City Council Agenda

SAGINAW CITY COUNCIL
NOTICE OF MEETING, PUBLIC HEARING AND WORKSHOP

Meeting, Public Hearing, Workshop and/or Executive Session
6:00 PM - Tuesday, July 23, 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, July 2, 2019--Janice England, City Secretary

(b) Action regarding Approval of Audit Engagement Letter for FY2018/2019--Kim Quin, Finance Director

(c) Action regarding Authorization of City Manager to Execute a Partial Release of Easement and Restrictive Covenants from Atmos Energy Corporation (Atmos) in Willow Creek Park--Rick Trice, P.E., Director of Public Works

(d) Action regarding Building Improvement Grant Agreement with Frank

Riley (216 E. McLeroy Blvd.)--Alora Wachholz, CEcD, Director of Economic Development

(e) Action regarding Building Improvement Grant Agreement with Roger Brandt (120 W. McLeroy Blvd.)--Alora Wachholz, CEcD, Director of Economic Development

(f) Action regarding Building Improvement Grant Agreement with Richard Mittelman (101 S. Belmont St.)--Alora Wachholz, CEcD, Director of Economic Development

(5) Presentation to the Muscular Dystrophy Association from Saginaw Professional Firefighters Association--Doug Spears, Fire Chief

(6) Recognition of the Saginaw Municipal Court by the Texas Municipal Courts Education Center for participating in Municipal Court Week--Kim Quin, Finance Director

(7) Presentation of Government Finance Officers Association Distinguished Budget Presentation Award to Kim Quin, Finance Director, and Stacy Hernandez-Lomeli, Management Analyst--Gabe Reaume, City Manager

(8) PUBLIC HEARING - Consideration and Action regarding a request for approval to amend the 2016 Comprehensive Plan from Office Professional (OP) to Neighborhood Commercial (NC) and to change the Zoning from Office Professional (OP) to Neighborhood Commercial (NC) on approximately 5.93 acres of land out of a portion of Tract 2A, Abstract 1849, A.F. Albright Survey located at the Northeast Corner of N. Knowles Drive and W. McLeroy Boulevard--Rick Trice, P.E., Director of Public Works

(9) Consideration and Action regarding the Sale of Tax Notes--Gabe Reaume, City Manager

(10) Consideration and Action regarding Award of Contract for Willow Creek Park Playground (Willow Creek Station)--Rick Trice, P.E., Director of Public Works

(11) Consideration and Action regarding Agreement with Project Dream Play regarding Willow Creek Park Playground (Willow Creek Station)--Rick Trice, P.E., Director of Public Works

(12) Recess into Workshop--Todd Flippo, Mayor

(13) FY19/20 Budget Workshop: Enterprise Fund and Enterprise Escrow Fund--Kim Quin, Finance Director

(14) Knowles Drive Conceptual Plan Update--Kimley Horn & Associates

(15) Master Parks Plan Concept--Kimley Horn & Associates

(16) Capital Improvements Plan Update--Kimley Horn & Associates

(17) Discussion of Strategic Plan--Annual Action Plan--Gabe Reaume, City Manager

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

(19) 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

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) Building Improvement Grant Applications--124 W. McLeroy Blvd. Suite A; 124 W. McLeroy Blvd. Suite B; and 136 W. McLeroy Blvd.

(20) Adjournment--Todd Flippo, Mayor

City of Saginaw

Meeting Date: 7/23/2019

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Minutes, July 2, 2019

BACKGROUND/DISCUSSION:
The minutes of the City Council Meeting held on July 2, 2019 are being presented for consideration.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

July 2nd CC Minutes

CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND WORKSHOP
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
JULY 2, 2019

Present at the meeting:

Mayor	Todd Flippo
Councilmember	Charles Beasley
Councilmember	Patrick Farr
Councilmember	Valerie Tankersley
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Andrew Simonsen, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
Police Chief	Lee Howell
Fire Chief	Doug Spears
Fire Division Chief	Scott Craver
Director of Public Works	Rick Trice, P.E.
Director of Community Svcs.	Keith Rinehart
Director of Economic Dev.	Alora Wachholz
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Management Analyst	Stacy Lomeli
Police Lieutenant	Jose Murillo

Absent from the meeting:

Mayor Pro-Tem	David Flory
City Secretary	Janice England

Visitors at the meeting:

Bryce Apple	Chris Griesing
Randy Edwards	Paul Felegy
Misty Farr	Jan Young
Kane Kiser	Teyona Beasley
Aaron Marquez	Cindy Payton
Vanessa Rivera	Jaime Rivera
Maria Beasley	Leo Moore
Ally Surface	Chuck Inmon
Jonathon Reames	

(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 of Sar Shalom Synagogue gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, June 18, 2019

b. Action regarding Authorization of an Individual Project Order (IPO) for FM-156 Utility Relocations

Summary: The Texas Department of Transportation (TxDOT) is currently improving FM-156 from U.S. – 287 to McLeroy Boulevard. City staff and Kimley-Horn and Associates, Inc. (KHA) has been coordinating with TxDOT for several months to determine the scope of work for required utility relocations in the project corridor. City facilities located within TxDOT right-of-way are required to relocate their facilities when in conflict with proposed TxDOT improvements. The proposed IPO with KHA will provide engineering plans, specifications and contract documents to complete the relocation of three waterline segments that are in conflict. Bidding and general construction oversight is also included. KHA proposes to perform this work for $47,500. Funds are available to cover this expenditure in the Capital Projects Fund, Account 05-7023-55.

c. Action regarding Authorization of Amendment No. 1 to an Individual Project Order (IPO) for BNSF Utility Relocations

Summary: The Fairmount Sanitary Sewer Rehabilitation Phase I project consists of the rehabilitation of approximately 800 LF of 12-inch sanitary sewer line from Southern Blvd to approximately Fairmount Ave. On March 29, 2019, the city was notified by the Burlington Northern Santa Fe Railroad (BNSF) that it was preparing final plans for the construction of a parallel track within the city. The project will be completed within existing railroad right-of-way. Segments of the project will include a parallel track on the eastern side of the railroad and will require additional embankment or fill be placed adjacent to the tracks. The remainder of the project will be within the existing track corridor. The city of Saginaw has 10 utilities (6 waterlines and 4 sanitary sewers) crossing BNSF tracks under permit with the railroad. The permits require that the city accommodate the railroads construction by extending and encasing our facilities to meet railroad requirements. Not all utilities have been found to be in conflict and can remain in place without additional modifications. The proposed amendment will provide design, geotech analysis, preparation of licensing documents and construction contract administration and material testing. The proposed IPO with KHA will provide engineering plans, specifications and contract documents to complete the relocation of a 12" sanitary sewer line and abandonment of an 8" waterline that are in conflict. In addition to the design of the BNSF relocations, the IPO will provide material testing during construction. KHA proposes to perform this work for $52,000. Funds are available to cover this expenditure from the savings in the FM-156 Relocations Project.

d. Action regarding approval of Planet Kidz Youth Program Contract

Summary: The contract with Planet Kidz provides activities for children in grades 2 through 7 on specified Saturday evenings. The City has contracted with Planet Kidz since 2004. The term of the proposed agreement between the City of Saginaw and Planet Kids is three (3) years with the options to renew for an additional three (3) years. Staff recommends approval of the agreement with Planet Kids. If approved, the new contract will begin on September 7, 2019.

Motion was made by Councilmember Tankersley with a second by Councilmember Farr to approve the consent agenda as presented. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Mayor Pro-Tem Flory

(5) Recognition of City Staff involved in Recent Storm Clean Up

City Manager Reaume expressed recognition to members of Saginaw Public Works, Police and Fire Departments for their damage control efforts throughout the City of Saginaw following the May 29th storm and tornado, which was rated at 0 on the EF tornado damage scale.

(6) Oath of Office for Councilmember Place 1

Mayor Flippo administered the oath of office for newly elected Councilmember Place 1, Charles Beasley.

Councilmember Beasley took his seat with the Council at this point in the meeting.

(7) Election of Mayor Pro-Tem

Mayor Flippo explained that the Mayor Pro-Tem assumes mayoral duties in the event of the incumbent Mayor's absence. The role of Mayor Pro-Tem is filled by an appointed councilmember annually. Councilmembers Copeland, Bighorse, and Tankersley expressed interest in the position.

Motion was made by Councilmember Farr with a second by Councilmember Beasley to elect Councilmember Tankersley as Mayor Pro-Tem. Motion carried. 4-0-3-0

For: Councilmembers Beasley, Farr, Tankersley, and Bighorse

Against: None

Abstain: Mayor Flippo, Councilmembers Tucker and Copeland

Absent: None

(8) Consideration and Action regarding Appointment of Member to Crime Control and Prevention District Board of Directors

City Manager Reaume explained that the Council needs to take action to remove former Councilmember Flory from the Crime Control and Prevention District Board of Directors and appoint Councilmember Beasley to the Board. The place of Chairperson of the Crime Control and Prevention District Board of Directors is vacant and open to all board members.

Motion was made by Councilmember Farr with a second by Councilmember Bighorse to remove former Councilmember Flory from the Crime Control and Prevention District Board of Directors, appoint Councilmember Beasley in his place, and appoint Mayor Pro-Tem Tankersley as Chairperson of the CCPD Board of Directors. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(9) Consideration and Action regarding Resolution No. 2019-15, Bank Signatures

Finance Director Quin explained that Resolution No. 2019-15 designates the officers authorized to sign for withdrawal of city funds and to execute notes for loans to the city with any authorized depository bank. Currently the Mayor, Mayor Pro-Tem, City Manager, Asst. City Manager, and Finance Director are authorized.

Motion was made by Councilmember Farr with a second by Councilmember Tucker to approve Resolution No. 2019-15, authorizing the following: Mayor Todd Flippo, Mayor Pro-Tem Valerie Tankersley, City Manager Gabe Reaume, Asst. City Manager Dolph Johnson, and Finance Director Kim Quin. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(10) Consideration and Action regarding Board Appointments
- a. Advisory Recreation and Parks Board
- b. Animal Shelter Advisory Board
- c. Board of Adjustment
- d. Capital Improvements Advisory Committee
- e. Planning and Zoning Commission

City Manager Reaume explained that the terms of office for some members of several City boards have expired or are expiring soon. He explained that members were contacted regarding their positions. Their responses as well as a list of residents interested in appointment are included in the Council Packet. All current members willing to be re-appointed will default to the same Board and Place they currently occupy. There was discussion of the vacant positions on the various boards and the residents interested in serving.

a. Advisory Recreation and Parks Board
Place 1 Charity DeVille (currently 1st Alternate)
Place 3 Nathan Weinstock (new appointment)
Place 5 Brack St. Clair (reappointment)

Place 7 Gregory Gerami (reappointment)
Alt. #1 Brandi Coble (new appointment)
Alt. #2 Christopher Gonzales (new appointment)

b. Animal Shelter Advisory Board
Place 1 Dr. Karen Metzler (reappointment)
Place 2 Leo Moore (new appointment)
Place 3 Ryan Jacobs (reappointment)
Place 5 Christina Pratt (reappointment)
Alt. 1 Kristina Jenshak (reappointment)

c. Board of Adjustment
Place 1 Petina Powers (reappointment)
Place 3 Bethany Sanderson (reappointment)
Place 5 Derrick Thomas (reappointment)
Alt. 1 James Burgdorf (reappointment)
Alt. 2 Mike Colegrove (new appointment)

d. Capital Improvements Advisory Committee
Place 1 Alyssa Grayson (new appointment)
Place 3 Chris Carter (reappointment)
Place 5 Mike Parish (reappointment)

e. Planning and Zoning Commission
Place 2 William Barngrover (reappointment)
Place 4 Malinda Julien (reappointment)
Alt. 1 John Peet (reappointment)

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Tankersley in regards to the Advisory Recreation and Parks Board, move Charity DeVille from Alt. 1 to Place 1; appoint Nathan Weinstock to Place 3; reappoint Brack St. Clair to Place 5; reappoint Gregory Gerami to Place 7; appoint Brandi Coble to Alt. 1; and appoint Christopher Gonzales to Alt. 2; in regards to the Animal Shelter Advisory Committee, reappoint Dr. Karen Metzler to Place 1; appoint Leo Moore to Place 2; reappoint Ryan Jacobs to Place 3; reappoint Christina Pratt to Place 5; and reappoint Kristina Jenshak to Alt. 1; in regards to the Board of Adjustment, reappoint Petina Powers to Place 1; reappoint Bethany Sanderson to Place 3; reappoint Derrick Thomas to Place 5; reappoint James Burgdorf to Alt. 1; and appoint Mike Colegrove to Alt. 2; in regards to the Capital Improvements Advisory, appoint Alyssa Grayson to Place 1; reappoint Chris Carter to Place 3; and reappoint Mike Parish to Place 5; in regards to the Planning and Zoning Commission, reappoint William Barngrover to Place 2; reappoint Malinda Julien to Place 4; and reappoint John Peet to Alt. 1. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

Councilmember Copeland suggested that the names of the residents not appointed to a board or commission be given to the Keep Saginaw Beautiful Committee for consideration as members. Keep Saginaw Beautiful is a volunteer board that is not appointed by the Council.

(11) Consideration and Action regarding Ordinance No. 2019-11, Adoption of Strategic Plan, Saginaw Vision 2033

City Manager Reaume explained the City of Saginaw's vision for the following fifteen years. Saginaw Vision 2033 says that Saginaw is the hometown choice for families, a beautiful community with vibrant commercial corridors and activity centers, and enjoys a strong local economy. In 2033 Saginaw residents will enjoy great neighborhoods with quality, affordable housing, abundant leisure facilities and programs for all, as well as easy mobility.

Motion was made by Councilmember Patrick Farr with a second by Councilmember Tankersley to approve Ordinance No. 2019-11, Adoption of Strategic Plan, Saginaw Vision 2033. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(12) Recess into Workshop

Mayor Flippo declared the meeting recessed into Workshop at 6:52 p.m.

(13) Update on Citizens Police Academy

Councilmember Bighorse explained that she recently attended and graduated from the Citizens Police Academy. She stated that it has helped her to better understand the work performed by the Police Department. She gave a brief presentation regarding the Citizens Police Academy.

(14) Direction regarding Willow Creek Park Playground

Councilmember Farr stepped out of the Council Chambers at this point due to a conflict of interest.

Discussion was led by Director of Public Works, Rick Trice, regarding bids received, plan, and the scope of work for Project Dream Play (Willow Creek Park Playground), the proposed all-abilities playground at Willow Creek Park. City Manager Reaume explained that since the bids received are in excess of the projected, budgeted amount the staff needs direction from the City Council regarding this project. Following some discussion, the consensus of the Council was to proceed with the project.

(15) Reconvene back into Regular Session

Mayor Flippo declared the meeting back in Regular Session at 7:22 p.m.

Councilmember Farr returned to the Council Chambers at 7:23 p.m.

(16) 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

b. Private Use of City Logo

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. Building Improvement Grant Applications for Four Businesses currently located within the City

Mayor Flippo declared the meeting recessed into Executive Session at 7:24 p.m.

Mayor Flippo declared the meeting back in Regular Session at 8:18 p.m.

(17) Action regarding Building Improvement Grant Applications: 116 & 128 N. Saginaw Blvd.; 216 E. McLeroy Blvd.; 101 S. Belmont St.; and 120 W. McLeroy Blvd.

There was no discussion or action on this item.

(18) Adjournment

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

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

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of July 2, 2019 adjourned at 8:19 p.m.

ATTEST: APPROVED:

_____ _____

City Secretary Janice England Mayor Todd Flippo

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (4)(b)

Staff Contact: Kim Quin
Finance Director

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:
Action regarding Approval of Audit Engagement Letter for FY2018/2019

BACKGROUND/DISCUSSION:
On June 18, 2019 the City Council awarded bid for professional audit services to Weaver and Tidwell. The audit contract is for two years with the option for three, one year renewals. The audit to be performed for the fiscal year 2018/2019 will be the first year of the contract. The engagement letter explains the services and procedures that will be used for the audit.

FINANCIAL IMPACT:
The cost of professional auditing services will be $45,000 and will be included in the proposed budget.

RECOMMENDATION:
Staff recommends approval of the audit engagement letter for Weaver and Tidwell.

ATTACHMENTS:

Description

Engagement Letter

weaver
Assurance • Tax • Advisory

Austin | Conroe | Dallas | Fort Worth | Houston
Los Angeles | Midland | New York City | San Antonio

July 9, 2019

The Honorable Mayor, Mr. Todd Flippo, and Members of the
City Council of the
City of Saginaw, Texas
333 West McLeroy
Saginaw, Texas 76179

You have requested that we audit the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Saginaw (the City), as of September 30, 2019, and for the year then ended and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

Accounting principles generally accepted in the United States of America (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that management's discussion and analysis and budgetary comparison information, among other items, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis
2. Schedule of Changes in Net Pension Liability and Related Ratios
3. Schedule of Contributions
4. Schedule of Changes in Total OPEB Liability and Related Ratios
5. Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund

Supplementary information other than RSI will accompany the City's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

1. Combining and Individual Fund Statements and Schedules

Weaver and Tidwell, L.L.P.
2821 West 7th Street, Suite 700 | Fort Worth, Texas 76107
Main: 817.332.7905 | Fax: 817.429.5936
CPAs AND ADVISORS | WEAVER.COM

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the basic financial statements:

1. Introductory Section
2. Statistical Section

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material aspects, in conformity with U.S. GAAP and to report on the fairness of the supplementary information referred to above when considered in relation to the basic financial statements as a whole. The objective also includes reporting on internal control related to the basic financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the basic financial statements in accordance with *Government Auditing Standards* issued by the Comptroller General of the United States of America (GAGAS). We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add emphasis-of-matter, or other-matter paragraphs. If our opinions on the financial statements or compliance are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

Auditor Responsibilities

We will conduct our audit in accordance with U.S. GAAS and GAGAS. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the basic financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of assets, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we may request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the basic financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and GAGAS.

In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

In making our risk assessments, we consider internal control relevant to the City's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the basic financial statements that we have identified during the audit.

As part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service provider.

Management Responsibilities

Our audit will be conducted on the basis that management and when, appropriate, those charged with governance acknowledge and understand that they have responsibility:

a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;

c. To provide us with:
   i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
   ii. Additional information that we may request from management for the purpose of the audit; and
   iii. Unrestricted access to persons within the City from whom we determine it necessary to obtain audit evidence;

d. For including the auditor's report in any document containing the basic financial statements that indicates that such financial statements have been audited by the City's auditor;

e. For identifying and ensuring that the City complies with the laws and regulations applicable to its activities;

f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole;

g. With respect to any nonaudit/nonattest services we perform, including preparation of basic financial statements, for (a) making all management decisions and performing all management functions; (b) assigning an individual with suitable skills, knowledge, and experience, preferably within senior management, to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities. These nonaudit/nonattest services do not constitute an audit under GAGAS and such services will not be conducted in accordance with GAGAS; and

h. With regard to the supplementary information referred to above: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

GAGAS require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a nonaudit/nonattest service.

During the course of our engagement, we will request information and explanations from management regarding the City's operations, internal controls, future plans, specific transactions and accounting systems and procedures. At the conclusion of our engagement, we will require, as a precondition to the issuance of our report, that management provide certain representations in a written representation letter. The City agrees that as a condition of our engagement to perform an audit that management will, to the best of its knowledge and belief, be truthful, accurate and complete in all representations made to us during the course of the audit and in the written representation letter. The procedures we perform in our engagement and the conclusions we reach as a basis for our report will be heavily influenced by the written and oral representations that we receive from management. False or misleading representations could cause us to expend unnecessary efforts in the audit; or, worse, could cause a material error or a fraud to go undetected by our procedures.

Reporting

We will issue a written report upon completion of our audit of the City's basic financial statements. Our report will be addressed to the governing body of the City. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of GAGAS, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Engagement Fees

We estimate that the fee for our audit will be $45,000. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

Our engagement fees do not include any time for post-engagement consultation with your personnel or third parties, inquiries from regulators or testimony or deposition regarding any subpoena. Charges for such services will be billed separately.

Our engagement fees do not include consulting on the adoption of new accounting standards and any increased duties because of any future regulatory body, auditing standard or an unknown or unplanned significant transaction. We will consult with you in the event any of these take place that may affect our fees.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Our fee is based upon the complexity of the work to be performed and the tasks required. Fees for our services are due upon receipt of our invoice. For bills not paid within 60 days of the billing date, a late charge will be added to the outstanding balance. The late charge will be assessed at .5% on the unpaid balance per month or Payments are due in compliance with the Texas Local Government Code.

Other

In the unlikely event that circumstances occur which we in our sole discretion believe could create a conflict with either the ethical standards of our firm or the ethical standards of our profession in continuing our engagement, we may suspend our services until a satisfactory resolution can be achieved or we may resign from the engagement. We will notify you of such conflict as soon as practicable, and will discuss with you any possible means of resolving them prior to suspending our services.

The hiring of or potential employment discussions with any of our personnel could impair our independence. Accordingly, you agree to inform the engagement partner prior to any such potential employment discussions taking place.

Both of us agree that any dispute between you and Weaver and Tidwell, L.L.P., arising from the engagement, this agreement, or the breach of it, may, if negotiations and other discussions fail, be first submitted to mediation in accordance with the provisions of the Commercial Mediation Rules of the American Arbitration Association (AAA) then in effect. Both of us agree to conduct any mediation in good faith and make reasonable efforts to resolve any dispute by mediation. We agree to conduct the mediation in Fort Worth, Texas or another mutually agreed upon location. The prevailing party in any litigation shall be entitled to recover from the other party court costs and reasonable attorneys' and expert witness fees incurred in the litigation in addition to any other relief that may be awarded.

