenda Items:** (11)

**E-mail:** [rtrice@saginawtx.org](mailto:rtrice@saginawtx.org)

**Phone:** (817) 230-0449

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## **SUBJECT:**

Reconsideration and Action regarding the dedication of additional right-of-way to widen Worthy Street at the intersection of North Saginaw Blvd. and Discussion regarding proposed diesel fueling station at this location

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## **BACKGROUND/DISCUSSION:**

Racetrac is currently preparing to expand its development on property located on the southwest corner of Worthy Street and U.S. 287/Saginaw Boulevard. The expansion is to provide a diesel fueling station to supplement the existing Racetrac to the south. In order to accommodate increased pavement loading and turning radii needed for larger vehicles, staff is requiring the reconstruction of Worthy Street to a 40-foot-wide concrete pavement extending from U.S. 287/Saginaw Boulevard to the west property line of Racetrac's property. The right-of-way required for the expansion of the roadway will be taken from the Racetrac lot.

*Note: This item was considered at the April 16, 2019 City Council Meeting. The City Council voted to deny.*

## **FINANCIAL IMPACT:**

This item has No Financial Impact.

## **RECOMMENDATION:**

It is recommended that the City Council accept the Worthy Street Right-of-Way Dedication and that it be filed in the Deed Records of Tarrant County, Texas.

## **ATTACHMENTS:**

Description

Worthy St. ROW Deed

Item 11 Exhibit

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**RIGHT-OF-WAY DEDICATION DEED**

STATE OF TEXAS           §  
                                          §  
COUNTY OF TARRANT   §

**KNOW ALL MEN BY THESE PRESENTS:**

That RaceTrac Petroleum, Inc. ("Grantor"), for and in consideration of TEN DOLLARS and other good and valuable consideration paid by the City of Saginaw, Texas ("Grantee"), a municipal corporation of Tarrant County, Texas, receipt of which is hereby acknowledged, does hereby grant, bargain and convey to said Grantee, its successors and assigns all of Grantor's interest (if any) in that certain land or parcels of land in Tarrant County, Texas, being described on Exhibit A below for the use and benefit of the public as a perpetual right-of-way for the passage and accommodation of vehicular and pedestrian traffic, and the right to construct, reconstruct, repair, relocate, operate and perpetually maintain public street and/or drainage and utility facilities, and all other facilities or purposes for which a public street and right-of-way is commonly used, together with all necessary appurtenances thereto, and with the right and privilege at any and all times, to enter said premises, or any part thereof, as is necessary for making connections therewith, or for the proper use of any other right granted herein, in upon and across, as more particularly described and depicted in the attached Exhibit A, which is incorporated herein by reference (the "Property"):

The Grantor, and Grantor's heirs, successors and assigns, reserve forever all oil, gas and minerals in and under, and that may be produced from, the above Property; **provided, however, that Grantor waives the right to use the surface of the right-of-way and Grantor shall not explore for, produce or mine such minerals in any manner that would unreasonably interfere with Grantee's use of the right-of way.**

TO HAVE AND TO HOLD that said Property unto the Grantee for the purposes herein set forth, so that neither Grantor nor any person or persons claiming under Grantor shall at any time have, claim or demand any right or title to the Property.

WITNESS MY HAND this 15 day of MARCH, 2019

GRANTOR

By:

Name: Brian Thornton

Title: vice President

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF

COBB

§  
§  
§

BEFORE ME, the undersigned authority, in and for the State of Texas, on this day personally appeared Brian Thornton, known to me, or proved to me through \_\_\_\_\_ (describe the identity card or other document), to be the same person whose name is subscribed to the foregoing document and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15<sup>th</sup> day of March, 2019

[SEAL]



Nancy Renee Black  
Notary Public, State of Texas

Nancy Renee Black  
Name of Notary Printed

August 29, 2022  
Notary's Commission Expires

### **CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest and real property conveyed by this dedication instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2019 to the City of Saginaw, Texas, has been duly accepted subject to all terms and conditions contained therein by the City Council, and the City Council has consented to recordation of such dedication instrument by its duly authorized officer.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Mayor, City of Saginaw

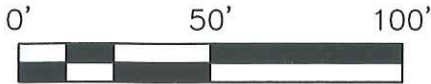
ATTEST:

\_\_\_\_\_  
City Secretary

#### **AFTER FILING, PLEASE RETURN TO:**

City Manager  
City of Saginaw  
P.O. Box 79070  
Saginaw, Texas 76179

NORTH



JUAN ARMENDARIS SURVEY  
ABSTRACT NO. 59

WORTHY STREET  
(50' R.O.W.)