If any term of this engagement letter is declared illegal, unenforceable, or unconscionable, that term shall be severed and the remaining terms of the engagement letter shall remain in force. Both of us agree that the Court should modify any term declared to be illegal, unenforceable, or unconscionable in a manner that will retain the intended term as closely as possible. If a dispute arising from the engagement or from this agreement or any term of it or any alleged breach of it is submitted to a Court for interpretation or adjudication, both of us irrevocably waive right to trial by jury and agree that the provisions of this engagement letter regarding damages, attorneys' fees, and expenses shall be applied and enforced by the Court.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the basic financial statements are issued.

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Mrs. Jennifer Ripka is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising our services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

The audit documentation for this engagement is the property of Weaver and Tidwell, L.L.P. and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators or other outside parties pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Weaver and Tidwell, L.L.P.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to regulators or other outside parties. The regulators or other outside parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

In accordance with the requirements of GAGAS, we have attached a copy of our latest external peer review of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

RESPONSE:

This letter correctly sets forth the understanding.

Acknowledged and agreed on behalf of the City of Saginaw, Texas by:

Signature: _____

Title: _____

Date: _____

EideBailly

CPAs & BUSINESS ADVISORS

System Review Report

To the Partners of Weaver and Tidwell, L.L.P.
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Weaver and Tidwell, L.L.P. (the "firm") applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards*, audits of employee benefit plans, audits performed under FDICIA, and examinations of service organizations [Service Organizations Control (SOC) 1 and 2 engagements].

In our opinion, the system of quality control for the accounting and auditing practice of Weaver and Tidwell, L.L.P. applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended May 31, 2016, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies)* or *fail*. Weaver and Tidwell, L.L.P. has received a peer review rating of *pass*.

Eide Bailly LLP

Eide Bailly LLP
October 7, 2016

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (4)(c)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action regarding Authorization of the City Manager to Execute a Partial Release of Easement and Restrictive Covenants from Atmos Energy Corporation (Atmos) in Willow Creek Park

BACKGROUND/DISCUSSION:
On August 7, 2018, the City Council authorized a Food Truck Park and Farmers Market in Willow Creek Park. The project included a new parking lot located on the west side of the park with access proposed off of Longhorn Boulevard. Construction was to be done by Tarrant County Precinct 4.

In late 2018, during utility locates for the project, it was discovered that Atmos had a blanket easement, dedicated in 1908, that covered the entire area of the park where the parking lot was proposed. Atmos has a high pressure gas line that runs diagonally through the park. Staff has been working with Atmos since that time to reduce the easement to 100' in width. The reduction will allow the parking lot construction to go forward as planned.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
Staff recommends that the Council authorize the City Manager to execute the Partial Release of Easement and Restrictive Covenants from Atmos Energy Corporation

ATTACHMENTS:

Description
Easement Release
Easement Exhibit

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY DOCUMENT 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.

B/174
Tarrant County
07.01.19 BD

PARTIAL RELEASE OF EASEMENT AND RESTRICTIVE COVENANTS

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

This Partial Release of Easement and Restrictive Covenants (this "Partial Release") is entered into as of the last date set forth below (the "Effective Date") by and between Atmos Energy Corporation, a Texas and Virginia Corporation ("Atmos Energy"), and the undersigned landowner(s) ("Landowner").

BACKGROUND

WHEREAS, on December 3, 1908, Lone Star Gas Company, a Texas corporation, and J.H. and Ollie R. Pruitt entered into that certain easement and right-of-way agreement recorded in Volume 313, Page 264 Deed Records of Tarrant County, Texas (the "Easement");

WHEREAS, Atmos Energy is the successor-in-interest to the grantee under the Easement;

WHEREAS, Landowner is the owner of that certain 22.702 acre tract of land, being described in the deed recorded in Volume 9348, Page 144, Deed Records of Tarrant County (hereinafter the "Property");

WHEREAS, Landowner is the owner of that certain 4.605 acre tract of land, being described in the deed recorded in Instrument No. D209049457, Deed Records of Tarrant County (hereinafter the "Property");

WHEREAS, Landowner is the owner of that certain 6.392 acre tract of land, being described in the deed recorded in Instrument No. D209049458, Deed Records of Tarrant County (hereinafter the "Property");

WHEREAS, Landowner acknowledges and agrees that the Easement encumbers the Property;

WHEREAS, Atmos Energy has been requested to partially release the Property from the Easement;

WHEREAS, Atmos Energy is willing to partially release the Property from the Easement as set out below, but in order to ensure Atmos Energy can continue to safely and efficiently carry out the purposes of the Easement, Atmos Energy has requested that Landowner agree to certain covenants and restrictions; and

WHEREAS, the Landowner is agreeable to the covenants and restrictions set forth below.

AGREEMENT

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is acknowledged, the parties agree as follows:

1. Partial Release. Atmos Energy does hereby partially release the Property from the Easement, SAVE AND EXCEPT:

a. A strip of land 100' Feet in width (25' West and 75' East of the pipeline) described by metes and bounds and shown on the plat attached hereto as Exhibit "A" (the "Defined Easement Area") and incorporated herein by reference for all purposes.

b. The right of ingress to, and egress from, the Defined Easement Area on, over, and across the Property ("Access Area").

It is expressly understood and agreed that this partial release is limited to the Property. The Easement shall remain in full force and effect with respect to the remainder of the land covered by the Easement, as though this partial release had not been executed. This partial release shall also not in any way affect, alter or diminish the right of Atmos Energy (or any subsequent successor or assign) to exercise its rights under the Easement to the fullest extent possible within the Defined Easement Area.

2. Covenants and Restrictions. Landowner agrees that the Defined Easement Area shall remain free and unobstructed, and that Atmos Energy has the right to: (i) clear, trim, cut down, remove and prevent trees, shrubbery and other vegetation within the Defined Easement Area; (ii) remove or prevent possible present or future hazards within the Defined Easement Area; (iii) remove, or prevent the construction of, any and all temporary or permanent obstructions, including, by way of example and without limitation, buildings, structures, sheds, barns, dwellings, car ports, garages, cemeteries, reservoirs, ditches, drainage features, livestock pens, fences, walls, signs, improved playgrounds, pools, decks, towers, utility lines, pipelines, poles, salvage or storage yards, septic systems, paving, or parking; and (iv) prevent activities (including, without limitation, blasting, seismic testing, drilling, excavation, earthwork, and grading); any of which, in the sole judgment of Atmos Energy may presently, or possibly in the future, endanger or interfere with the efficient, safe, or convenient construction, operation, maintenance, inspection, repair or replacement of its pipeline(s) and/or appurtenances.

3. Breach of Covenants and Restrictions. Any violation by Landowner of the forgoing restrictions without the express written approval of Atmos Energy shall give rise to the immediate right of Atmos Energy to remove some, all or portions of the encroachments, at any time, without notice, at Landowner's sole cost. Atmos Energy shall have no liability for any damage caused to the encroachments or the Property as a result of such removal. In addition to the foregoing, Atmos Energy shall also have the right to seek injunctive relief to remedy or prevent such violation, with all attorney's fees and legal costs to be borne by Landowner. This paragraph shall not limit Atmos Energy's ability to seek other legal remedies.

4. Subdivision. Unless approved in advance by Atmos Energy in writing, any future subdivision plat for the Property shall show the Defined Easement Area as open green space, and no public or private easements shall be dedicated within the Easement Area by such plat. Residential lot lines crossing the Defined Easement Area are not permitted, and no fences may be built within the Defined Easement Area.

5. Binding on Successor and Assigns. This Partial Release shall constitute covenants running with the land, binding upon Landowner, and all Landowner's heirs, legal representatives, successors and assigns.

6. No Waiver. The failure by Atmos Energy to assert any right under the Easement or this Partial Release shall not constitute a waiver. Further, any delay by Atmos Energy in asserting any right under the Easement or this Partial Release, regardless of the length of any such delay, shall not prevent Atmos Energy from later asserting or otherwise enforcing that same right, including but not limited to the right to prevent or remove any encroachments within the Defined Easement Area as provided above.

EXECUTED this _____ day of _____, 2019.

LANDOWNER (S):

CITY OF SAGINAW

By: _____

Name: Gabe Reaume
Title: City Manager

333 West McLeroy Blvd.
Saginaw, Texas 76179

STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, ___, 2019.

_____
Notary Public in and for the State of Texas

_____
(Print Name of Notary Public Here)

My Commission Expires: _____

EXECUTED this _____ day of _____, 2019.

ATMOS ENERGY CORPORATION

By: _____

Name: Rad Cook

Title: Vice President, Operations
Mid-Tex Division

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared RAD COOK, VICE PRESIDENT, OPERATIONS, MID-TEX DIVISION OF ATMOS ENERGY CORPORATION, a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

_____
(Print Name of Notary Public Here)

My Commission Expires: _____

EXHIBIT A

(Defined Easement Area)

LEGAL DESCRIPTION
ATMOS ENERGY EASEMENT

BEING a 3.8103 acre tract of land situated in the Alexander Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas; said tract being part of that called 22.702 acre tract of land described in Warranty Deed to the City of Saginaw recorded in Volume 9348, Page 144 of the Deed Records of Tarrant County, Texas; said tract also being part of that called 4.605 acre tract of land described in General Warranty Deed to the City of Saginaw recorded in Instrument No. D209049457 and part of that 6.392 acre tract of land described in Warranty Deed to the City of Saginaw recorded in Instrument No. D209049458 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap found for the southwest corner of said 4.605 acre tract;

THENCE North 21°20'54" West, at a distance of 526.47 feet passing a 5/8-inch iron rod with "KHA" cap found for the northwest corner of said 4.605 acre tract and continuing in all a total distance of 1,506.95 feet to a point for corner in the west line of said 6.392 acre tract; said point being in the east line of Block 8, Park West Addition, an addition to the City of Saginaw according to the plat recorded in Volume 388-141, Page 81 of the Plat Records of Tarrant County, Texas;

THENCE North 0°50'53" West, a distance of 125.95 feet to a point for the north corner of said 6.392 acre tract and in the east line of that 14.853 acre tract of land described in Warranty Deed to the City of Saginaw recorded in Volume 9170, Page 82 of the Deed Records of Tarrant County, Texas;

THENCE North 0°48'52" West, along the said east line of the 14.853 acre tract, a distance of 159.34 feet to a point for corner;

THENCE South 21°20'54" East, departing the said east line of the 14.853 acre tract, a distance of 1,812.50 feet to a point for corner in the south line of said 4.605 acre tract;

THENCE South 89°38'13" West, along the said south line of the 4.605 acre tract, a distance of 107.10 feet to the **POINT OF BEGINNING** and containing 3.8103 acres or 165,978 square feet of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

5/17/19

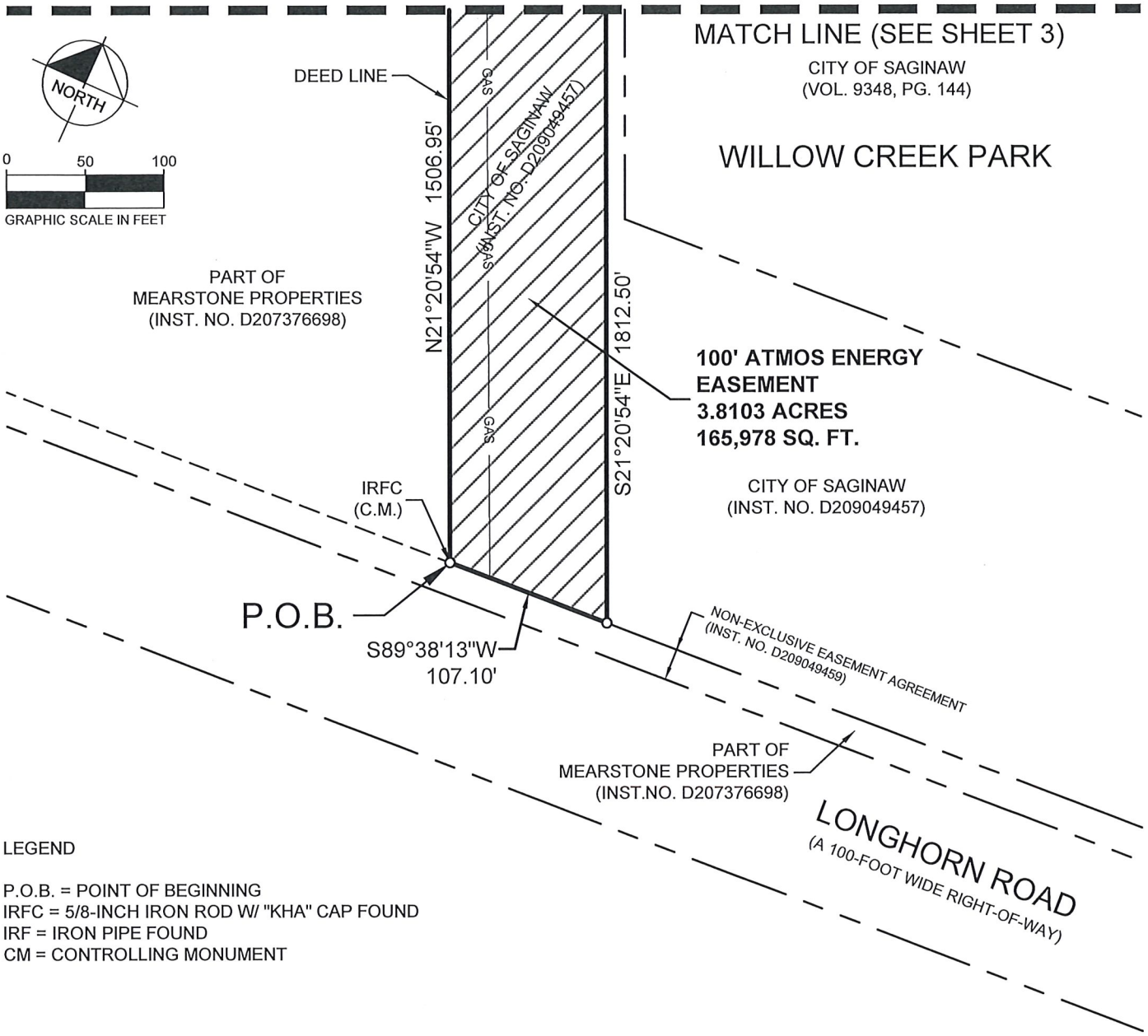
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com

STATE OF TEXAS
REGISTERED
MICHAEL CLEO BILLINGSLEY
6558
PROFESSIONAL
LAND SURVEYOR

ATMOS ENERGY EASEMENT
ALEXANDER ALLBRIGHT SURVEY,
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	05/16/2019	069427000	1 OF 4



LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = 5/8-INCH IRON ROD W/ "KHA" CAP FOUND
IRF = IRON PIPE FOUND
CM = CONTROLLING MONUMENT

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the plat of survey accurately sets out the metes and bounds of the easement tract.

5/17/19

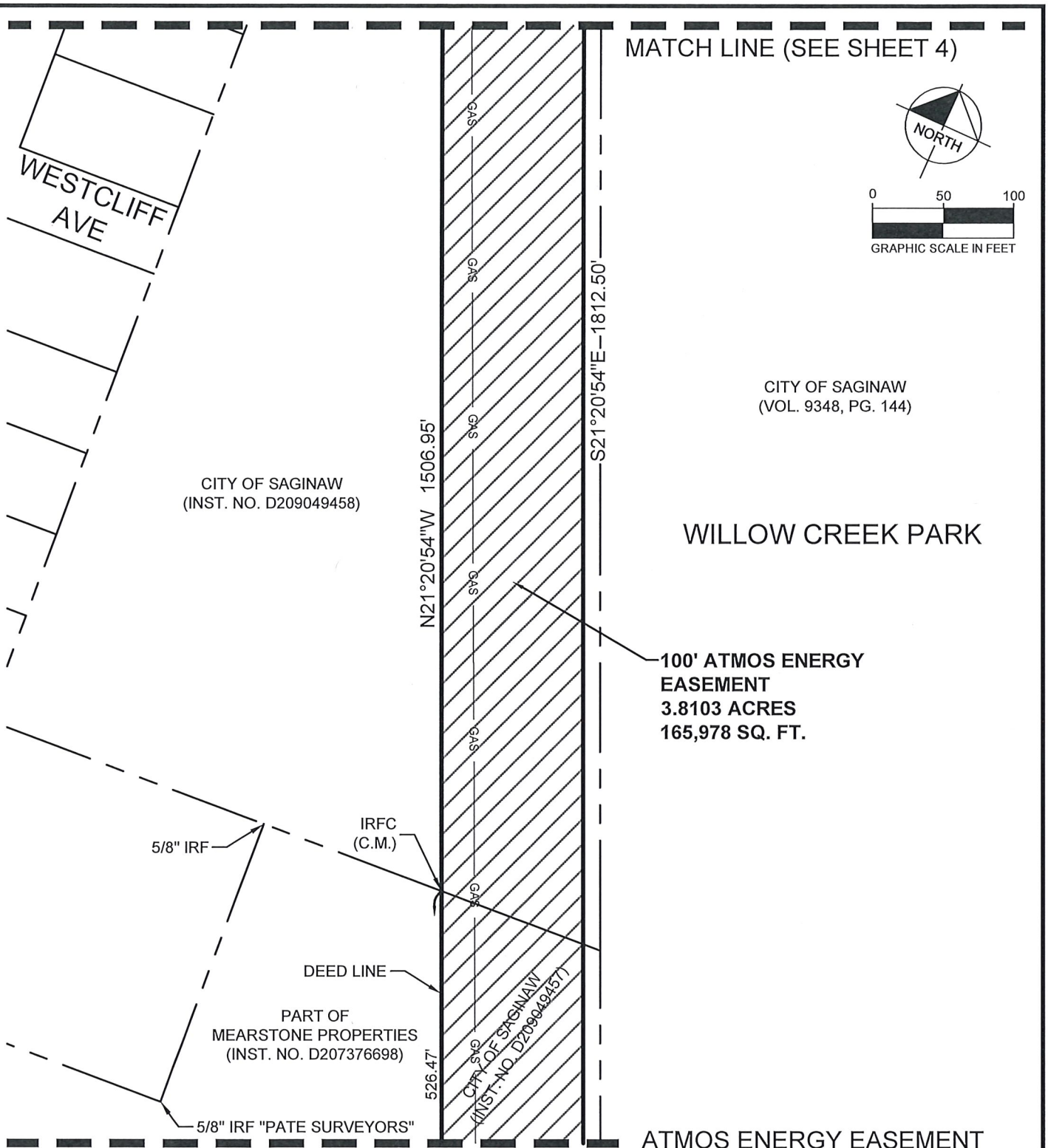
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDP	MCB	05/16/2019	069427000	2 OF 4



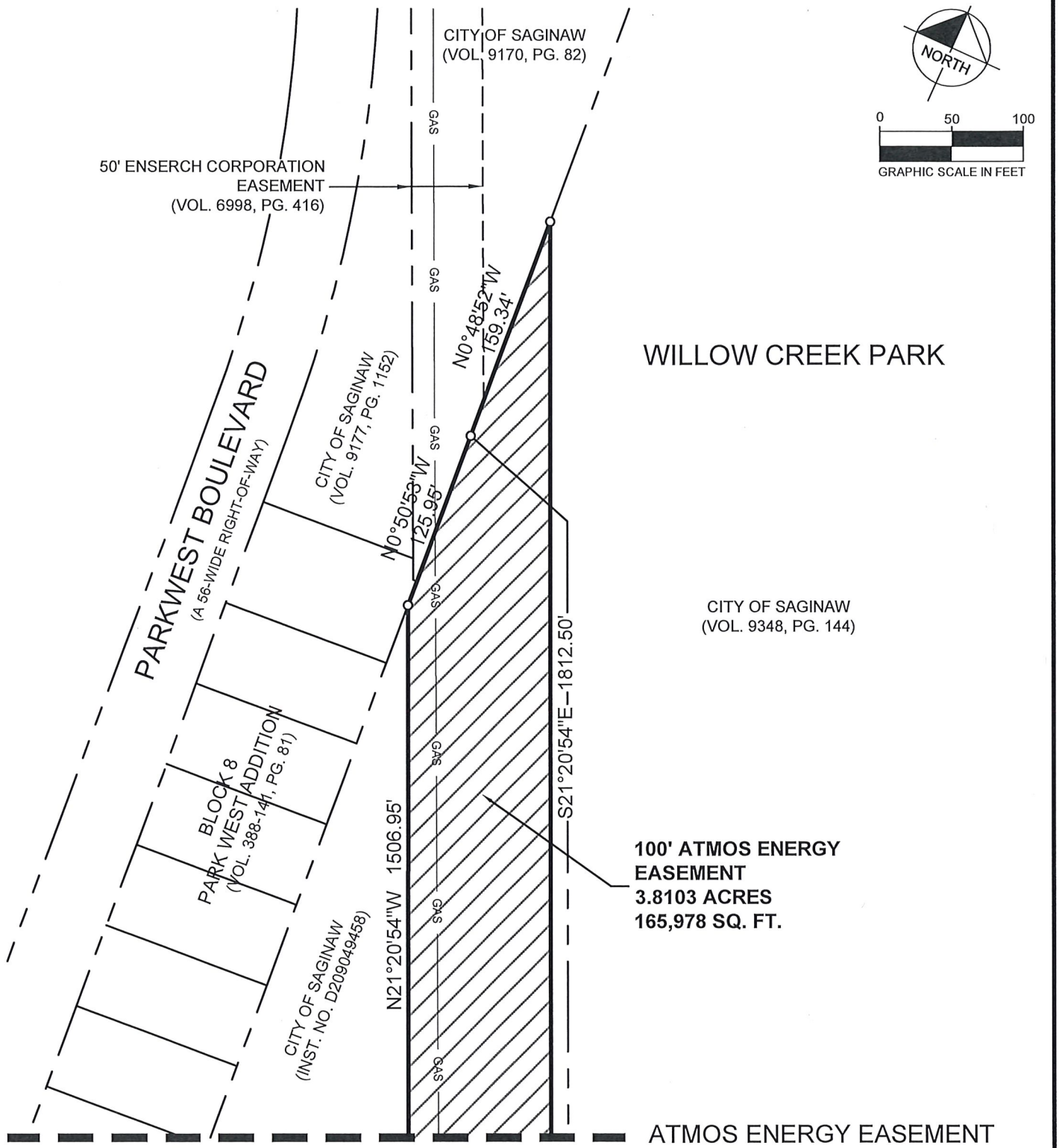
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1" = 100'	CDP	MCB	05/16/2019	069427000	3 OF 4



ATMOS ENERGY EASEMENT
ALEXANDER ALLBRIGHT SURVEY,
ABSTRACT NO. 1849
CITY OF SAGINAW
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1" = 100'	CDP	MCB	05/16/2019	069427000	4 OF 4

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (4)(d)

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

E-mail: AloraW@saginawtx.org

Phone: 817-230-0331

SUBJECT:
Action regarding Building Improvement Grant Agreement with Frank Riley (216 E. McLeroy Blvd.)

BACKGROUND/DISCUSSION:
On Tuesday, July 2, 2019, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application that was submitted on June 19, 2019 by Frank Riley in regards to his property located at 216 E. McLeroy Blvd, in Saginaw.

The City Council determined in that session to award an amount not-to-exceed $3,000 in reimbursable, and matching dollars, for the anticipated improvements as proposed on his application. The included contract under consideration herein is the realization of that intention.

FINANCIAL IMPACT:
Maximum of $3,000 from Account # 01-6142-13-00 Building Improvement Grants

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

FINAL BIG Program Contract - Frank Riley

Building Improvement Grant Program Agreement

This Building Improvement Grant Program Agreement ("Agreement") is made by and between the City of Saginaw (the "City") and Frank Riley ("Property Owner").

WITNESSETH:

WHEREAS, the Property Owner is the owner of property located at216 E. McLeroy Boulevard, Saginaw, Texas; and

WHEREAS, Texas Local Government Code Chapter 380 allows the City to provide incentives for the promotion of economic development; and

WHEREAS, the promotion of the redevelopment of commercial properties in the City promotes economic development within the City and is essential for the continued economic growth and vitality of the City; and

WHEREAS, the Building Improvement Grant Program will enhance the commercial viability and sustainability of commercial properties in the City, improve the physical appearance of businesses and visibly enhance the City's commercial corridors, and aid in the retention and expansion of existing businesses; and

WHEREAS, the City has determined that providing an economic development incentive in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants, will promote local economic development, and will stimulate business and commercial activity in the City; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Term

The term of this Agreement shall begin on the date of Property Owner execution listed below and shall continue until the three-year anniversary of the date that the final Building Improvement Grant is paid by the City, unless sooner terminated as provided herein.

Section 2. Definitions

The terms used in this Agreement shall have the meanings ascribed to them in the City of Saginaw Building Improvement Grant Policy. The term "Impositions" shall mean: all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged,

levied, or imposed by any public or governmental authority on the Property Owner or any property or any business owned by Property Owner within the City.

Section 3. Economic Development Incentive

(a) Payment. Subject to the Property Owner's continued satisfaction of the terms and conditions of this Agreement and of the Policy, and the obligation of the Property Owner to repay the Incentive pursuant to Section 5(b) hereof, the City agrees to provide the Building Improvement Grant to the Property Owner to be paid in a single lump-sum payment after Property Owner makes a written request for reimbursement, in accordance with the requirements of the Policy. The total Building Improvement Grant shall be an amount not to exceed $3,000.00 and eligibility for any Enhancement category shall be limited as set forth in the Policy.

(b) Current Revenue. The Building Improvement Grant made hereunder shall be paid solely from lawfully available funds that have been appropriated by the City. Under no circumstances shall City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. None of the City's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution or other party.

Section 4. Building Improvement Grant Conditions

(a) Conditions. The City's obligation to pay the Building Improvement Grant shall be conditioned upon the Property Owner's continued compliance with and satisfaction of the terms and conditions of this Agreement and the Policy, except those portions of the Policy that have been specifically waived or modified by the City Council. A detailed summary of the required Enhancements and required Construction Costs is set forth in the attached and incorporated Exhibit "A" hereto. A copy of the Policy is hereby attached hereto and incorporated herein as Exhibit "B" to this Agreement.

(b) Inspections. The Property Owner agrees that City, upon reasonable advance notice, may inspect the Enhancements to determine compliance with the terms of the Agreement.

(c) Construction Costs. The Property Owner shall, as a condition precedent to the City's payment of the Building Improvement Grant, provide copies of invoices, receipts and other documentation as may be reasonably requested by the Staff to verify the costs incurred and paid by the Property Owner for construction of the Enhancements.

Section 5. Termination

(a) This Agreement shall terminate upon the occurrence of any one of the following:

(1) mutual agreement of the parties;

(2) the Expiration Date;

(3) at the City's option, if any Impositions owed to the City or the State of Texas by Property Owner shall become delinquent (provided, however Property Owner retains the right to timely and properly protest and contest any such Impositions);

(4) by the City in the event Property Owner breaches any of the terms or conditions of this Agreement and such breach is not cured within sixty (60) days after written notice thereof;

(5) by City, if the Property Owner suffers an event of bankruptcy or insolvency;

(6) by City, if any subsequent Federal or State legislation or any final, non-appealable decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or

(b) In the event of termination by the City pursuant to (a)(3), (4), (5), or (6) the Property Owner shall immediately repay to the City an amount equal to Building Improvement Grant paid to Property Owner, if any, prior to termination of this Agreement.

Section 6. Miscellaneous

(a) Assignment. This Agreement may not be assigned without the prior written consent of the City.

(b) Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto.

(c) Limitation on Liability. It is understood and agreed between the parties that the Property Owner, in satisfying the conditions of this Agreement, has acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.

(d) No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties.

(e) Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

(f) Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for Property Owner, to:

Frank Riley
6704 Azle Ave.
Lake Worth, TX 76135

If intended for City, to:

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

(g) Indemnification. **THE PROPERTY OWNER HEREBY CERTIFIES THAT THE PROPERTY OWNER IS 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 AGREEMENT OR THE POLICY, AND AGREES TO INDEMNIFY THE CITY, THE BOARD, AND THEIR AGENTS, EMPLOYEES, OFFICERS, AND DIRECTORS FROM ANY CLAIMS OR DAMAGES RESULTING FROM THE PROJECT, INCLUDING REASONABLE ATTORNEY FEES.**

(h) Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

(i) Governing Law. The Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

(j) Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

(k) Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any

respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

(l) Recitals. The recitals to this Agreement are incorporated herein.

(m) Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

(n) Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

City of Saginaw, Texas

By:

Todd Flippo, Mayor,

Attest:

By:

City Secretary

Executed on this _____ day of _____, 20 .

Property Owner

By: _____

Name:

Saginaw, Texas

Application for Building Improvement Grant

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

1	**PROJECT INFORMATION**			
A	**Property Address**: 216 E McLeroy Saginaw, Tx 76179			
B	**Estimated Begin Work Date**: 7-5-19		**Estimated Completion Date**: 8-20-19	
C	**Years in business at this location**: 20yrs			
D	**Reason for requesting grant**: Improvement of Building Appearance			
2	**ELIGIBILITY OF PROPERTY**			
	Yes	**No**	**Item**	**Notes**
A	✓		Within the City?	•
B	✓		Commercially zoned?	•
C	✓		Tax Paying entity?	•
D	✓		City taxes in good standing?	• 2nd half personal property due 6/30/19
E	✓		No City liens existing?	•
F	✓		Proof of ownership provided?	•
G		✓	Outstanding code violations?	•
H	✓		Frequency of Grants OK?	• In accordance with Section 3.1.8
3	**ELIGIBILITY OF BUSINESS**			
	Yes	**No**	**Item**	**Notes**
A	✓		Business taxes in good standing?	•
B	✓		If not owner, authorization provided?	•

4	Enhancements	Total Cost	Policy Max %	Policy Max $	Amount Requested	Amount Approved
A	Façade: (Section 4.3) •	5000.00 $	50 %	$5,000	2500 00 $	$
B	Interior Renovation: (Section 4.4) •	4792.00 $	50 %	$5,000	2396. 00 $	$
C	Landscaping: (Section 4.5) •	$	50 %	$5,000	$	$
D	Lighting: (Section 4.6) •	1,000 00 $	50 %	$5,000	500 00 $	$
E	Parking / Driveways: (Section 4.7) •	$	50 %	$5,000	$	$
F	Pedestrian Amenities: (Section 4.8) •	$	50 %	$5,000	$	$
G	Signage: (Section 4.9) •	$	50 %	$5,000	$	$
H	Code Compliance: (Section 4.10) •	$	50 %	$5,000	$	$
I	Demolition: (Section 4.11) •	2000 00 $	50 %	$5,000	1000 00 $	$
J	Public Art: (Section 4.12) •	$	50 %	$5,000	$	$
K	(Max. Grant Per Policy = $5,000) **TOTAL BUILDING IMPROVEMENT GRANT APPROVED:**					
L	**Describe any planned Non-Grant Enhancements**:					

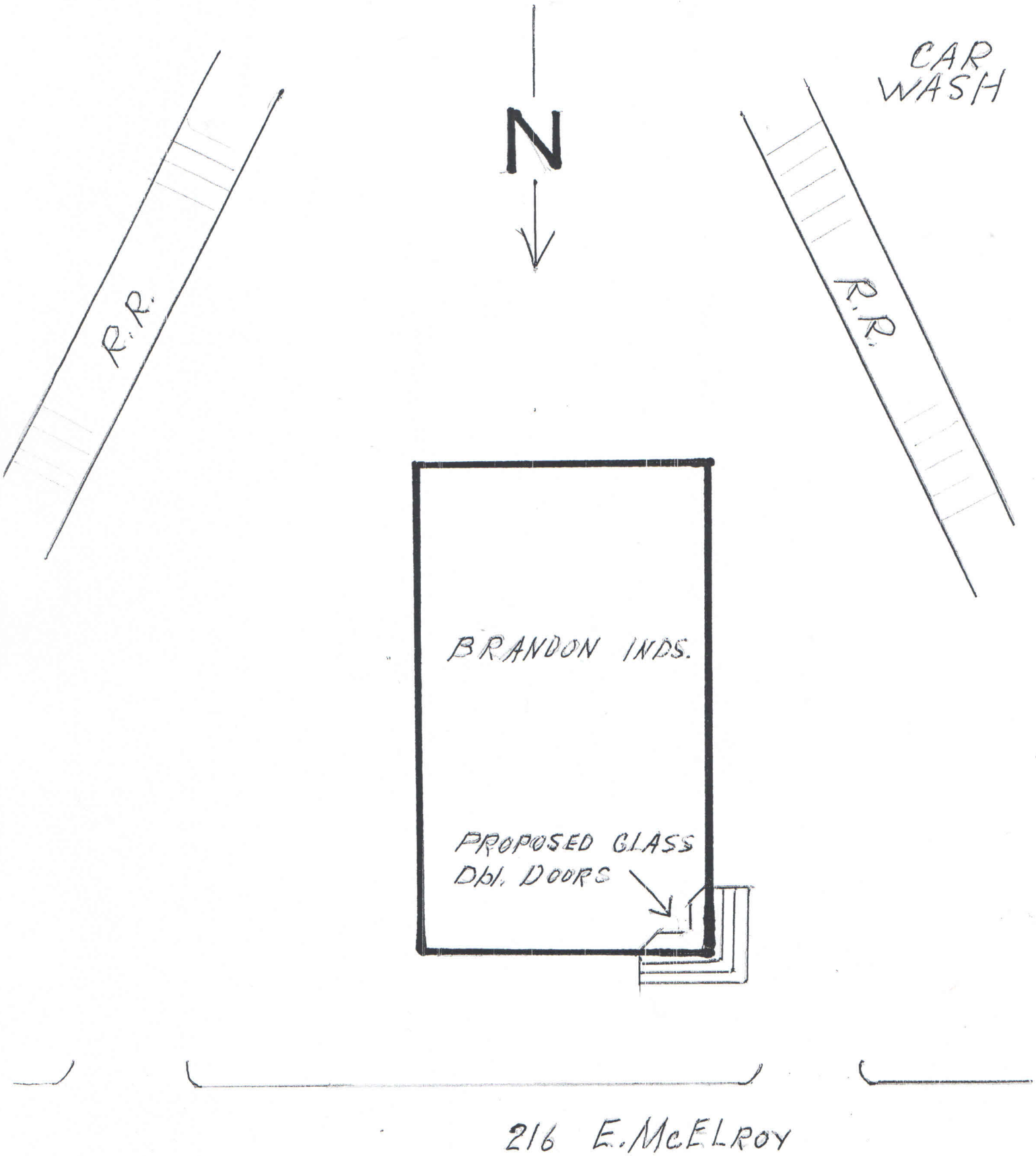
5	**GRANT PRIORITIES**			
	Yes	**No**	**Preferred Area?**	**Notes**
A			Transportation Corridors including; Saginaw Blvd, Bailey Boswell Rd, Old Decatur Rd, Blue Mound Rd (west side), McLeroy Blvd;	•
B			Downtown	•
	Yes	**No**	**Preferred Business?**	**Notes**
C			Retail	•
D			Restaurants	•
E			Professional Office	•
F	✓		Industrial and manufacturing	•
G			Any sales-tax generating business	•
6	**ATTACHMENTS / EXHIBITS**			
	Yes	**No**	**Item**	**Notes**
A	✓		Ownership documentation	•
B			Photos of existing conditions	•
C			Drawing, renderings, plans of the proposed enhancements	•
D			Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimate	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G			Written support of the grant application from the owner	• If Applicant is not property owner

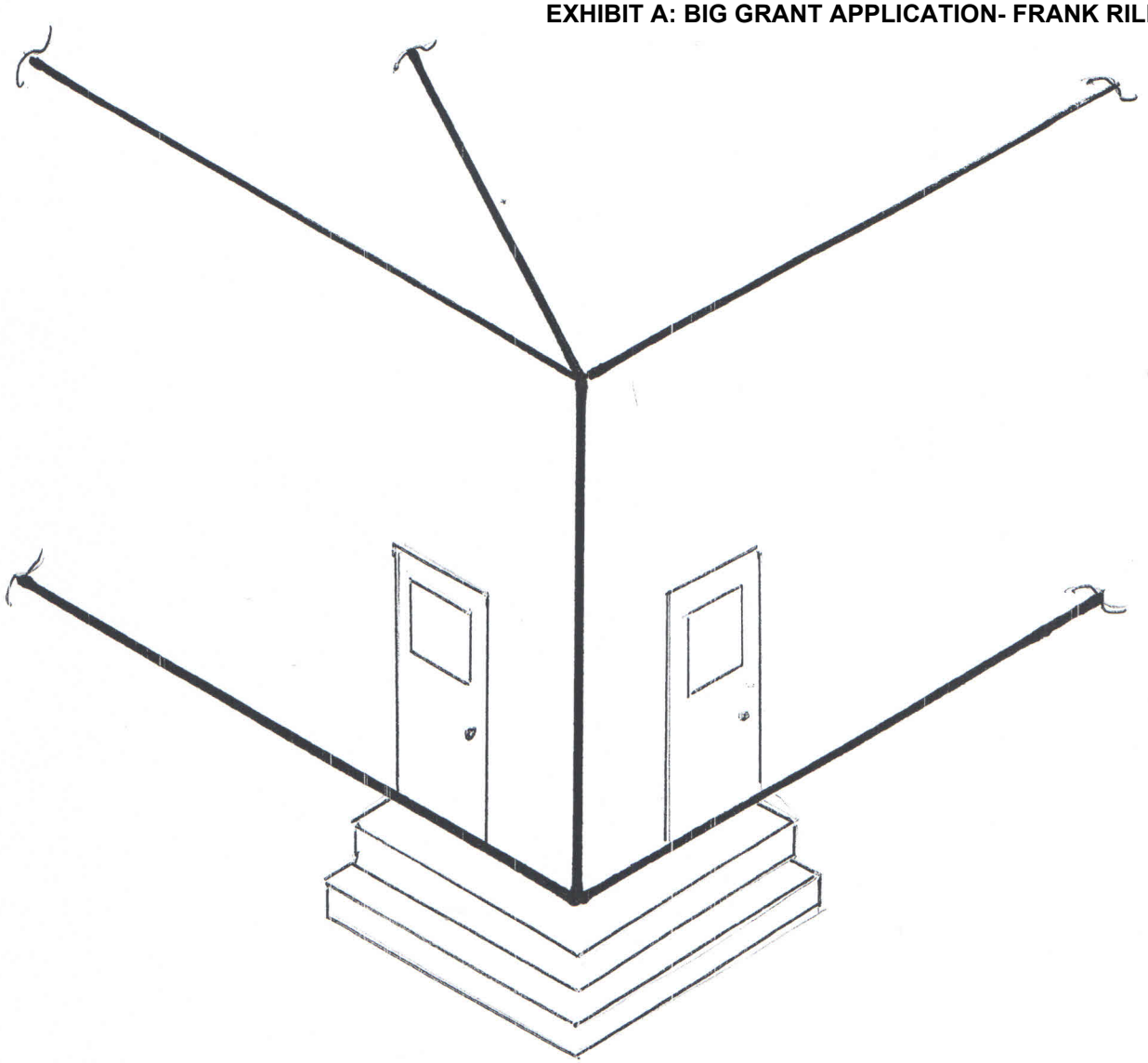
7	**CONTRACTOR INFORMATION**		
A	**Contractor for**: FRANK RILEY		
	Company Name: HECTOR ESPINOZA		
	Contact Person: HECTOR	Title: OWNER	
	Address: 1818 GOULD AVE FT WORTH, TX 76104		
	Wk Phone: 817-923-8413	Cell:	Fax:
	Email:	Website:	
B	**Contractor for**: FRANK RILEY		
	Company Name: A & B GLASS and Mirror		
	Contact Person: DON BESS	Title:	
	Address: 2806 AZLE AVE FT. WORTH, TX 76106		
	Wk Phone: 817-624-8136	Cell:	Fax:
	Email:	Website:	
C	**Contractor for**:		
	Company Name:		
	Contact Person:	Title:	
	Address:		
	Wk Phone:	Cell:	Fax:
	Email:	Website:	
D	**Contractor for**:		
	Company Name:		
	Contact Person:	Title:	
	Address:		
	Wk Phone:	Cell:	Fax:
	Email:	Website:	

8	**Applicant / Owner Certifications:** In accordance with Resolution 2018-23 adopting the Building Improvement Grant Policy, the undersigned do hereby certify the following:
A	**Section 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.
B	**Section 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, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	**Section 7.3 - Insurance**: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	**Section 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.
E	**Section 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.
F	**Section 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.
G	**Section 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.**
9	**I (we) hereby affirm the Certifications noted above and approve this Application for Building Improvement Grant incentives and the Enhancements identified herein.**

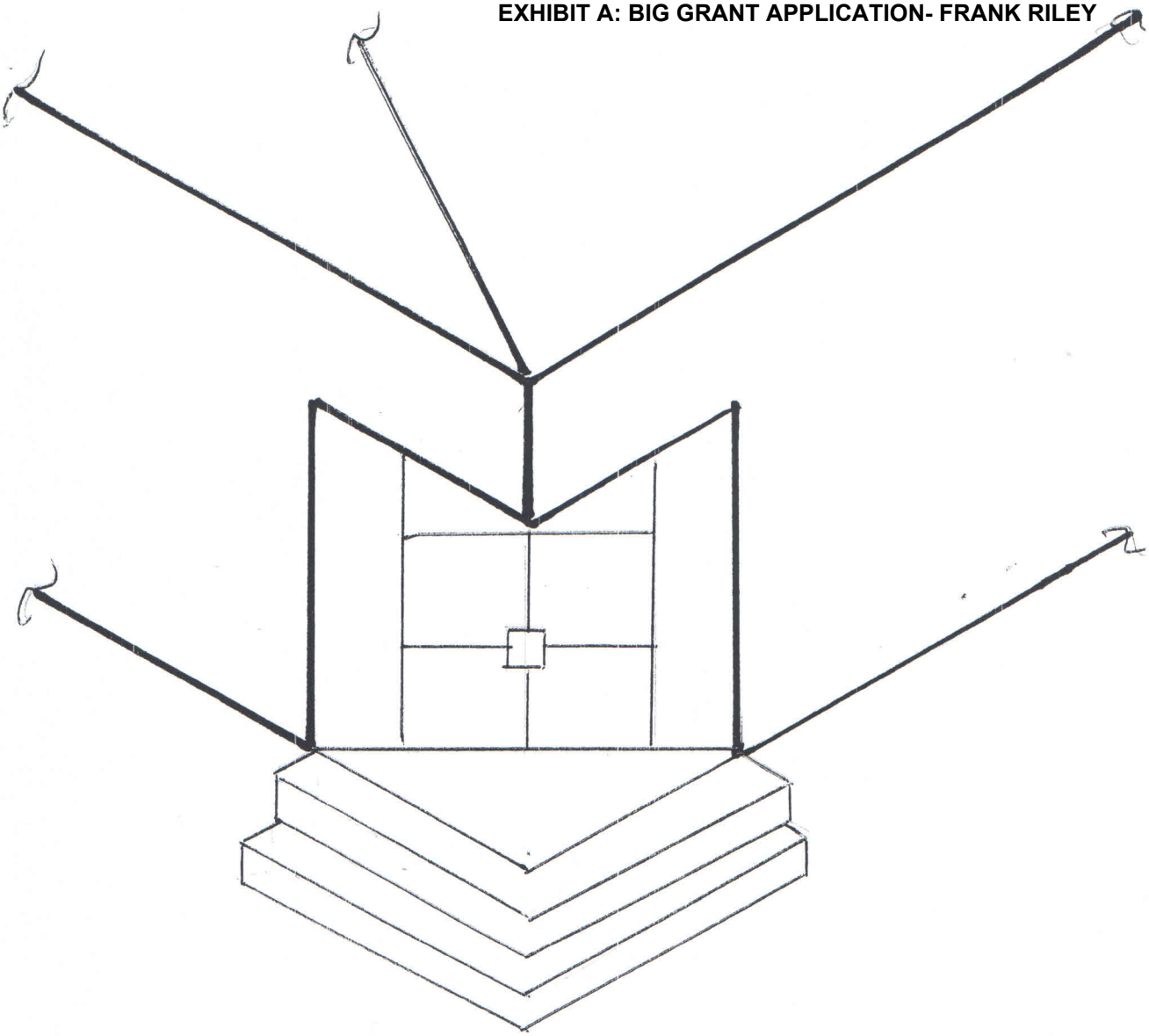
Property Owner		**Applicant / Business Representative**	
Company: FRANK RILEY		Company:	
Signed: Frank Riley		Signed:	
Name: FRANK RILEY		Name:	
Title: OWNER		Title:	
W: 817-237-8104	C: 817-991-6979	W:	C:
EM: rpm0221@aol.com		EM:	
Address: 6704 AZLE AVE FT WORTH, TX 76135		Address:	