N52°56'47"E 190.00  
S52°56'47"W 189.76

P.O.B. - 1/2" I.R.F.  
W/RED CAP  
"FULTON" (CM)

U.S. HIGHWAY NO. 287/81  
A.K.A. NORTH SAGINAW BLVD.  
(VARIABLE WIDTH R.O.W.)

1/2" I.R.F. W/RED CAP  
"FULTON" (CM)

10' RIGHT-OF-WAY  
DEDICATION  
0.044 ACRES  
(1,899 SQUARE FEET)

LOT 1R-1, BLOCK 3  
WORTHY ADDITION  
INST. NO. D218134139  
O.P.R.T.C.T.

LOT 3

BLOCK 3  
WORTHY ADDITION  
VOL. 388-10, PG. 4  
P.R.T.C.T.

LOT 4

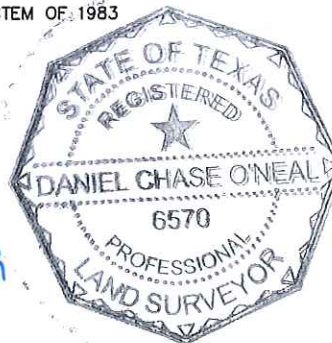
| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S35°41'13"E | 10.00' |
| L2         | N37°03'13"W | 10.00' |

## SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.
2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED  
PROFESSIONAL LAND SURVEYOR,  
HEREBY CERTIFIES THAT THIS PLAT  
OF SURVEY ACCURATELY SETS OUT  
THE METES AND BOUNDS OF THE  
TRACT DESCRIBED.

DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL LAND  
SURVEYOR  
STATE OF TEXAS NO. 6570



*Handwritten signature and date:*  
3/14/19

## LEGEND

|              |                                                   |
|--------------|---------------------------------------------------|
| (CM)         | CONTROLLING MONUMENT                              |
| ○            | EASEMENT CORNER                                   |
| ●            | MONUMENT AS NOTED                                 |
| INST. NO.    | INSTRUMENT NUMBER                                 |
| P.R.T.C.T.   | PLAT RECORDS,<br>TARRANT COUNTY, TEXAS            |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS,<br>TARRANT COUNTY, TEXAS |
| I.R.F.       | IRON ROD FOUND                                    |
| P.O.B.       | POINT OF BEGINNING                                |
| ---          | PROPERTY LINE                                     |
|              | PROPOSED EASEMENT                                 |

## O'NEAL SURVEYING CO.

3111 COLE AVE., STE. 103  
DALLAS, TX 75204  
(903) 708-2891



TBPLS FIRM # 10194132  
WWW.ONEALSURVEYING.COM

## 10' RIGHT-OF-WAY DEDICATION

SHOWING PART OF  
LOT 1R-1, BLOCK 3  
WORTHY ADDITION  
JUAN ARMENDARIS SURVEY, ABSTRACT NO. 59  
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

DATE: 03/14/2019

PROJECT NO.: 17050.00

DRAWN BY: DCO

CHECKED BY: DCO

PAGE 1 OF 2

EXHIBIT "A"

**10' RIGHT-OF-WAY DEDICATION  
PART OF LOT 1R-1, BLOCK 3  
WORTHY ADDITION  
JUAN ARMENDARIS SURVEY, ABSTRACT NO. 59  
CITY OF SAGINAW, TARRANT COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION**

**BEING** 0.044 ACRES (1,899 SQUARE FEET) OF LAND LOCATED IN THE JUAN ARMENDARIS SURVEY, ABSTRACT NO. 59, TARRANT COUNTY, TEXAS, BEING A PART OF LOT 1R-1, BLOCK 3, WORTHY ADDITION, AN ADDITION TO THE CITY OF SAGINAW, TEXAS BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D218134139, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD WITH RED CAP STAMPED "FULTON" FOUND AT THE NORTH CORNER OF THE ABOVE-MENTIONED LOT 1R-1, AND BEING AT THE SOUTH INTERSECTION OF WORTHY STREET (50' RIGHT-OF-WAY) AND U.S. HIGHWAY 287/81, AKA NORTH SAGINAW BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** SOUTH 35 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 10.00 FEET ALONG THE SOUTHWEST LINE OF U.S. HIGHWAY 287 AND THE COMMON NORTHEAST LINE OF SAID LOT 1R-1 TO A POINT FOR CORNER;

**THENCE** SOUTH 52 DEGREES 56 MINUTES 47 SECONDS WEST, A DISTANCE OF 189.76 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID LOT 1R-1 AND THE COMMON NORTHEAST LINE OF LOT 3, BLOCK 3, WORTHY ADDITION, AN ADDITION TO THE CITY OF SAGINAW, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 388-10, PAGE 4, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.);