EXHIBIT A: BIG GRANT APPLICATION- FRANK RILEY





EXISTING
FRONT DOORS



PROPOSED GLASS

DBL. DOORS

PROPOSAL

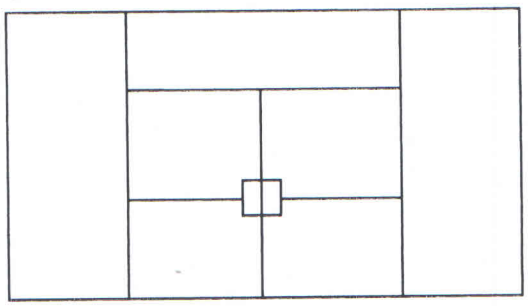
Date: 6/11/19

To: Frank Riley

_____

_____

From: A&B Glass and Mirror
2806 Azle Ave.
Fort Worth TX 76106
Phn 817.624.8136
817.626.1520
Fax 817.625.5006



6' x 7' stock pair doors, frame, transom and sidelites
Standard hardware
¼ gry lite tempered safety glass to match existing

Materials and Labor
$4,842 plus tax

Company	Signature	Title	Date
_____	_____	_____	_____
_____	_____	_____	_____

QUOTE

Hector Espinoza

1818 Gould Avenue
Fort Worth, Texas 76104
817-323-8413

DATE: JUNE 10, 2019

EXPIRATION DATE: THIRTY DAYS

TO Frank Riley
6704 Azle Avenue
Lake Worth, TX 76135
Phone: 817-237-8104

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	216 E. McLeroy	Due upon Completion	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Build temporary wall with door to keep tenants in operation.		
	Remove two existing steel doors		
	Replace inside walls for installation of new glass double doors		
	Re-work necessary electric		
	Paint inside as needed		
	Rework floor as needed		
	Furnish and install trench drains at bottom of concrete steps		
		TOTAL BASE BID	7,950.00

WENDY BURGESS
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

@TarrantCoTax
Facebook.com/TarrantCountyTAC

100 E. Weatherford, Fort Worth, TX 76196
(817) 884-1110
e-mail:taxoffice@tarrantcounty.com
web:www.tarrantcounty.com

EXHIBIT A: BIG GRANT APPLICATION - FRANK RILEY

DATE: 06/17/2019

2018 TAX STATEMENT

V1.10

IN GOD WE TRUST

ACCOUNT: 00006821901

LEGAL: ARMENDARIS, JUAN SURVEY
ABSTRACT 59 TRACT 4A IMP ONLY

e-STATEMENT

MasterCard VISA AMERICAN EXPRESS DISCOVER

Visit our website for online credit card and eCheck payments
Pay by phone at 817-884-1110

OWNER: RILEY FRANK JR
PARCEL ADDRESS: 0000216 E MCLEROY BLVD
EXEMPTIONS:

IMPROVEMENT VAL 75,000	APPRAISED VAL 75,000					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER $100	BASE TAX	TAXES DUE CURRENTLY
SAGINAW CITY	75,000	0	75,000	0.471800	353.85	0.00
TARRANT COUNTY	75,000	0	75,000	0.234000	175.50	0.00
T C HOSPITAL	75,000	0	75,000	0.224429	168.32	0.00
T C COLLEGE	75,000	0	75,000	0.136070	102.05	0.00
EAGLMT/SAG ISD	75,000	0	75,000	1.540000	1155.00	0.00
				TOTAL TAXES	1,954.72	0.00

TOTAL AMOUNT DUE **0.00**
INCLUDES PAYMENTS RECEIVED

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

***ADDITIONAL CITY SALES TAX REDUCED YOUR CITY AD VALOREM TAX BY $63.32.**

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

RILEY FRANK JR

RETURN WITH PAYMENT

00006821901
00006821901

PAY THIS AMOUNT **$0.00**
Delinquent after: 1/31/2019

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00

00006821901 2018

78092632
78092632

RILEY FRANK JR DBA SAGINAW RENTAL & LEASING
6704 AZLE AVE
FORT WORTH, TX 76135-2223

Make checks payable to:
WENDY BURGESS. TAX-ASSESSOR-COLLECTOR
PO BOX 961018
FORT WORTH TX 76161-0018

00006821901 0000000000 0000000000 0000000000 0617201900000

WENDY BURGESS
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

@TarrantCoTax
Facebook.com/TarrantCountyTAC

100 E. Weatherford, Fort Worth, TX
(817) 884-1100
e-mail:taxoffice@tarrantcounty.com
web:www.tarrantcounty.com

EXHIBIT A: BIG GRANT APPLICATION- FRANK RILEY

V1.10

2018 TAX STATEMENT

IN GOD WE TRUST

DATE: 06/17/2019

ACCOUNT: 00009852107

LEGAL: BRANDON INDUSTRIES PERSONAL PROPERTY TANGIBLE INDUSTRIAL

e-STATEMENT

MasterCard VISA AMERICAN EXPRESS DISCOVER

Visit our website for online credit card and eCheck payments
Pay by phone at 817-884-1110

OWNER: BILL BARRETT INDUSTRIES INC
PARCEL ADDRESS: 0000216 E MCLEROY BLVD
EXEMPTIONS:

APPRAISED VAL 126,321						
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER $100	BASE TAX	TAXES DUE CURRENTLY
SAGINAW CITY	126,321	0	126,321	0.471800	595.98	0.00
TARRANT COUNTY	126,321	0	126,321	0.234000	295.59	0.00
T C HOSPITAL	126,321	0	126,321	0.224429	283.50	0.00
T C COLLEGE	126,321	0	126,321	0.136070	171.88	0.00
EAGLMT/SAG ISD	126,321	0	126,321	1.540000	1945.34	0.00
				TOTAL TAXES	3,292.29	0.00

TOTAL AMOUNT DUE 1,903.69
INCLUDES PAYMENTS RECEIVED

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

***ADDITIONAL CITY SALES TAX REDUCED YOUR CITY AD VALOREM TAX BY $106.65.**

TENANT PAID 1/2 TAEXES
BALANCE DUE JUNE 30, 2019

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

BILL BARRETT INDUSTRIES INC

NOTE: TOTAL SHOWS CURRENT AND PRIOR YEAR TAXES DUE.

00009852107
00009852107

RETURN WITH PAYMENT

PAY THIS AMOUNT $1,903.69
Delinquent after: 1/31/2019

IF PAID IN	AMOUNT DUE
JUL	1,917.92
AUG	1,932.16

00009852107 2018
78092634
78092634

BILL BARRETT INDUSTRIES INC
216 E MCLEROY BLVD
SAGINAW, TX 76179-1650

Make checks payable to:
WENDY BURGESS. TAX-ASSESSOR-COLLECTOR
PO BOX 961018
FORT WORTH TX 76161-0018

00009852107 0000190369 0000191792 0000193216 0617201900000

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: 7/23/2019

Agenda Items: (4)(e)

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

E-mail: AloraW@saginawtx.org

Phone: 817-230-0331

SUBJECT:
Action regarding Building Improvement Grant with Roger Brandt (120 W. McLeroy Blvd.)

BACKGROUND/DISCUSSION:
On Tuesday, July 2, 2019, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application that was submitted on June 27, 2019 by Roger Brandt in regards to his property located at 120 W. McLeroy Blvd, in Saginaw.
The City Council determined in that session to award an amount not-to-exceed $5,000 in reimbursable, and matching dollars, for the anticipated improvements as proposed on his application. The included contract under consideration herein is the realization of that intention.

FINANCIAL IMPACT:
Maximum of $5,000 from Account # 01-6142-13-00 Building Improvement Grants

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

FINAL BIG Program Contract - Roger Brandt

Building Improvement Grant Program Agreement

This Building Improvement Grant Program Agreement ("Agreement") is made by and between the City of Saginaw (the "City") and Roger Brandt ("Property Owner").

WITNESSETH:

WHEREAS, the Property Owner is the owner of property located at120 W. McLeroy Boulevard, Saginaw, Texas; and

WHEREAS, Texas Local Government Code Chapter 380 allows the City to provide incentives for the promotion of economic development; and

WHEREAS, the promotion of the redevelopment of commercial properties in the City promotes economic development within the City and is essential for the continued economic growth and vitality of the City; and

WHEREAS, the Building Improvement Grant Program will enhance the commercial viability and sustainability of commercial properties in the City, improve the physical appearance of businesses and visibly enhance the City's commercial corridors, and aid in the retention and expansion of existing businesses; and

WHEREAS, the City has determined that providing an economic development incentive in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants, will promote local economic development, and will stimulate business and commercial activity in the City; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Term

The term of this Agreement shall begin on the date of Property Owner execution listed below and shall continue until the three-year anniversary of the date that the final Building Improvement Grant is paid by the City, unless sooner terminated as provided herein.

Section 2. Definitions

The terms used in this Agreement shall have the meanings ascribed to them in the City of Saginaw Building Improvement Grant Policy. The term "Impositions" shall mean: all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged,

levied, or imposed by any public or governmental authority on the Property Owner or any property or any business owned by Property Owner within the City.

Section 3. Economic Development Incentive

(a) Payment. Subject to the Property Owner's continued satisfaction of the terms and conditions of this Agreement and of the Policy, and the obligation of the Property Owner to repay the Incentive pursuant to Section 5(b) hereof, the City agrees to provide the Building Improvement Grant to the Property Owner to be paid in a single lump-sum payment after Property Owner makes a written request for reimbursement, in accordance with the requirements of the Policy. The total Building Improvement Grant shall be an amount not to exceed $5,000.00 and eligibility for any Enhancement category shall be limited as set forth in the Policy.

(b) Current Revenue. The Building Improvement Grant made hereunder shall be paid solely from lawfully available funds that have been appropriated by the City. Under no circumstances shall City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. None of the City's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution or other party.

Section 4. Building Improvement Grant Conditions

(a) Conditions. The City's obligation to pay the Building Improvement Grant shall be conditioned upon the Property Owner's continued compliance with and satisfaction of the terms and conditions of this Agreement and the Policy, except those portions of the Policy that have been specifically waived or modified by the City Council. A detailed summary of the required Enhancements and required Construction Costs is set forth in the attached and incorporated Exhibit "A" hereto. A copy of the Policy is hereby attached hereto and incorporated herein as Exhibit "B" to this Agreement.

(b) Inspections. The Property Owner agrees that City, upon reasonable advance notice, may inspect the Enhancements to determine compliance with the terms of the Agreement.

(c) Construction Costs. The Property Owner shall, as a condition precedent to the City's payment of the Building Improvement Grant, provide copies of invoices, receipts and other documentation as may be reasonably requested by the Staff to verify the costs incurred and paid by the Property Owner for construction of the Enhancements.

Section 5. Termination

(a) This Agreement shall terminate upon the occurrence of any one of the following:

(1) mutual agreement of the parties;

(2) the Expiration Date;

(3) at the City's option, if any Impositions owed to the City or the State of Texas by Property Owner shall become delinquent (provided, however Property Owner retains the right to timely and properly protest and contest any such Impositions);

(4) by the City in the event Property Owner breaches any of the terms or conditions of this Agreement and such breach is not cured within sixty (60) days after written notice thereof;

(5) by City, if the Property Owner suffers an event of bankruptcy or insolvency;

(6) by City, if any subsequent Federal or State legislation or any final, non-appealable decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or

(b) In the event of termination by the City pursuant to (a)(3), (4), (5), or (6) the Property Owner shall immediately repay to the City an amount equal to Building Improvement Grant paid to Property Owner, if any, prior to termination of this Agreement.

Section 6. Miscellaneous

(a) Assignment. This Agreement may not be assigned without the prior written consent of the City.

(b) Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto.

(c) Limitation on Liability. It is understood and agreed between the parties that the Property Owner, in satisfying the conditions of this Agreement, has acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.

(d) No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties.

(e) Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

(f) Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for Property Owner, to:

Roger Brandt II
120 W. McLeroy Blvd
Saginaw, TX 76179

If intended for City, to:

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

(g) Indemnification. **THE PROPERTY OWNER HEREBY CERTIFIES THAT THE PROPERTY OWNER IS 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 AGREEMENT OR THE POLICY, AND AGREES TO INDEMNIFY THE CITY, THE BOARD, AND THEIR AGENTS, EMPLOYEES, OFFICERS, AND DIRECTORS FROM ANY CLAIMS OR DAMAGES RESULTING FROM THE PROJECT, INCLUDING REASONABLE ATTORNEY FEES.**

(h) Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

(i) Governing Law. The Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

(j) Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

(k) Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any

respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

(l) Recitals. The recitals to this Agreement are incorporated herein.

(m) Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

(n) Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

City of Saginaw, Texas

By:

Todd Flippo, Mayor,

Attest:

By:

City Secretary

Executed on this _____ day of _____, 20 .

Property Owner

By: _____

Name:

Saginaw, Texas

Application for Building Improvement Grant

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

1	**PROJECT INFORMATION**			
A	**Property Address:** 120 W. McLeroy Blvd			
B	**Estimated Begin Work Date:** ASAP		**Estimated Completion Date:**	
C	**Years in business at this location:** 17			
D	**Reason for requesting grant:** Improve Appearance			

2	**ELIGIBILITY OF PROPERTY**			
	Yes	**No**	**Item**	**Notes**
A	/		Within the City?	•
B	/		Commercially zoned?	•
C			Tax Paying entity?	•
D			City taxes in good standing?	•
E			No City liens existing?	•
F			Proof of ownership provided?	•
G			Outstanding code violations?	•
H			Frequency of Grants OK?	• In accordance with Section 3.1.8

3	**ELIGIBILITY OF BUSINESS**			
	Yes	**No**	**Item**	**Notes**
A			Business taxes in good standing?	•
B			If not owner, authorization provided?	•

4	**Enhancements**	Total Cost	Policy Max %	Policy Max $	Amount Requested	Amount Approved
A	Façade: (Section 4.3) •	12425 $	50 %	$5,000	5,000 $	$
B	Interior Renovation: (Section 4.4) •	$	50 %	$5,000	$	$
C	Landscaping: (Section 4.5) •	$	50 %	$5,000	$	$
D	Lighting: (Section 4.6) •	$	50 %	$5,000	$	$
E	Parking / Driveways: (Section 4.7) •	$	50 %	$5,000	$	$
F	Pedestrian Amenities: (Section 4.8) •	$	50 %	$5,000	$	$
G	Signage: (Section 4.9) •	$	50 %	$5,000	$	$
H	Code Compliance: (Section 4.10) •	$	50 %	$5,000	$	$
I	Demolition: (Section 4.11) •	$	50 %	$5,000	$	$
J	Public Art: (Section 4.12) •	$	50 %	$5,000	$	$
K	(Max. Grant Per Policy = $5,000) **TOTAL BUILDING IMPROVEMENT GRANT APPROVED:**					
L	**Describe any planned Non-Grant Enhancements:**					

5	**GRANT PRIORITIES**			
	Yes	**No**	**Preferred Area?**	**Notes**
A			Transportation Corridors including; Saginaw Blvd, Bailey Boswell Rd, Old Decatur Rd, Blue Mound Rd (west side), McLeroy Blvd;	•
B			Downtown	•
	Yes	**No**	**Preferred Business?**	**Notes**
C			Retail	•
D			Restaurants	•
E			Professional Office	•
F			Industrial and manufacturing	•
G			Any sales-tax generating business	•

6	**ATTACHMENTS / EXHIBITS**			
	Yes	**No**	**Item**	**Notes**
A			Ownership documentation	•
B			Photos of existing conditions	•
C			Drawing, renderings, plans of the proposed enhancements	•
D			Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimate	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G			Written support of the grant application from the owner	• If Applicant is not property owner

7	**CONTRACTOR INFORMATION**		
A	**Contractor for**:		
	Company Name: Tekton Construction		
	Contact Person: John Wiertzema	Title: Owner	
	Address:		
	Wk Phone:	Cell: 817403-0827	Fax:
	Email:	Website:	
B	**Contractor for**:		
	Company Name:		
	Contact Person:	Title:	
	Address:		
	Wk Phone:	Cell:	Fax:
	Email:	Website:	
C	**Contractor for**:		
	Company Name:		
	Contact Person:	Title:	
	Address:		
	Wk Phone:	Cell:	Fax:
	Email:	Website:	
D	**Contractor for**:		
	Company Name:		
	Contact Person:	Title:	
	Address:		
	Wk Phone:	Cell:	Fax:
	Email:	Website:	

8	**Applicant / Owner Certifications:** In accordance with Resolution 2018-23 adopting the Building Improvement Grant Policy, the undersigned do hereby certify the following:
A	**Section 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.
B	**Section 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, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	**Section 7.3 - Insurance**: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	**Section 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.
E	**Section 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.
F	**Section 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.
G	**Section 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.**
9	**I (we) hereby affirm the Certifications noted above and approve this Application for Building Improvement Grant incentives and the Enhancements identified herein.**

Property Owner		**Applicant / Business Representative**	
Company: Century 21 Alliance Properties		Company:	
Signed: Roger D. Brandt II		Signed:	
Name: Roger D. Brandt II		Name:	
Title: President		Title:	
W: 817 232-9550	C: 817 909-0451	W:	C:
EM: brandt212@aol.com		EM:	
Address: Same		Address:	

John Wiertzema
Tekton Construction and Remodeling
652 Chestnut LN Saginaw, TX 76179
817-403-0827

Estimate

Client Information **Date: 6/27/19**

Century 21 - Roger Brandt

Job Location:
120 W McLeroy
Saginaw, TX 76179

Description	QTY	Amount
Paint Exterior pressure wash all brick on exterior prep and prime all brick on exterior paint all exterior brick - color and sheen TBD prep and paint all soffit and trim around building		4,950.00
Pillars on East Side surround 7 pillars with limestone blocks 42" high box in 7 pillars with cedar on remaining 4' of each pillar stain cedar - color TBD		6,475.00
Repairs repair water damaged wood siding where needed before painting remove wood shake over windows - replace with siding, paint to match soffit		1,000.00
Additional Notes		
		12,425.0

Contact Information
John Wiertzema
(817) 403-0827

John Wiertzema
Tekton Construction and Remodeling
652 Chestnut LN Saginaw, TX 76179
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Estimate

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Additional Notes		
		12,425.0

Contact Information
John Wiertzema
(817) 403-0827

TARRANT APPRAISAL DISTRICT

06/27/2019

Account #: 03736725
Georeference: A 59-1F
Property Location: 120 W MCLEROY BLVD

Jurisdictions:
021 CITY OF SAGINAW
220 TARRANT COUNTY
918 EAGLE MTN-SAGINAW ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information
BLUE WATER RENTS LLC
2941 ASTON MEADOWS DR
HASLET, TX 76052

5-Year Value History
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2019	$215,223	$76,510	$291,733	$291,733
2018	$215,223	$76,510	$291,733	$291,733
2017	$215,223	$76,510	$291,733	$291,733
2016	$181,303	$76,510	$257,813	$257,813
2015	$133,490	$76,510	$210,000	$210,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data
Legal Description: ARMENDARIS, JUAN SURVEY
Abstract 59 Tract 1F
Deed Date: 02-10-2015
Instrument: D215033111
State Code: F1 Commercial
Agent: None

Notice Sent: 04-15-2019
Protest Deadline: 05-15-2019

Site Number: 80259324
Site Name: CENUTRY 21
Class: OFCLowRise - Office-Low Rise
of Parcels: 1
Primary Building:
Building Name: CENTURY 21 / 03736725
Building Type: Commercial
Year Built: 1972

Gross Building Area †††: 2,235
Net Leasable Area †††: 2,235
Land Sqft ♦: 15,002
Land Acres ♦: 0.3443

††† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions

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: 7/23/2019

Agenda Items: (4)(f)

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

E-mail: AloraW@saginawtx.org

Phone: 817-230-0331

SUBJECT:
Action regarding Building Improvement Grant with Richard Mittelman (101 S. Belmont St.)