**THENCE** NORTH 37 DEGREES 03 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "FULTON" FOUND IN THE SOUTHEAST LINE OF WORTHY STREET AT THE COMMON NORTH CORNER OF SAID LOT 1R-1 AND THE ABOVE-MENTIONED LOT 3;

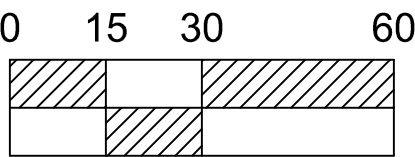
**THENCE** NORTH 52 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 190.00 FEET ALONG THE SOUTHEAST LINE OF WORTHY STREET AND THE COMMON NORTHWEST LINE OF SAID LOT 1R-1 TO THE **POINT OF BEGINNING** AND CONTAINING 0.044 ACRES (1,899 SQUARE FEET) OF LAND, MORE OR LESS.

(A SURVEY PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.)

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.

DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570  
O'NEAL SURVEYING COMPANY  
TBPLS FIRM NO. 10194132  
(903) 708-2891  
[daniel.oneal@onealsurveying.com](mailto:daniel.oneal@onealsurveying.com)





CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

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PROHIBITED.

RACETRAC PETROLEUM, INC.  
3225 CUMBERLAND BOULEVARD  
SUITE 100 ATLANTA, GA 30339  
(770) 431-7600

Extended Fuel Offer - Prelim

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Prjct #1286 - "Saginaw"

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145 North Saginaw Blvd  
Saginaw, Texas

|                            |            |
|----------------------------|------------|
| DRAWN-BY                   | KBEL       |
| DATE                       | 10/09/2018 |
| SCALE                      | 1" = 30'   |
| DRAWING NAME:              |            |
| ACAD-X-BASE-TruckTurn2.dwg |            |

|           |         |
|-----------|---------|
| C3        |         |
| SHEET NO. | VERSION |

DATE \_\_\_\_\_

NO.



# City of Saginaw

**Meeting Date:** 5/7/2019

**Staff Contact:** Alora M. Wachholz, CEcD  
Director of Economic Development  
Keith Rinehart  
Director of Community Services

**Agenda Items:** (13)

**E-mail:** AloraW@saginawtx.org  
krinehart@saginawtx.org  
**Phone:** 817.230.0331 817-230-0351

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**SUBJECT:**

Public Art Policy Discussion

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**BACKGROUND/DISCUSSION:**

As the City of Saginaw continues to expand its amenity offerings for residents and brand as an identifiable community with a high quality of life, it is worthwhile to consider the impact and value of the arts on creating a sense of place. Many cities have taken a proactive stance and instituted policy around the acquisition, upkeep, and allowance of public art in an effort to provide a direction for individuals, businesses, and organizations wishing to install art in the community. Policies such as this also often prove to be a catalyst for future public art acquisition instigated by a City or partner organization of the City.

The idea of creating a public art policy was first brought for consideration to the Keep Saginaw Beautiful (KSB) Committee to gauge their level of interest in the policy, as it is reasonable to see their role as a catalytic and recommending body for these types of decisions to then be brought for consideration to Council. The KSB Committee expressed interest in the project, which is now under discussion with Council in this item. Should the Council determine that establishing a Public Art Policy is in the interest of the community, the Department of Economic Development will take best practices and examples from other communities with thriving arts programs that show synergy with the morals and mission of Saginaw, and produce a draft policy and regulatory mechanism for the approval and acquisition of public art that will then be brought for further discussion and recommendation to the KSB Committee and then come before Council again for formal vote via Resolution.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

This item is for discussion purposes only. No action to be taken.

**ATTACHMENTS:**

Description

Public Art Policy Presentation

# City of Saginaw Public Art Policy

Workshop: City Council Meeting

May 7, 2019 | 6:00 PM | City Hall

# WHY



## Saginaw deserves art

- Define a community
- Enhance quality of life
- Foster artistic community
- Draw attention by investors
- Bring people together



## Art is subjective

"You have your way, I have my way.  
As for the right way, the correct way,  
and the only way; it does not exist."  
– Friedrich Nietzsche

## Preparation has value

Define and streamline a process  
Set workable boundaries



## Seek input

Keep Saginaw Beautiful Committee  
City Council  
Other cities' best practices



## Define the players

Process  
Policy & application  
Request for proposal



## Envision

"The purpose of art is washing the  
dust of daily life off our souls."  
– Pablo Picasso

# CREATE



## Review

- Public art mission statement
- Process flow
- Draft policy
- Draft application

## Feedback

“The creation of a thousand  
forests is in one acorn.”  
– Ralph Waldo Emerson



## Approval

KSB recommendation to Council  
Council vote by Resolution

NEXT