BACKGROUND/DISCUSSION:
On Tuesday, July 2, 2019, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application that was submitted on June 14, 2019 by Richard Mittelman in regards to his property located at 101 S. Belmont, St., in Saginaw.
The City Council determined in that session to award an amount not-to-exceed $5,000 in reimbursable, and matching dollars, for the anticipated improvements as proposed on his application. The included contract under consideration herein is the realization of that intention.

FINANCIAL IMPACT:
Maximum of $5,000 from Account # 01-6142-13-00 Building Improvement Grants

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

FINAL BIG Program Contract - Richard Mittelman

Building Improvement Grant Program Agreement

This Building Improvement Grant Program Agreement ("Agreement") is made by and between the City of Saginaw (the "City") and Richard S. Mittelman ("Property Owner").

WITNESSETH:

WHEREAS, the Property Owner is the owner of property located at 101 S. Belmont Street, Saginaw, Texas; and

WHEREAS, Texas Local Government Code Chapter 380 allows the City to provide incentives for the promotion of economic development; and

WHEREAS, the promotion of the redevelopment of commercial properties in the City promotes economic development within the City and is essential for the continued economic growth and vitality of the City; and

WHEREAS, the Building Improvement Grant Program will enhance the commercial viability and sustainability of commercial properties in the City, improve the physical appearance of businesses and visibly enhance the City's commercial corridors, and aid in the retention and expansion of existing businesses; and

WHEREAS, the City has determined that providing an economic development incentive in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants, will promote local economic development, and will stimulate business and commercial activity in the City; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Term

The term of this Agreement shall begin on the date of Property Owner execution listed below and shall continue until the three-year anniversary of the date that the final Building Improvement Grant is paid by the City, unless sooner terminated as provided herein.

Section 2. Definitions

The terms used in this Agreement shall have the meanings ascribed to them in the City of Saginaw Building Improvement Grant Policy. The term "Impositions" shall mean: all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary

and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Property Owner or any property or any business owned by Property Owner within the City.

Section 3. Economic Development Incentive

(a) Payment. Subject to the Property Owner's continued satisfaction of the terms and conditions of this Agreement and of the Policy, and the obligation of the Property Owner to repay the Incentive pursuant to Section 5(b) hereof, the City agrees to provide the Building Improvement Grant to the Property Owner to be paid in a single lump-sum payment after Property Owner makes a written request for reimbursement, in accordance with the requirements of the Policy. The total Building Improvement Grant shall be an amount not to exceed $5,000.00 and eligibility for any Enhancement category shall be limited as set forth in the Policy.

(b) Current Revenue. The Building Improvement Grant made hereunder shall be paid solely from lawfully available funds that have been appropriated by the City. Under no circumstances shall City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. None of the City's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution or other party.

Section 4. Building Improvement Grant Conditions

(a) Conditions. The City's obligation to pay the Building Improvement Grant shall be conditioned upon the Property Owner's continued compliance with and satisfaction of the terms and conditions of this Agreement and the Policy, except those portions of the Policy that have been specifically waived or modified by the City Council. A detailed summary of the required Enhancements and required Construction Costs is set forth in the attached and incorporated Exhibit "A" hereto. A copy of the Policy is hereby attached hereto and incorporated herein as Exhibit "B" to this Agreement.

(b) Inspections. The Property Owner agrees that City, upon reasonable advance notice, may inspect the Enhancements to determine compliance with the terms of the Agreement.

(c) Construction Costs. The Property Owner shall, as a condition precedent to the City's payment of the Building Improvement Grant, provide copies of invoices, receipts and other documentation as may be reasonably requested by the Staff to verify the costs incurred and paid by the Property Owner for construction of the Enhancements.

Section 5. Termination

(a) This Agreement shall terminate upon the occurrence of any one of the following:

(1) mutual agreement of the parties;

(2) the Expiration Date;

(3) at the City's option, if any Impositions owed to the City or the State of Texas by Property Owner shall become delinquent (provided, however Property Owner retains the right to timely and properly protest and contest any such Impositions);

(4) by the City in the event Property Owner breaches any of the terms or conditions of this Agreement and such breach is not cured within sixty (60) days after written notice thereof;

(5) by City, if the Property Owner suffers an event of bankruptcy or insolvency;

(6) by City, if any subsequent Federal or State legislation or any final, non-appealable decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or

(b) In the event of termination by the City pursuant to (a)(3), (4), (5), or (6) the Property Owner shall immediately repay to the City an amount equal to Building Improvement Grant paid to Property Owner, if any, prior to termination of this Agreement.

Section 6. Miscellaneous

(a) Assignment. This Agreement may not be assigned without the prior written consent of the City.

(b) Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto.

(c) Limitation on Liability. It is understood and agreed between the parties that the Property Owner, in satisfying the conditions of this Agreement, has acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.

(d) No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties.

(e) Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

(f) Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for Property Owner, to:

Richard S. Mittelman
1048 Shari Lane
Libertyville, IL 60048

If intended for City, to:

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

(g) Indemnification. **THE PROPERTY OWNER HEREBY CERTIFIES THAT THE PROPERTY OWNER IS 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 AGREEMENT OR THE POLICY, AND AGREES TO INDEMNIFY THE CITY, THE BOARD, AND THEIR AGENTS, EMPLOYEES, OFFICERS, AND DIRECTORS FROM ANY CLAIMS OR DAMAGES RESULTING FROM THE PROJECT, INCLUDING REASONABLE ATTORNEY FEES.**

(h) Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

(i) Governing Law. The Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

(j) Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

(k) Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any

respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

(l) Recitals. The recitals to this Agreement are incorporated herein.

(m) Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

(n) Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

City of Saginaw, Texas

By:

Todd Flippo, Mayor,

Attest:

By:

City Secretary

Executed on this _____ day of _____, 20 .

Property Owner

By: _____

Name:

RJM Trust
RICHARD S. MITTELMAN, Trustee
1048 Shari Lane
LIBERTYVILLE, IL 60048
(847) 702-4922
mittelman.rick@gmail.com

June 14, 2019

Ms. Alora M. Wacholz
Director of Economic Development
333 West McLeroy Blvd.
Saginaw, TX 76179

Re: Building Improvement Grant Application

Dear Ms. Wacholz:

Thank you to reaching out to us to apply for the BIG. We have owned the post office facility in Saginaw since 2004. We are hopeful that City will approve this grant application so that we can improve the property.

Please call me with any questions. Thank you.

Richard S. Mittelman

Enclosures

Saginaw, Texas

Application for Building Improvement Grant

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

1	**PROJECT INFORMATION**						
A	**Property Address**: 101 S. Belmont Ave., Saginaw, TX 76179 (U.S. Post Office)						
B	**Estimated Begin Work Date**: July 8, 2019			**Estimated Completion Date**: July 10, 2019			
C	**Years in business at this location**: 30+						
D	**Reason for requesting grant**: Much needed concrete work; HVAC replacement						
2	**ELIGIBILITY OF PROPERTY**						
	Yes	**No**	**Item**	**Notes**			
A	x		Within the City?	•			
B	x		Commercially zoned?	•			
C	x		Tax Paying entity?	•			
D	x		City taxes in good standing?	•			
E	x		No City liens existing?	• Correct; no city liens			
F	x		Proof of ownership provided?	•			
G		x	Outstanding code violations?	•			
H	x		Frequency of Grants OK?	• In accordance with Section 3.1.8			
3	**ELIGIBILITY OF BUSINESS**						
	Yes	**No**	**Item**	**Notes**			
A	x		Business taxes in good standing?	•			
B			If not owner, authorization provided?	•			
4	**Enhancements**			Total Cost	Policy Max %	Policy Max $	Amount Requested	Amount Approved
A	Façade: (Section 4.3) •			$	50 %	$5,000	$	$
B	Interior Renovation: (Section 4.4) •			7463	50 %	$5,000	3731	$
C	Landscaping: (Section 4.5) •			$	50 %	$5,000	$	$
D	Lighting: (Section 4.6) •			$	50 %	$5,000	$	$
E	Parking / Driveways: (Section 4.7) •			$6,200 $	50 %	$5,000	$3100 $	$
F	Pedestrian Amenities: (Section 4.8) •			$	50 %	$5,000	$	$
G	Signage: (Section 4.9) •			$	50 %	$5,000	$	$
H	Code Compliance: (Section 4.10) •			$	50 %	$5,000	$	$
I	Demolition: (Section 4.11) •			$	50 %	$5,000	$	$
J	Public Art: (Section 4.12) •			$	50 %	$5,000	$	$
K	(Max. Grant Per Policy = $5,000) **TOTAL BUILDING IMPROVEMENT GRANT APPROVED:**							
L	**Describe any planned Non-Grant Enhancements**:							

5	**GRANT PRIORITIES**			
	Yes	**No**	**Preferred Area?**	**Notes**
A	X		Transportation Corridors including; Saginaw Blvd, Bailey Boswell Rd, Old Decatur Rd, Blue Mound Rd (west side), McLeroy Blvd;	• Corner of Belmont and McLeroy
B			Downtown	•
	Yes	**No**	**Preferred Business?**	**Notes**
C	x		Retail	•
D			Restaurants	•
E			Professional Office	•
F			Industrial and manufacturing	•
G			Any sales-tax generating business	•
6	**ATTACHMENTS / EXHIBITS**			
	Yes	**No**	**Item**	**Notes**
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			Written support of the grant application from the owner	• If Applicant is not property owner

7	**CONTRACTOR INFORMATION**		
A	**Contractor for**: Concrete		
	Company Name: Assured Remodeling		
	Contact Person: Jesse Arens	Title:	
	Address: 10013 Sourwood Dr., Keller TX 76244		
	Wk Phone:	Cell: 817-988-7194	Fax:
	Email: jarensassured@yahoo.com	Website:	
B	**Contractor for**: HVAC		
	Company Name: Lawrence Ent. AC & Heating		
	Contact Person: Dan Lawrence	Title:	
	Address: 7949 Old Decatur Rd., Ft. Worth 76179		
	Wk Phone: 817-475-1392	Cell:	Fax:
	Email:	Website:	
C	**Contractor for**:		
	Company Name:		
	Contact Person:	Title:	
	Address:		
	Wk Phone:	Cell:	Fax:
	Email:	Website:	
D	**Contractor for**:		
	Company Name:		
	Contact Person:	Title:	
	Address:		
	Wk Phone:	Cell:	Fax:
	Email:	Website:	

8	**Applicant / Owner Certifications:** In accordance with Resolution 2018-23 adopting the Building Improvement Grant Policy, the undersigned do hereby certify the following:
A	**Section 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.
B	**Section 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, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	**Section 7.3 - Insurance**: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	**Section 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.
E	**Section 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.
F	**Section 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.
G	**Section 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.**
9	**I (we) hereby affirm the Certifications noted above and approve this Application for Building Improvement Grant incentives and the Enhancements identified herein.**

Property Owner		**Applicant / Business Representative**	
Company: RJM Trust		Company:	
Signed: Richard S. Mittelman		Signed:	
Name: Richard Mittelman		Name:	
Title: Trustee		Title:	
W: 847-367-2750 x208	C: 847-702-4922	W:	C:
EM: mittelman.rick@gmail.com		EM:	
Address: 1048 Shari Lane Libertyville, IL 60048 Type text here		Address:	

Assured Remodeling

June 1, 2019

Parking Lot Repair Estimate & Ramp install

Adress : 101 Belmont St.	Prepared by: Jesse Arens 817-988-7194
Saginaw, TX 76010	Assured Remodeling
	10013 Sourwood Dr. Keller tx 76244
	Estimate No. 764

Description	Comments
Forms	5 Parking lot Damage Repair Areas 10x10 in length,a total of 580 square feet, Forms will be 10x10 set on 10 inch centers, with 2x12 bender board 8 inch thick, & one concrete walkway/loading ramp 4x12 3ft high original Degree pitch as existing,
Grade Work	8 inch grading will be the thicknes of the repair pads
Rebar Placement	5/8 inch Rebar will be used in construction of new Parking lot. Rebar for the Parking entrance & way will be placed on 12 inch centers, rebar will have 10% overlaps. 2 1/4inch paving chairs will be used, Five 7 inch piers will be set on all Slab sections to isolate movement
Pour & Finish	A 3000 psi Concrete mix will be used to pour Parking lot. Finish of parking lot will be A broom Surface finish.
Material itemized list	----Quantity----
bender form board	o
form stakes	1 bundle
rebar #3s 5/8 inch	148 pcs
expansion material	300ft
paving chairs	318
tie wire	1 roll
concrete 3,000 psi	24 Yards
16 ft 2x4 form boards	
Demo Haul off	included
1 year warranty	Craftsmanship/Materials

Total	$ 6,200.00

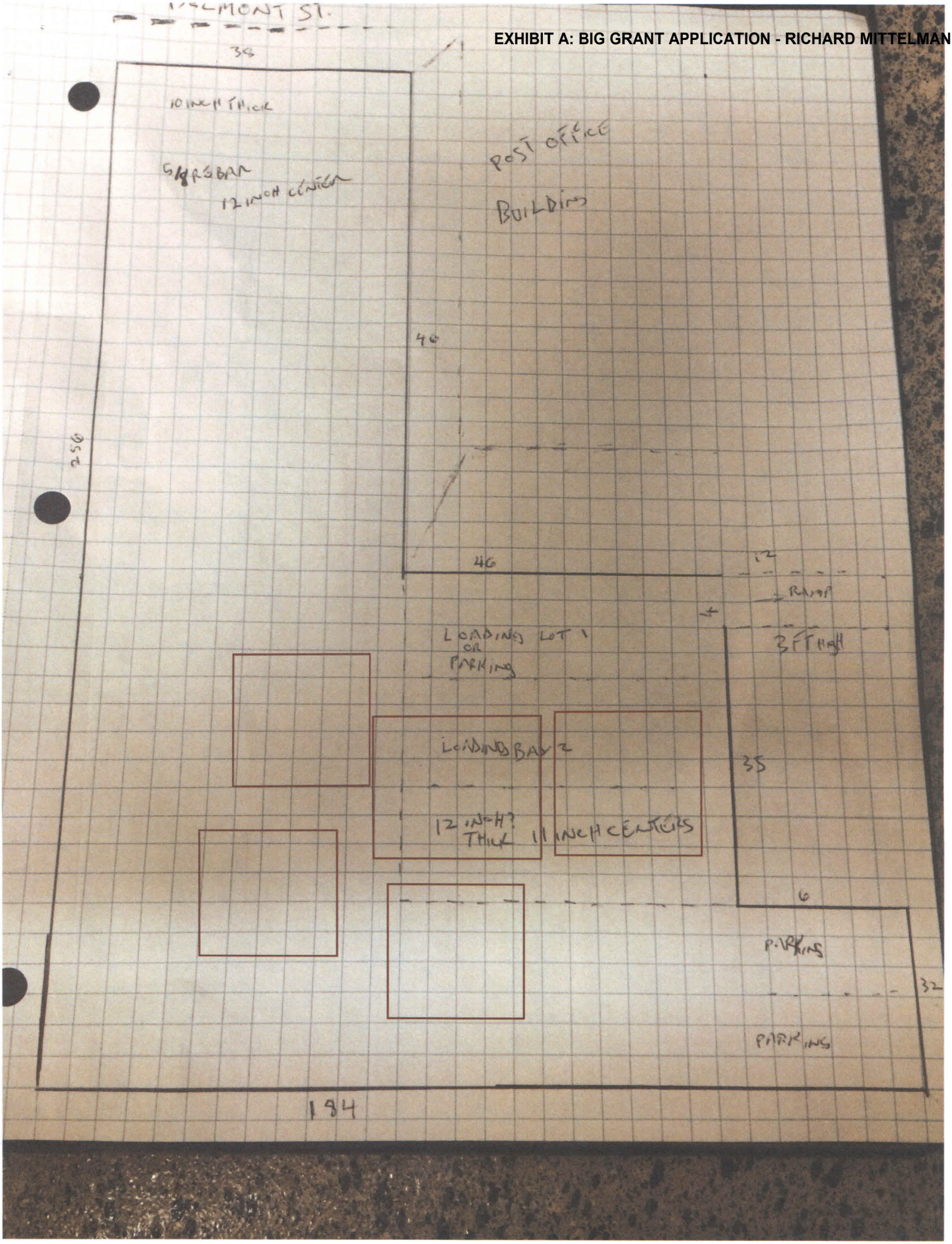

PIEDMONT ST.
35
10 INCH THICK
REBAR
12 INCH CENTER
POST OFFICE
BUILDING
40
256
46
12
RAMP
LOADING LOT 1
OR
PARKING
3 FT HIGH
LOADING BAY 2
12 INCH THICK
11 INCH CENTERS
35
6
PARKING
32
PARKING
194





EXHIBIT A: BIG GRANT APPLICATION - RICHARD MITTELMAN

Lawrence Ent.
Air Conditioning and Heating

#TACLB004987

(817) 475-1392
7949 Old Decatur Rd
Fort Worth, TX 76179

Proposal Submitted To: Rick – Saginaw Post Office		***Phone:*** 847-702-4922	***Date:*** 6-3-19
Street:		***Job Name:*** 101 Belmont Street	
City, State, Zip:		***Job Location:*** Same	
Architect: NA	***Date of Plans:*** NA	***Job Email:*** Mittelman.rick@gmail.com	

We hereby submit specifications and estimates for:

Option 1:

- Remove and haul away existing 5 ton Gas AC and Heat system
- Install new Trane 14 SEER 5 ton AC Condenser (on roof), Coil, and Gas Heater
- All connections associated with install included
- Crane cost included
- Also includes Permit cost for the City of Saginaw
- Total Price with tax: **$7,463.83**

Option 2:

- Same as Option #1 except we would leave the existing Gas heater and just install a new Condenser and Coil
- Total price: **$6,597.00**

Thank you!

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Total of items _____ dollars **SEE ABOVE**

Payment to be made as follows: ***Cash, Check or Credit Card /*** **Balance upon completion**

Limited Warranty All work to be competed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within __60__ days.

Date of Acceptance _____

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature of Buyer _____

Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711, 1-800-803-9202, 512-463-6599

(2)

SPECIAL WARRANTY DEED

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.

DATE: July 20, 2004

GRANTOR: Louis E. Rork

GRANTOR'S MAILING ADDRESS: 2503 W. Ave K San Angelo, TX 76901

GRANTEE: RJM Trust

GRANTEE'S MAILING ADDRESS: 1048 Shari Lane, Libertyville, IL 60048

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Lots 16, 17 and 18, Block 1, of the original town of Saginaw, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 106, Page 21, Plat Records of Tarrant County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record and subject, further, to taxes for the year 2004 and subsequent years.

Grantor, for the consideration and subject to the reservations from 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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's 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 and exceptions to conveyance and

RJM TRUST
1048 SHARI LANE

LIBERTYVILLE IL 60048

Submitter: COMMONWEALTH LAND (FKA GUARDIAN) -ZCOMM-

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

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

Filed For Registration: 08/04/2004 03:49 PM

Instrument #: D204242878

WD 3 PGS $16.00

By: _____

D204242878

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.

UNITED STATES
POSTAL SERVICE™

Lease

FORT WORTH - SAGINAW BRANCH (483220-044)
101 BELMONT ST, SAGINAW, TX 76179-1601

UNITED STATES POSTAL SERVICE.

Lease

Facility Name/Location
FORT WORTH - SAGINAW BRANCH (483220-044)
201 BELMONT ST, SAGINAW, TX 76179-1601

County: Tarrant
Lease: Q90000464210

This Lease made and entered into by and between RJM TRUST hereinafter called the Landlord, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Landlord hereby leases to the Postal Service and the Postal Service leases from the Landlord the following premises, hereinafter legally described in paragraph 7, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' attached hereto and made a part hereof.

Upon which is a one story, brick/block building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET
Net Total USPS Leased SF	2,671
Exterior, Platform and Ramp	220
Exterior Parking, USPS	15,909

Total Site Area: 18,800.00

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the following term:
FIXED TERM: The term becomes effective June 01, 2017 with an expiration date of May 31, 2022, for a total of 5 Years.

3. RENTAL: The Postal Service will pay the Landlord an annual rental of: [redacted] 00/100 Dollars) payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated.

Rent checks shall be payable to:
RJM TRUST
% R S MITTELMAN TRUSTEE
1048 SHARI LN
LIBERTYVILLE, IL 60048-2531

TARRANT APPRAISAL DISTRICT

06/24/2019

Account #: 02643685
Georeference: 37050-1-16
Property Location: 101 S BELMONT ST

Jurisdictions:
021 CITY OF SAGINAW
220 TARRANT COUNTY
918 EAGLE MTN-SAGINAW ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information
RJM TRUST
1048 SHARI LN
LIBERTYVILLE, IL 60048-2531

5-Year Value History
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2019	$70,813	$73,669	$144,482	$144,482
2018	$70,813	$73,669	$144,482	$144,482
2017	$70,813	$73,669	$144,482	$144,482
2016	$70,813	$73,669	$144,482	$144,482
2015	$70,813	$73,669	$144,482	$144,482

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data
Legal Description: SAGINAW Block 1 Lot 16 THRU 18
Deed Date: 07-20-2004
Deed Page: 0000000
Deed Volume: 0000000
Instrument: D204242878
State Code: F1 Commercial
Agent: None

Notice Sent: 04-15-2019
Protest Deadline: 05-15-2019

Site Number: 80191282
Site Name: US POST OFFICE
Class: OFCPostal - Office-Postal Services
of Parcels: 1
Primary Building:
Building Name: US POST OFFICE / 02643685
Building Type: Commercial
Year Built: 1962

Gross Building Area †††: 2,968
Net Leasable Area †††: 2,968
Land Sqft ♦: 19,645
Land Acres ♦: 0.4509

††† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions

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: 7/23/2019

Agenda Items: (6)

Staff Contact: Kim Quin, Finance Director

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:
Recognition of the Saginaw Municipal Court by the Texas Municipal Courts Education Center for participating in Municipal Court Week

BACKGROUND/DISCUSSION:
The Saginaw Municipal Court participated in Municipal Court Week during the week of November 5th, 2018. Our Municipal Court set up a table in the lobby of City Hall and provided traffic safety materials to visitors. Materials were provided for both children and adults. The Texas Municipal Courts Education Center has recognized our Municipal Court for these traffic safety outreach efforts.

FINANCIAL IMPACT:
The give away materials were provided free of charge.

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

Certificate of Recognition

Certificate of Recognition

Presented to

Saginaw Municipal Court

for participation in Municipal Court Week 2018

www.tmcec.com/mtsi

Hope Lochridge

Executive Director, TMCEC

MUNICIPAL TRAFFIC SAFETY INITIATIVES

Save a Life™
TEXAS DEPARTMENT OF TRANSPORTATION

TEXAS MUNICIPAL COURTS EDUCATION CENTER

Municipal Court Week 2018

City of Saginaw

Meeting Date: 7/23/2019

Staff Contact: Gabe Reaume, City Manager

Agenda Items: (7)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Presentation of Government Finance Officers Association Distinguished Budget Presentation Award to Kim Quin, Finance Director and Stacy Hernandez-Lomeli, Management Analyst

BACKGROUND/DISCUSSION:
This award is the highest form of recognition in government budgeting. In order to receive the budget award, the City has to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well and entity's budget serves as: a policy document, a financial plan, an operations guide, and a communications device. The City has received this award for 32 consecutive years.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

GFOA press release

Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 *fax:* 312.977.4806

FOR IMMEDIATE RELEASE

June 4, 2019

For more information, contact:

Technical Services Center
Phone: (312) 977-9700
Fax: (312) 977-4806
E-mail: budgetawards@gfoa.org

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **City of Saginaw, Texas,** has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Kim Quin, Finance Director.**

There are over 1,600 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association is a major professional association servicing the needs of more than 19,000 appointed and elected local, state, and provincial-level government officials and other finance practitioners. It provides top quality publications, training programs, services, and products designed to enhance the skills and performance of those responsible for government finance policy and management. The association is headquartered in Chicago, Illinois, with offices in Washington D.C.

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (8)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
PUBLIC HEARING.
Consideration and Action Regarding a Request For Approval to Amend the 2016 Comprehensive Plan from Office Professional (OP) to Neighborhood Commercial (NC) and to Change the Zoning from Office Professional (OP) to Neighborhood Commercial (NC) on Approximately 5.93 Acres of Land Out of a Portion of Tract 2A, Abstract 1849, A.F. Albright Survey Located at the Northeast Corner of N. Knowles Drive and W. McLeroy Boulevard

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BACKGROUND/DISCUSSION:
The City has received a request from the McNeill Family Real Estate Partnership, LP to rezone property located at the northeast corner of N. Knowles Drive and W. McLeroy Boulevard.

Existing Zoning: Office Professional (OP)
Proposed Zoning: Neighborhood Commercial (NC)

Surrounding Zoning:
North: Single Family (SF4)
South: Single Family (SF2)
East: Multi-Family (MF2)
West: Community Facilities (CF)

Ultimate Land Use Plan shows the property as Office Professional (OP) and the property immediately to the east changing from its current Multi-Family (MF2) zoning to Neighborhood Commercial (NC). All other zoning remains the same.

The applicant plans to develop a skilled nursing facility. The use will require a Special Use Permit that scheduled to be considered at the August Planning and Zoning Commission meeting.

The Planning and Zoning Commission met on July 9, 2019 and voted unanimously to approve the zoning change.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends that the recommendation from the Planning and Zoning Commission be approved.

ATTACHMENTS:

Description

P&Z Minutes July 9, 2019
P&Z Packet July 9, 2019

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
JULY 9, 2019

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 4	Malinda Julien
Member	Place No. 2	William Barngrover
Alternate Member	Alt. No. 2	Randy Villarreal
Director Public Works		Rick Trice
City Attorney		Bryn Meredith
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member `	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien	Rhonda Jett
Barbara Beerling	Marion Jett
Chuck Stark	Mearl McBee
Rick McNealy	Russell Brown
Ralph Martinez	Mike Penninger
Bea Martinez	

(1) Call to Order

Chairman Lewis called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Members Julien, Barngrover, and Alternate Member Villarreal

(3) Audience Participation

Chairman Lewis advised the audience of the procedure to follow in order to speak on an item listed on the agenda.

(4) Election of Officers

Chairman: Vice Chairman Haney nominated Mr. Lewis for Chairman with a second to the nomination by Member Barngrover. There were no more nominations.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

Absent Member LaBruyere, Alternate Member Peet

Vice Chairman: Member Barngrover nominated Mr. Haney for Vice Chairman with a second to the nomination by Member Julien.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

Absent Member LaBruyere, Alternate Member Peet

(5) Approval of Minutes

The minutes of a regular meeting and public hearing on May 14, 2019 were presented for approval. Vice Chairman Haney commented that the minutes show Member Melinda Julien, Place 3 in attendance. He requested a correction to show she is in Place 4. A motion was made by Member Julien with a second by Member Barngrover to approve the minutes as with the correction mentioned. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

Absent Member LaBruyere, Alternate Member Peet

DPW Trice introduced City Attorney Bryn Meredith and advised the members that the city manager thought it would be to the members' advantage for Mr. Meredith or a member of his staff to attend the P&Z meetings to answer questions.

(6) PZ 0519-01 PUBLIC HEARING
Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Master Plan From Office Professional (OP) To Neighborhood Commercial (NC) And To Change The Zoning From Office Professional (OP) To Neighborhood Commercial (NC) On 5.93 Acres Of Land Out Of a Portion of Tract 2A, Abstract 1849, A. F. Albright Survey, On Property Located at the Northeast corner of N. Knowles Drive and W. McLeroy Boulevard

Chairman Lewis opened the Public Hearing at 6:05 p.m.

Director of Public Works Rick Trice reviewed the information included in the members' packets for this item.

Chuck Start, with Barron and Stark Engineers, 6221 Southwest Boulevard, Fort Worth, advised that he represents the owner and the developer. He stated this request to change zoning is the 1st in 3 steps needed for a development for a 128 bed skilled nursing facility. He said the next step will be to request approval of a Specific Use Permit and next to apply for a final plat. He explained the proposed facility will be mainly a rehabilitation facility and not necessary intended for long term care, stressed that this is a needed use in Saginaw.

Chairman Lewis asked why the Commission should deviate from the Ultimate Land Use Plan that designates this location as Office Professional. City Attorney Meredith explained that the Ultimate Land

Use Plan is a planning tool for the city council and P&Z to use in their decisions, but since zoning is discretionary that they can use their judgement to determine if the request will benefit the community. DPW Trice explained that the Ultimate Land Use Plan is included in the comprehensive master plan to use as a guiding document to aid the city council and planning and zoning members in decisions regarding development of the city.

Beatrice Martinez, 812 Willow Wood Drive, expressed concern about how a skilled nursing facility could affect the neighborhood and property values.

Marion Jett, 808 Willow Wood Drive, stated he is opposed to this request and expressed concern regarding lighting and increased traffic.

Mike Penninger, 816 Willow Wood Drive, expressed concern regarding increase in traffic, lighting, and additional noise.

Ralph Martinez, 812 Willow Wood Drive, was concerned about additional property needed for roadway improvements that might affect their property. DPW Trice advised that additional right of way will be dedicated by this property owner in the platting process, but no additional right of way will be necessary on the south side of McLeroy.

Mearl McBee, 5816 Boat Club Road, stated that as a developer and homebuilder he has worked with the City of Saginaw for 30 years. He said this is a compatible use in a neighborhood and something good for the community. He stated this would be a good use for Saginaw as a whole.

Rick McNealy, 21726 Hardy Oak, San Antonio, Texas, advised that he is the developer for this project and would like to address the concerns expressed as follows:

> Proposed parking at rear of the building. Traffic impact very low, probably now lower than Office Professional Uses, but lower than most commercial uses. He stated lighting is designed to be directed toward the building and not toward the adjacent neighborhoods. He also advised this will be a single story building and designed similar to single family construction.

Chairman Lewis reminded the members that tonight's meeting is to consider the zoning request only and will not make any recommendation regarding the Specific Use Permit.

Member Julien asked if the Specific Use Permit would allow additional regulations for a skilled nursing facility. Chairman Lewis stated that was correct.

Chairman Lewis asked if there were any more comments. There were none.

Chairman Lewis closed the public hearing at 6:37 p.m.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approve the change of zoning from Office Professional (OP) to Neighborhood Commercial (NC) on 5.93 acres of land out of Tract 2A, Abstract 1849, A. F. Albright Survey, on property located at the northeast corner of N. Knowles Drive and West McLeroy Boulevard.

For:	Chairman Lewis, Vice Chairman Haney Members Julien, Barngrover, Alternate Member Villarreal
Against:	None
Absent	Member LaBruyere, Alternate Member Peet

(7) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Previous Cases

DPW Trice reviewed projects and developments included in information included in the members' packets. He also gave an update on projects throughout the city such as East Bailey Boswell Road, The Square development north and west of Walmart and BNSF Railroad improvements.

(8) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission 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

No executive session was held

(9) Adjournment

Motion was made by Vice Chairman Haney with a second by Member Julien to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

Absent Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of July 9, 2019 closed at 6:43 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
6:00 P.M. – Tuesday, July 9, 2019

	(1)	**Call To Order**	Chairman Lewis
Pg 2	(2)	**Roll Call To Establish Quorum**	Chairman Lewis
Pg 3	(3)	**Audience Participation**	Chairman Lewis
Pg 4	(4)	**Election of Officers** Chairman Vice Chairman	Chairman Lewis
Pg 5	(5)	**Approval Of Minutes** Regular Meeting And Public Hearing On May 14, 2019	Chairman Lewis
Pg 8	(6)	**PZ 0719-01 PUBLIC HEARING** Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Master Plan From Office Professional (OP) To To Neighborhood Commercial (NC) And To Change The Zoning From Office Professional (OP) To Neighborhood Commercial (NC) On Approximately 5.93 Acres Of Land Out Of A Portion Of Tract 2A, Abstract 1849, A. F. Albright Survey Located At The Northeast Corner Of N. Knowles Drive And W. McLeroy Boulevard	Brad Childers Barron Stark Eng.
	(7)	**Staff Report**	Public Works Director Rick Trice, P. E.
Pg 23	A.	Discussion Of Residential, Commercial And Industrial, And City Capital Projects	
Pg 27	B.	Update Commission Of City Council Action On Previous Cases	

(8) **EXECUTIVE SESSION**

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission 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

(9) **Adjournment** Chairman Lewis

DATE POSTED:_____ TIME:_____ BY:_____
DATE RETRIEVED:_____ TIME:_____ BY:_____

The City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required please contact Mary Ragle at 817-230-0441 a minimum of 72 hours in advance of the meeting.

07/09/2019 P&Z Packet Page #1

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2020
William Barngrover	Place No. 2	Term Expires May 2019
Matthew Lewis Chairman	Place No. 3	Term Expires May 2020
Malinda Julien	Place No. 4	Term Expires May 2019
Jason LaBruyere	Place No. 5	Term Expires May 2020
John Peet	1st Alternate	Term Expires May 2019
Randy Villarreal	2nd Alternate	Term Expires May 2020

- **Sec. 2-8. - Meeting and quorum**

A quorum for the conduct of business shall consist of three members of the commission. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

Audience Participation

If anyone in the audience wishes to address the board on any item listed on the agenda, please fill out one of the audience participation forms located by the east door of the Council Room. After the form is completed, please hand it to the board secretary. Your request to speak will be given to the chairman and you will be called upon to speak when that item is discussed.

07/09/2019 P&Z Packet Page #3

Sec. 2-6. - Organization and conduct of business.

The commission shall hold an annual organizational meeting and shall elect a chairman and vice-chairman from among its members before proceeding to any other matters of business. The enforcing officer shall be the secretary of the commission. The commission shall as established by the City Charter. The commission shall adopt its own rules of procedure and keep a record of its proceedings in accordance with the state statutes and these regulations. Newly appointed members shall be installed at the first regular meeting after their appointment.

07/09/2019 P&Z Packet Page #4

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
MAY 14, 2019

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 3	Malinda Julien
Member	Place No. 2	William Barngrover
Alternate Member	Alt. No. 2	Randy Villarreal
City Manager		Gabe Reaume
Director Public Works		Rick Trice
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien
Kinh Yin Htun

(1) Call to Order

Chairman Lewis called the meeting to order at 6:30 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Members Julien, Barngrover, and Alternate Member Villarreal

(3) Audience Participation

Chairman Lewis advised the audience of the procedure to follow in order to speak on an item listed on the agenda.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on April 9, 2019 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Barngrover to approve the minutes as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

07/09/2019 P&Z Packet Page #5

Absent Member LaBruyere, Alternate Member Peet

(6) PZ 0519-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Master Plan From Community Commercial (CC) To Community Commercial (CC) and Multi Family (MF2) And To Change The Zoning From Community Commercial (CC) and Multifamily (MF1) To Community Commercial (CC) and Multifamily (MF2) On 21.295 Acres Of Land Out Of Abstract 1798, Tract 1N, Henry Robertson Survey, On Property Located at the Southwest corner of Blue Mound Road (Hwy 156) and East Bailey Boswell Road

Chairman Lewis opened the Public Hearing at 6:33p.m.

Director of Public Works Rick Trice advised that the applicant for this item has requested that the item be continued or tabled to a later meeting.

A motion was made by Member Barngrover with a second by Vice Chairman Haney for the public hearing for this item be continued until the June 11th meeting.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

Absent Member LaBruyere, Alternate Member Peet

(8) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Previous Cases

DPW Trice reviewed projects and developments included in information included in the members' packets.

(9) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission 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

No executive session was held

(10) Adjournment

Motion was made by Member Barngrover with a second by Vice Chairman Haney to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

07/09/2019 P&Z Packet Page #6

Against: None

Absent Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of May 14, 2019 closed at 6:36 p.m.

APPROVED:

_____

Matthew Lewis, Chairman

ATTEST:

_____

Mary Ragle, Recording Secretary

07/09/2019 P&Z Packet Page #7

City of Saginaw

205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

DATE: July 3, 2019

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director Public Works

SUBJECT: PZ 0719-01. PUBLIC HEARING.
Consideration and Action Regarding a Request For Approval to Amend the 2016 Comprehensive Plan from Office Professional (OP) to Neighborhood Commercial (NC) and to Change the Zoning from Office Professional (OP) to Neighborhood Commercial (NC) on Approximately 5.93 Acres of Land Out of a Portion of Tract 2A, Abstract 1849, A.F. Albright Survey Located at the Northeast Corner of N. Knowles Drive and W. McLeroy Boulevard

Owner: McNeill Family Real Estate Partnership, LP
Engineer: Barron Stark Engineers by Brad Childers
Existing Zoning: Office Professional (OP)
Ultimate Land Use Plan: Office Professional (OP)
Proposed Zoning: Neighborhood Commercial (NC)

Background

The applicant is requesting a zoning change from Office Professional (OP) to Neighborhood Commercial (NC).

Ultimate Land Use Plan shows the property as Office Professional.

The property has existing frontage on W. McLeroy Boulevard and N. Knowles Drive.

07/09/2019 P&Z Packet Page #8

Adjacent Land Uses
West: Willow Creek Park
East: Undeveloped Multi-Family (MF2)
North: Single Family (SF4)
South: Single Family (SF2)

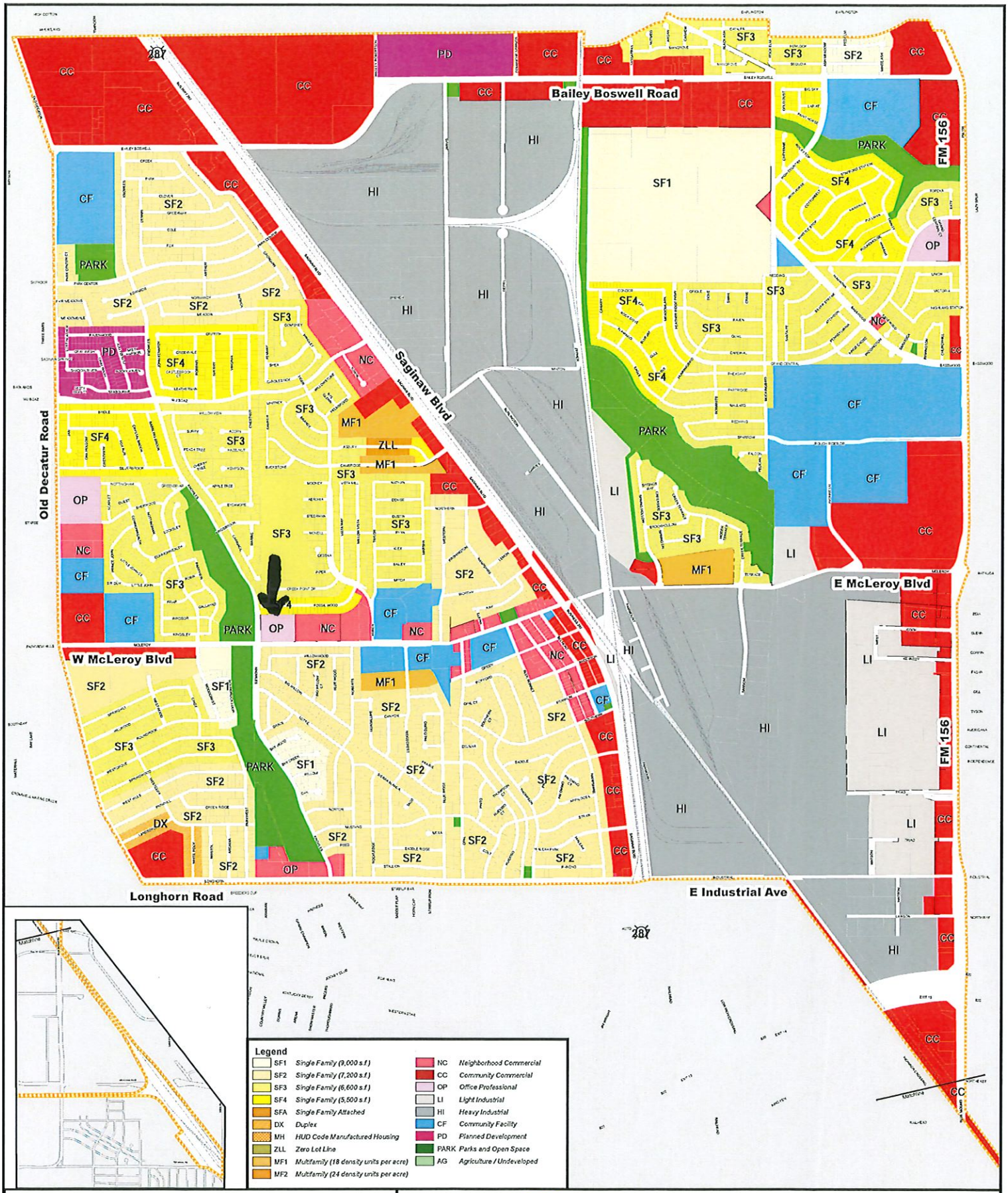
If you have any questions, please let me know.

Sincerely,

Rick Trice
Director of Public Works

Attachment

07/09/2019 P&Z Packet Page #9



City Map Of
Saginaw, Texas

ULTIMATE LAND USE PLAN

April 2017

Kimley»Horn

City of Saginaw

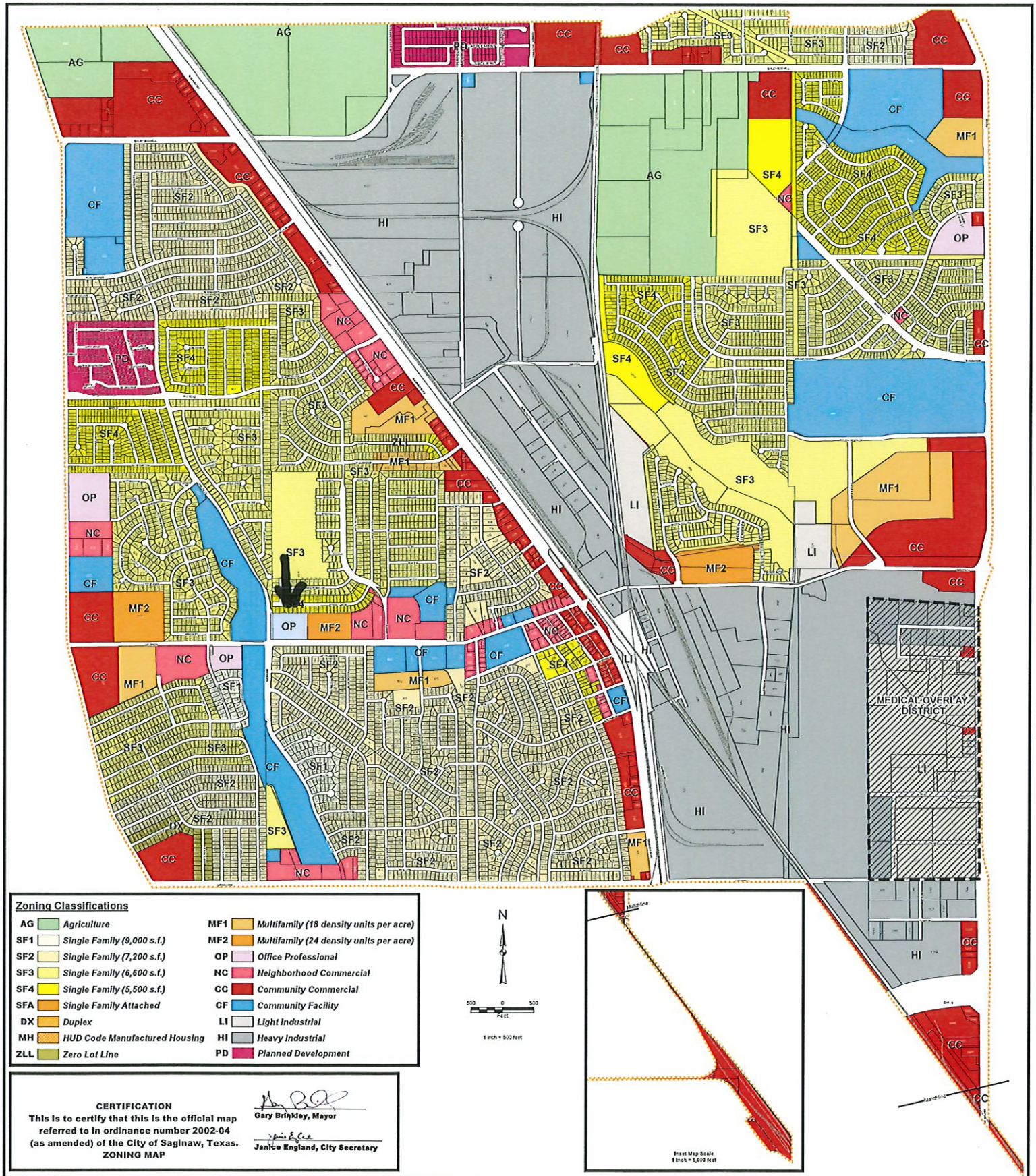
N

Feet

This map product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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07/09/2019 P&Z Packet Page #10





Zoning Classifications

AG	Agriculture	MF1	Multifamily (18 density units per acre)
SF1	Single Family (9,000 s.f.)	MF2	Multifamily (24 density units per acre)
SF2	Single Family (7,200 s.f.)	OP	Office Professional
SF3	Single Family (6,600 s.f.)	NC	Neighborhood Commercial
SF4	Single Family (5,500 s.f.)	CC	Community Commercial
SFA	Single Family Attached	CF	Community Facility
DX	Duplex	LI	Light Industrial
MH	HUD Code Manufactured Housing	HI	Heavy Industrial
ZLL	Zero Lot Line	PD	Planned Development

N

500 0 500 Feet

1 inch = 500 feet

Inset Map Scale
1 inch = 1,000 feet

CERTIFICATION

This is to certify that this is the official map referred to in ordinance number 2002-04 (as amended) of the City of Saginaw, Texas.
ZONING MAP

Gary Brinkley, Mayor

Janice England, City Secretary

City Map of

Saginaw, Texas

OFFICIAL ZONING MAP

Exhibit B

May 2016

Kimley»Horn

City of Saginaw

Map Disclaimer

This map product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

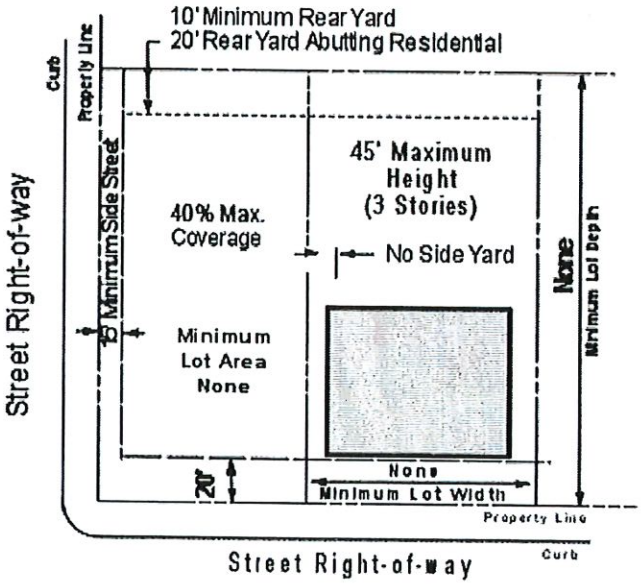
07/09/2019 P&Z Packet Page #11

Sec. 6-13. - OP (Office Professional).

A. *Purpose.* The "OP" district contains uses commonly associated with office and office-related uses that do not generally deal with a retail product or a personal service. However, retail and personal services uses that directly serve professional office uses may be located within this district with appropriate consideration.

B. *Permitted uses.* Uses in the "OP" district shall be in accordance with section 5-1, Permitted Use Table.

C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the Density, Area, Yard, Height, and Lot Coverage Requirements for the OP Zoning District.



OP – Zoning District Area Requirements	
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	20 ft.
Minimum Side Yard	None
Minimum Rear Yard	10 feet or 20 feet if abutting any residential district.
Maximum Lot Coverage	50 %
Maximum Building Height	55 ft. or 4 stories

Zoning District

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.

E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscaping Regulations.

F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

G. *Exterior construction.* Exterior Construction shall be in accordance with section 9-1.C, Commercial.

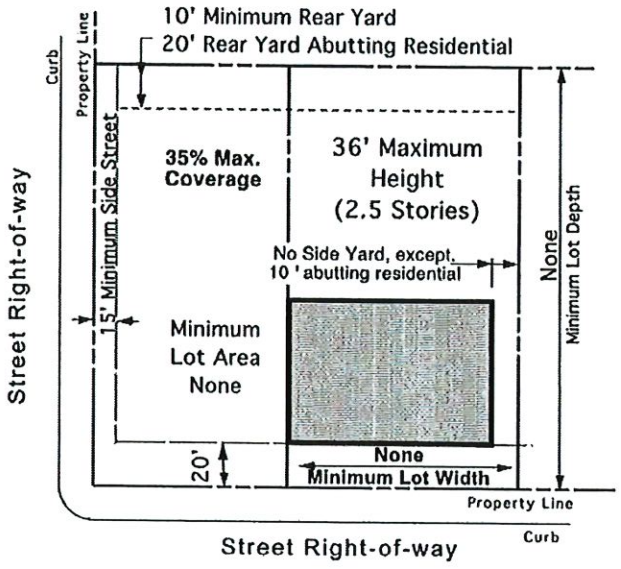
07/09/2019 P&Z Packet Page #12

Sec. 6-12. - NC (Neighborhood Commercial).

A. *Purpose.* The "NC" district is to provide for a district of uses primarily oriented to select convenience goods and services which supply the daily needs of residential neighborhoods, including neighborhood shopping centers where residents of the adjacent neighborhood have both pedestrian and automobile access.

B. *Permitted uses.* Uses in the "NC" district shall be in accordance with section, 5-1 Permitted Use Table.

C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the NC zoning district.



NC – Zoning District Area Requirements	
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	20 ft.
Minimum Side Yard	0 ft. or 10 ft. if abutting any residential district.
Minimum Rear Yard	10 feet or 20 feet if abutting any residential district.
Maximum Lot Coverage	35 %
Maximum Building Height	36 ft. or 2-1/2 stories

Zoning District

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.

E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.

F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

G. *Exterior construction.* Exterior construction shall be in accordance with section 9-1.C, Commercial.

07/09/2019 P&Z Packet Page #13

PUBLIC NOTICE * CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on July 9, 2019 to consider a request for a change in zoning on 5.93 Acres out of Track 2A, Abstract 1849, A. F Albright Survey from Office Professional (OP) to Neighborhood Commercial (NC). Property is located at the Northeast corner of N. Knowles Drive and W. McLeroy Boulevard.

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on July 23, 2019 to consider the above mentioned request for a change of zoning, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding this matter to Rick Trice at 817-230-0500.

****

Publication Date: On or before July 5, 2019

Rick Trice, P. E.

Director Public Works/Community Development

Acknowledgment of publication requested, mail to City Secretary, P.O. Drawer 79070, Saginaw, Texas 76179. Telephone # 817-232-4640 ext.2327, Fax # 817-232-4644.

07/09/2019 P&Z Packet Page #14

City of Saginaw

205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

May 3, 2019

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: PZ 0719-01 Consideration of a request to change zoning from Office Professional (OP) to Neighborhood Commercial (NC) on 5.93 acres of land out of a portion of Track 2A, Abstract 1849, A. F. Albright Survey, located at the Northeast corner of N. Knowles Drive and W. McLeroy Boulevard.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 9th day of July, 2019 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will tentatively hold a Public Hearing on the 23rd day of July 2019 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Brad Childers, with Barron Stark Engineering at 6221 Southwest Boulevard, suite 100, Fort Worth, Texas 76179 to change the zoning on the above mentioned property from Office Professional (OP) to Neighborhood Commercial (NC).

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

The enclosed map (highlighted area) shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is highlighted is the property to be considered.

If you have any questions you may call me at 817-230-0500 ext 2441 or Rick Trice, Director of Public Works at ext 2449.

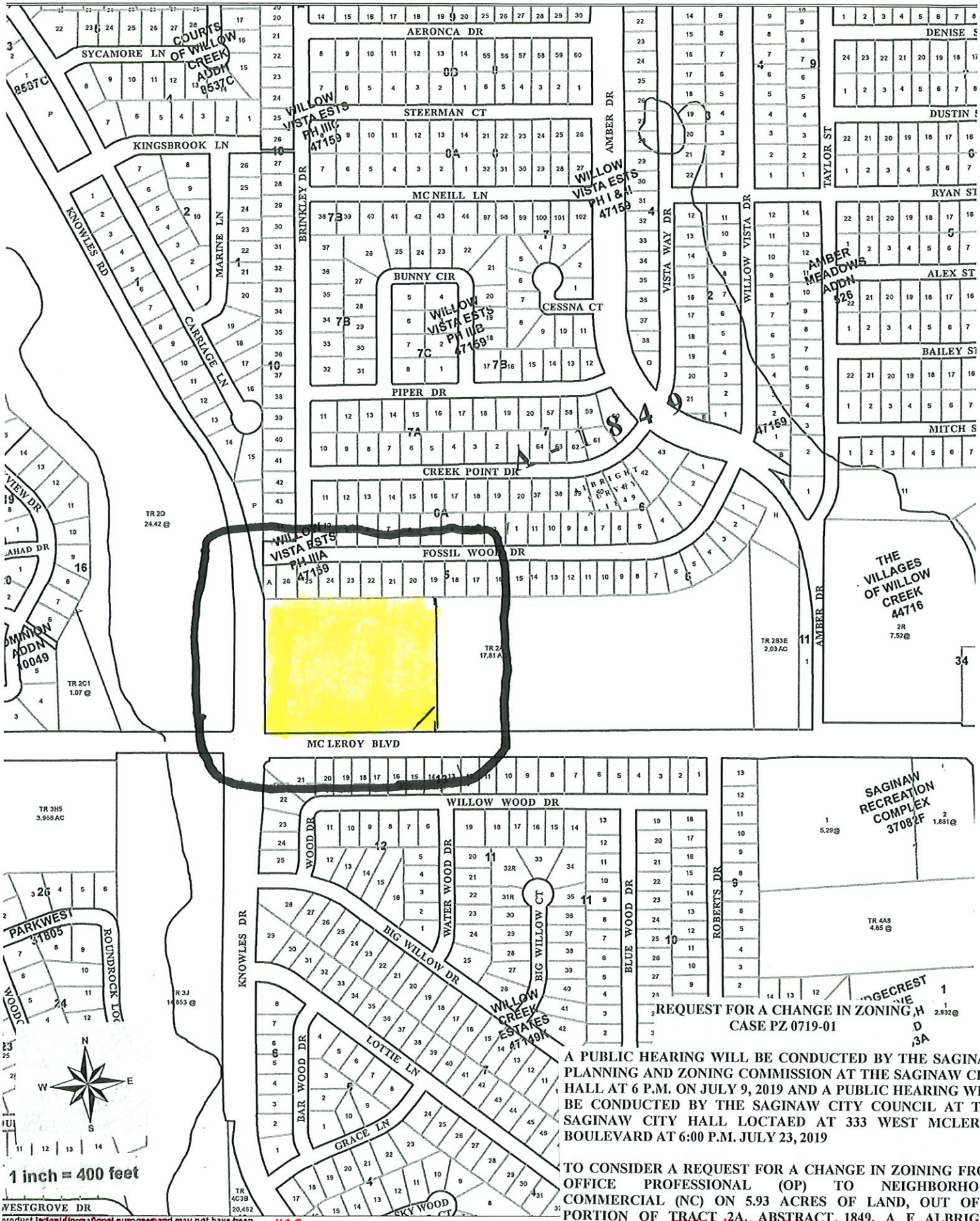
Sincerely,

Mary Ragle

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

07/09/2019 P&Z Packet Page #15



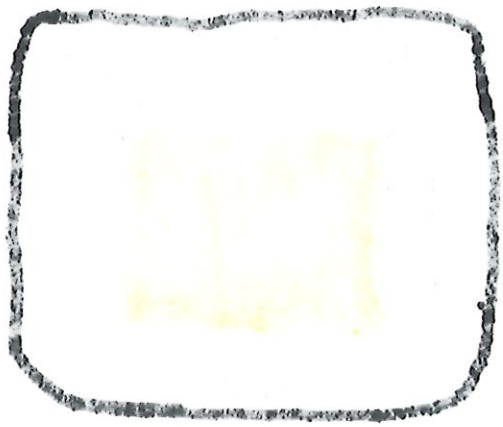
REQUEST FOR A CHANGE IN ZONING
CASE PZ 0719-01

A PUBLIC HEARING WILL BE CONDUCTED BY THE SAGINAW PLANNING AND ZONING COMMISSION AT THE SAGINAW CITY HALL AT 6 P.M. ON JULY 9, 2019 AND A PUBLIC HEARING WILL BE CONDUCTED BY THE SAGINAW CITY COUNCIL AT THE SAGINAW CITY HALL LOCTAED AT 333 WEST MCLEROY BOULEVARD AT 6:00 P.M. JULY 23, 2019

TO CONSIDER A REQUEST FOR A CHANGE IN ZOINING FROM OFFICE PROFESSIONAL (OP) TO NEIGHBORHOOD COMMERCIAL (NC) ON 5.93 ACRES OF LAND, OUT OF A PORTION OF TRACT 2A, ABSTRACT 1849, A F ALBRIGHT SURVEY. PROPERTY IS LOCATED AT NORTHEAST CORNER OF N. KNOWLES DRIVE AND W. MCLROY BOULEVARD

product is for informational purposes and may not have been
ured for or be suitable for legal, engineering, or surveying purposes.
s not represent an on-the-ground survey and represents only the
ximate relative location of property boundaries.

07/09/2019 P&Z Packet Page #16



REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817/230-0500 ext 2441.

REPLY

RE: PZ Meeting on 7/9/19. Consideration of a request to change the zoning from Office Professional (OP) to Neighborhood Commercial (NC) on property located at the NE corner of N. Knowles Drive and W. McLeroy Boulevard.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

07/09/2019 P&Z Packet Page #17

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION APPLICATION
APPLICATION FOR REQUEST TO CHANGE ZONING

CASE NUMBER: _____

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE (X) PLANNED DEVELOPMENT ( ) DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: OFFICE/COMMERCIAL PROPOSED ZONING: NEIGHBORHOOD COMMERCIAL

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 4 ABSTRACT: 1849 SURVEY: A.F. ALBRIGHT

(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: NORTHEAST CORNER OF W. McLEROY BLVD. AND N. KOWLES DR.

NAME OF PROPOSED DEVELOPMENT: SAGINAW SKILLED NURSING

TOTAL ACREAGE OF PROPERTY: 5.93

REASON FOR ZONING REQUEST: (please be specific)

THE SITE IS CURRENTLY VACANT AND BEING DEVELOPED AS A SKILLED NURSING CENTER.

SUBMITTED BY APPLICANT

(Use additional sheets and attach if necessary)

07/09/2019 P&Z Packet Page #18

CURRENT ZONING: OFFICE / COMMERCIAL

REQUESTED ZONING: NEIGHBORHOOD COMMERCIAL

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Subdivision and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

OWNER'S SIGNATURE: Barbara Beerling PHONE #: 817-875-8636

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) THE McNEIL FAMILY REAL ESTATE PARTNERSHIP LP ATTN: BARBRA BEERLING BARBARABEERLING@gmail.com

OWNER'S ADDRESS: 8460 BOAT CLUB ROAD FORT WORTH, TX 76179

APPLICANT'S SIGNATURE: Brad Childers PHONE # : 817-231-8100

APPLICANT'S NAME: BARRON STARK ENGINEERS; BRAD CHILDERS

APPLICANT'S ADDRESS: 6221 SOUTHWEST BLVD, STE 100 FORT WORTH, TX 76132

BRADC@BARRONSTARK.COM

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

SUBMITTED BY APPLICANT

07/09/2019 P&Z Packet Page #19

LEGAL DESCRIPTION

5.93 acres situated in the A.F. ALBRIGHT SURVEY, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being a portion of that certain tract of land described in deed as Tract 4, to The McNeill Real Estate Partnership, recorded in Instrument Number D212317460, County Clerk's Records, Tarrant County, Texas, said 5.93 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of Block 5 of WILLOW VISTA ESTATES PHASE III A, an Addition to the City of Saginaw, Tarrant County, Texas, according to the Plat recorded in Instrument Number D214051894, County Clerk's Records, Tarrant County, Texas, being in the east line of Lot P, Open Space, COURTS OF WILLOW CREEK, an Addition to the City of Saginaw, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 5127, Plat Records, Tarrant County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6997608.48 and EAST: 2312387.68, for reference;

THENCE N 89°18'19" E, along the south line of said Block 5, a distance of 581.71 feet to a 1/2" iron rod found for the northeast corner of the herein described 5.93 acre tract and being the northwest corner of that certain tract of land described in deed as Tract 3, to said The McNeill Real Estate Partnership, recorded in Instrument Number D212317460, County Clerk's Records, Tarrant County, Texas;

THENCE S 00°35'01" E, along the west line of said Tract 3, a distance of 447.68 feet to a 1/2" capped iron rod found stamped "Fulton Surveying", in the north line of McLeroy Boulevard (Right-of-Way varies), at the southeast corner of the herein described 5.93 acre tract and being the southwest corner of said Tract 3, from which a 1/2" iron rod found at the southeast corner of said Tract 3 bears N 89°54'55" W, a distance of 708.11 feet, for reference;

THENCE N 89°58'46" W, along the north line of said McLeroy Boulevard. a distance of 582.35 feet to a 6" iron post found at the intersection of the north line of said Boulevard with the east line of Knowles Drive (Right-of-Way varies) and being the southwest corner of the herein described 5.93 acre tract;

THENCE N 00°30'16." W, along the east line of said Knowles Drive, passing the southeast corner of said Lot P, Open Space, and continuing along the east line of said Lot P, Open Space, in all, a distance of 440.41 feet to the POINT OF BEGINNING and containing 5.93 acres(258,441 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT _____ does hereby dedicate the same to be known as Lot 1, Block 1, SAGINAW SKILLED NURSING CENTER ADDITION, an Addition to the City of Saginaw, Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, drainage easements and utility easement as shown on the Plat.

SUBMITTED BY APPLICANT

STATE OF TEXAS
CHARLES F. STARK
57357
REGISTERED PROFESSIONAL ENGINEER
Charles F. Stark
07/01/2019

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, P.E. TEXAS REGISTRATION NO. 57357

Barron•Stark Engineers
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.230.8300 (F) 817.231.8414
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

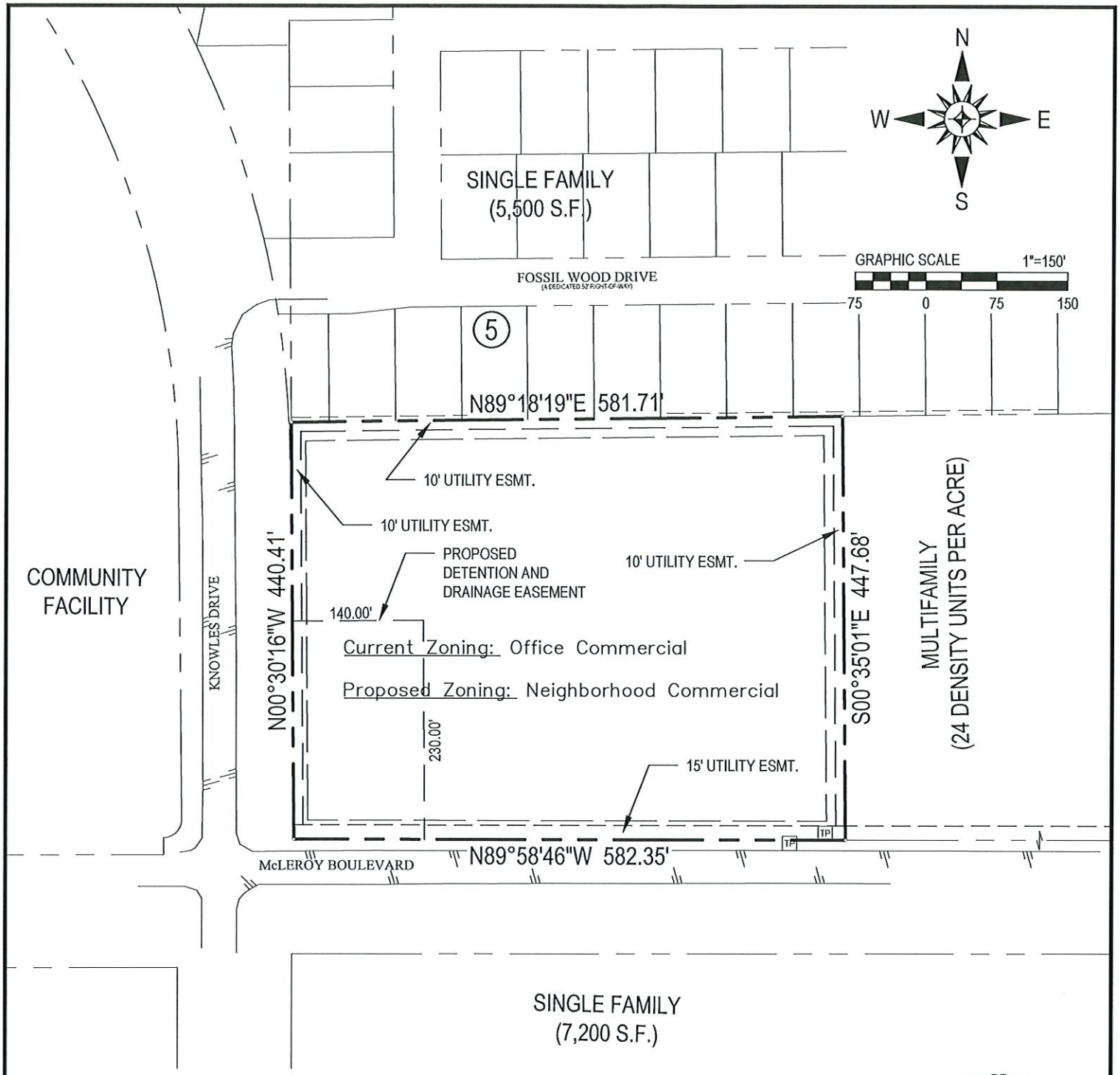
METES AND BOUNDS EXHIBIT

SAGINAW SKILLED NURSING

5.93 ACRES A.F. ALBRIGHT SURVEY,
ABSTRACT NO. 1849
City of Saginaw, Tarant County, Texas

PROJECT No. 939-9566
DATE: 07/01/2019
SHEET EX B

07/09/2019 P&Z Packet Page #20



SUBMITTED BY APPLICANT

STATE OF TEXAS
CHARLES F. STARK
57357
REGISTERED PROFESSIONAL ENGINEER
Charles F. Stark
07/01/2019

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, P.E. TEXAS REGISTRATION NO. 57357

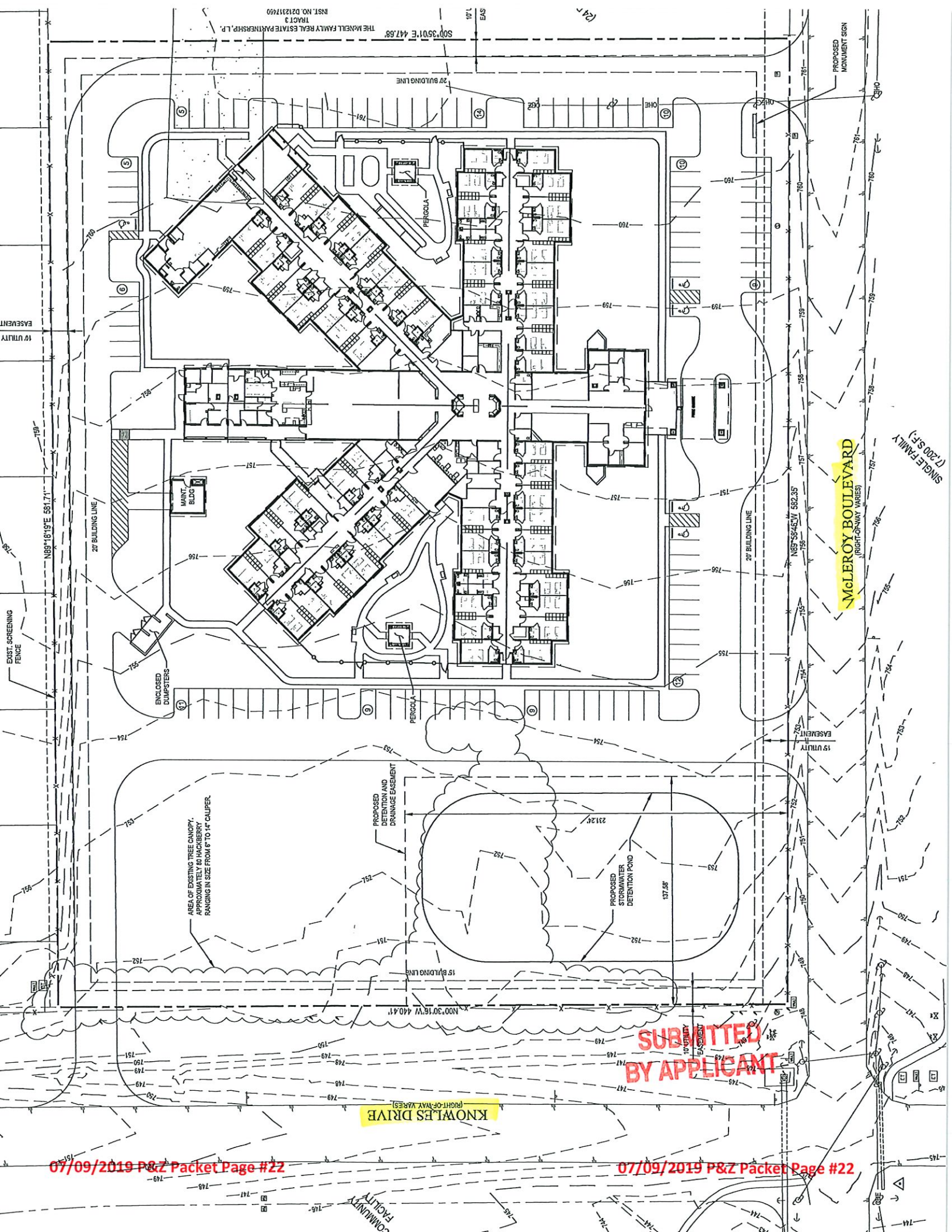
Barron•Stark Engineers
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.230.8900 (F) 817.231.1414
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

EXISTING/PROPOSED ZONING EXHIBIT

SAGINAW SKILLED NURSING

5.93 ACRES A.F. ALBRIGHT SURVEY,
ABSTRACT NO. 1849
City of Saginaw, Tarant County, Texas

PROJECT No. 939-9566
DATE: 07/01/2019
SHEET EX A



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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JUNE 2019

07/08/2019 8:27 Packet Page #23

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	BUILDING	FIRE	IWORQ	CERTIFICATE
6/5/19	LONE STAR ANIMAL HOUSE	209 MCLEROY BLVD E A	CO-33-18/19	06/05/19	06/05/19	6/5/19	06/18/19
6/7/19	RADICAL FAITH MINISTRIES	101 HAMPSHIRE ST S	CO-34-18/19	06/07/19	06/07/19	6/7/19	06/18/19
6/12/19	SUBWAY 11251	1200 BLUE MOUND RD S 150	CO-35-18/19	06/04/19	06/01/19	6/12/19	06/18/19
6/17/19	SAGINAW FURNITURE	116 SAGINAW BLVD N	CO-36-18/19	06/14/19	06/17/19	6/17/19	06/18/19
6/17/19	LIQ-O-RAMA	1228 BLUE MOUND RD S	CO-37-18/19	05/15/19	05/31/19	6/17/19	06/18/19
6/19/19	SAGINAW PET CARE	722 SAGINAW BLVD N	CO-38-18/19	06/18/19	06/17/19	6/19/19	06/25/19

DATE	NAME	ADDRESS	PERMIT #	COMMENTS
2/5/19	A T & T AUTHORIZED RETAILER	923 SAGINAW BLVD N	CO-22-17/18	
3/28/19	RYDER SYSTEM INC	1325 TRIAD BLVD	CO-27-18/19	

COM/IND OPEN BUILDING PERMITS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
10/6/17	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	21468	FENCE	SUBDIVISION FENCE (PHASE I)
11/28/17	MILLER MILLING	221 FAIRMOUNT ST S	21905	ACCESSORY	CHLORINE STORAGE
4/9/18	RYDER TRUCK	1325 TRIAD BLVD	21725	NEW BUILDING	NEW OFFICE & MAINTENANCE FACILITY
4/20/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	22686	FENCE/WALL	RETAINING WALL FOR SUBDIVISION (PHASE 2)
5/31/18	T MOBILE	620 PARK CENTER BLVD	22908	REMODEL	ANTENNA
7/5/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	22741	FENCE	SUBDIVISION FENCE (PHASE 2)
7/5/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	23088	FENCE/WALL	RETAINING WALL - SUBDIVISION (PHASE 3)
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIAL
7/17/18	AT&T MOBILITY	300 OLD DECATUR RD N A	23130	REMODEL	UPGRADE ANTENNA
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/31/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	23263	FENCE	SUBDIVISION FENCE (PHASE 3)
9/6/18	CREEKWOOD LHLP	616 BAILEY BOSWELL RD E	23153	NEW BUILDING	NEW SHELL BUILDING
10/2/18	KIRK BONDS	116 SAGINAW BLVD N	23317	REMODEL	COMMERCIAL LEASE SPACE
10/11/18	SAGINAW STRIP CENTER	240 SAGINAW BLVD N	23362	NEW BUILDING	COMMERCIAL LEASE SPACE
12/17/18	MILLER MILLING	221 FAIRMOUNT ST S	23716	ADDITION	RAIL CAR CLEANING CANOPY
1/15/19	WAUKESHA PEARCE INDUSTRIES	850 INDUSTRIAL AVE	23864	REMODEL	ROOF
1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL
2/4/19	MR FROZE MARGARITA EXPRESS	240 SAGINAW BLVD S 400	23837	REMODEL	FINISH OUT
2/12/19	VENTURA FOODS	1100 DEFIEL RD	23492	ADDITION	ROOF & CATWALK
8/6/00	MONARCH TOWERS - WEST	124 OPAL ST	23973	REMODEL	ANTENNA
3/13/19	EPIPHANY DERMATOLOGY	616 BAILEY BOSWELL RD E 200	23750	REMODEL	FINISH OUT
3/25/19	SAGINAW DC PARK	923 COOK LN	25273	NEW BUILDING	WAREHOUSE WITH OFFICE SPACE INSIDE
3/25/19	SAGINAW DC PARK	1008 COOK LN	25274	NEW BUILDING	WAREHOUSE WITH OFFICE SPACE INSIDE
3/29/19	WOODCREST	532 SAGINAW BLVD S	25501	REMODEL	FINISH OUT
4/8/19	SAGINAW HIGH SCHOOL	800 BLUE MOUND RD N	23967	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	WAYSIDE MIDDLE SCHOOL	1300 OLD DECATUR RD	23968	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	SAGINAW ELEMENTARY SCHOOL	301 MCLEROY BLVD W	23969	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	WILLOW CREEK ELEMENTARY SCHOOL	1100 MCLEROY BLVD W	23970	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	HAFLEY DEVELOPMENT CENTER	616 MCLEROY BLVD W	23971	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/9/19	SAGINAW DC PARK	240 BLUE MOUND RD S	25936	JOB TRAILER	JOB TRAILER
4/17/19	CANN REAL ESTATE	722 SAGINAW BLVD	25538	REMODEL	FINISH OUT

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CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

MAY 2019

07/09/2019 P&Z Packet Page #23

COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/3/19	AT&T CELL TOWER	300 OLD DECATUR RD N A	23823	REMODEL	UPGRADE ANTENNA
2/21/19	SHIPLEY DONUTS	240 SAGINAW BLVD S 100	25280	REMODEL	FINISH OUT
3/25/19	RACETRAC 2515 - DIESEL	149 SAGINAW BLVD	25745	NEW BUILDING	NEW DIESEL PUMPS & CANOPY
5/3/19	DOS PROJECT - STANDARD MEAT	455 SANSOM BLVD	26157	REMODEL	REMODEL
4/23/19	I NAILS & BAR	532 SAGINAW BLVD S	26085	REMODEL	FINISH OUT
5/7/19	WAL-MART	1401 SAGINAW BLVD	56177	REMODEL	ONLINE GROCERY PICK UP AREA
4/9/19	TAKE 5 OIL CHANGE	112 BAILEY BOSWELL RD W	25941	NEW BUILDING	NEW OIL CHANGE SERVICE
BUILDING PERMITS IN PLAN REVIEW					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
11/29/18	U F P	444 SANSOM BLVD	23733	ADDITION	ADDITION OF BREAKROOM
5/28/19	SAGINAW NUTRITION	1029 SAGINAW BLVD N	26346	REMODEL	FINISH OUT
5/22/19	WILLOW CREEK PARK PAVIILLIONS	752 KNOWLES DR S	26328	NEW BUILDING	2 NEW PAVILLIONS
CLOSED PROJECTS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS

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CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JUNE 2019

07/09/2019 Packet Page #25

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	BUILDING	FIRE	IWORQ	CERTIFICATE
6/5/19	LONE STAR ANIMAL HOUSE	209 MCLEROY BLVD E A	CO-33-18/19	06/05/19	06/05/19	6/5/19	06/18/19
6/7/19	RADICAL FAITH MINISTRIES	101 HAMPSHIRE ST S	CO-34-18/19	06/07/19	06/07/19	6/7/19	06/18/19
6/12/19	SUBWAY 11251	1200 BLUE MOUND RD S 150	CO-35-18/19	06/04/19	06/01/19	6/12/19	06/18/19
6/17/19	SAGINAW FURNITURE	116 SAGINAW BLVD N	CO-36-18/19	06/14/19	06/17/19	6/17/19	06/18/19
6/17/19	LIQ-O-RAMA	1228 BLUE MOUND RD S	CO-37-18/19	05/15/19	05/31/19	6/17/19	06/18/19
6/19/19	SAGINAW PET CARE	722 SAGINAW BLVD N	CO-38-18/19	06/18/19	06/17/19	6/19/19	06/25/19

DATE	NAME	ADDRESS	PERMIT #	COMMENTS
2/5/18	A T & T AUTHORIZED RETAILER	923 SAGINAW BLVD N	CO-22-17/18	
3/28/19	RYDER SYSTEM INC	1325 TRIAD BLVD	CO-27-18/19	

COM/IND OPEN BUILDING PERMITS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
10/6/17	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	21468	FENCE	SUBDIVISION FENCE (PHASE I)
11/28/17	MILLER MILLING	221 FAIRMOUNT ST S	21905	ACCESSORY	CHLORINE STORAGE
4/9/18	RYDER TRUCK	1325 TRIAD BLVD	21725	NEW BUILDING	NEW OFFICE & MAINTENANCE FACILITY
4/20/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	22686	FENCE/WALL	RETAINING WALL FOR SUBDIVISION (PHASE 2)
5/31/18	T MOBILE	620 PARK CENTER BLVD	22908	REMODEL	ANTENNA
7/5/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	22741	FENCE	SUBDIVISION FENCE (PHASE 2)
7/5/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	23088	FENCE/WALL	RETAINING WALL - SUBDIVISION (PHASE 3)
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIAL
7/17/18	AT&T MOBILITY	300 OLD DECATUR RD N A	23130	REMODEL	UPGRADE ANTENNA
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/31/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	23263	FENCE	SUBDIVISION FENCE (PHASE 3)
9/6/18	CREEKWOOD LHLP	616 BAILEY BOSWELL RD E	23153	NEW BUILDING	NEW SHELL BUILDING
10/2/18	KIRK BONDS	116 SAGINAW BLVD N	23317	REMODEL	COMMERCIAL LEASE SPACE
10/11/18	SAGINAW STRIP CENTER	240 SAGINAW BLVD N	23362	NEW BUILDING	COMMERCIAL LEASE SPACE
12/17/18	MILLER MILLING	221 FAIRMOUNT ST S	23716	ADDITION	RAIL CAR CLEANING CANOPY
1/15/19	WAUKESHA PEARCE INDUSTRIES	850 INDUSTRIAL AVE	23864	REMODEL	ROOF
1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL
2/4/19	MR FROZE MARGARITA EXPRESS	240 SAGINAW BLVD S 400	23837	REMODEL	FINISH OUT
2/12/19	VENTURA FOODS	1100 DEFIEL RD	23492	ADDITION	ROOF & CATWALK
8/6/08	MONARCH TOWERS - WEST	124 OPAL ST	23973	REMODEL	ANTENNA
3/13/19	EPIPHANY DERMATOLOGY	616 BAILEY BOSWELL RD E 200	23750	REMODEL	FINISH OUT
3/25/19	SAGINAW DC PARK	923 COOK LN	25273	NEW BUILDING	WAREHOUSE WITH OFFICE SPACE INSIDE
3/25/19	SAGINAW DC PARK	1008 COOK LN	25274	NEW BUILDING	WAREHOUSE WITH OFFICE SPACE INSIDE
3/29/19	WOODCREST	532 SAGINAW BLVD S	25501	REMODEL	FINISH OUT
4/8/19	SAGINAW HIGH SCHOOL	800 BLUE MOUND RD N	23967	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	WAYSIDE MIDDLE SCHOOL	1300 OLD DECATUR RD	23968	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	SAGINAW ELEMENTARY SCHOOL	301 MCLEROY BLVD W	23969	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	WILLOW CREEK ELEMENTARY SCHOOL	1100 MCLEROY BLVD W	23970	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	HAFLEY DEVELOPMENT CENTER	616 MCLEROY BLVD W	23971	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/9/19	SAGINAW DC PARK	240 BLUE MOUND RD S	25936	JOB TRAILER	JOB TRAILER
4/17/19	CANN REAL ESTATE	722 SAGINAW BLVD	25538	REMODEL	FINISH OUT

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JUNE 2019

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COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
6/12/19	EAGLE'S POINT BAR & GRILL	1029 SAGINAW BLVD C	26424	ACCESSORY	FENCED IN PATIO AREA
6/17/19	SHIPLEY DONUTS	240 SAGINAW BLVD S 100	25280	REMODEL	FINISH OUT
6/18/19	SAGINAW NUTRITION	1029 SAGINAW BLVD N	26346	REMODEL	FINISH OUT
6/25/19	WILLOW CREEK PARK PAVILIONS	752 KNOWLES DR S	26328	NEW BUILDING	2 NEW PAVILIONS
COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/3/19	AT&T CELL TOWER	300 OLD DECATUR RD N A	23823	REMODEL	UPGRADE ANTENNA
3/25/19	RACETRAC 2515 - DIESEL	149 SAGINAW BLVD	25745	NEW BUILDING	NEW DIESEL PUMPS & CANOPY
4/9/19	TAKE 5 OIL CHANGE	112 BAILEY BOSWELL RD W	25941	NEW BUILDING	NEW OIL CHANGE SERVICE
4/23/19	I NAILS & BAR	532 SAGINAW BLVD S	26085	REMODEL	FINISH OUT
5/3/19	DOS PROJECT - STANDARD MEAT	455 SANSOM BLVD	26157	REMODEL	REMODEL
5/7/19	WAL-MART	1401 SAGINAW BLVD	56177	REMODEL	ONLINE GROCERY PICK UP AREA
5/21/19	I O V 1341 JARVIS	1341 JARVIS RD	26326	PAVING	STORAGE PARKING LON
6/10/19	D & K STOCKER INVESTMENTS	989 KENNEDY LN	26470	PAVING	SITE IMPROVEMENTS
6/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
BUILDING PERMITS IN PLAN REVIEW					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
11/29/18	U F P	444 SANSOM BLVD	23733	ADDITION	ADDITION OF BREAKROOM
6/17/19	2 J T DEVELOPMENT	900 INDUSTRIAL AVE E	26537	NEW BUILDING	NEW SHELL BUILDING
6/24/19	SAGINAW DENTAL	240 SAGINAW BLVD S 200	26572	REMODEL	FINISH OUT
CLOSED PROJECTS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
5/22/19	WAL-MART	1401 SAGINAW BLVD	25530	REMODEL	ENTERTAINMENT AREA INSTALL PHOTO LAB

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PLANNING AND ZONING COMMISSION
2017-2018 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0718-01		Amedment to Zoning Ordinance	Section 8-8 Temporary Uses and Special Events	07/10/18	Recommended Approval	07/17/18	Approved
PZ0818-01		923 N Saginaw Blvd Suite 200	SUP Animal Grooming	08/14/18	Recommended Approval	08/21/18	Approved
PZ0818-02		108 Anderson Street	SUP Auto Repair Garage	08/14/18	Recommended Approval	08/21/18	Approved
PZ 1218-01	City of Saginaw	Saginaw Boulevard	Saginaw Blvd Overlay District	12/11/18	Recommended Approval with additional textural clarification for non-conforming buildings and uses	12/18/18	Tabled
PZ 1218-02	City of Saginaw		Amend Zoning Ordinance to add new use "Restaurant Limited"	12/11/18	Recommended Approval	12/18/18	Approved
PZ 1218-03	City of Saginaw		Amend Zoning Ordinance to require a permit amd approved concept plan for fences constructed on key lots.	12/11/18	Recommended Approval	12/18/18	Approved
PZ 0419-01, 02	Michael Clark, Winkleman & Assoc	The Square, north and west of Walmart between Saginaw Boulevard and Old Decatur Road	Final Development Plan and change zoning to a Planned Development	04/19/19	Recommended Approval	4/4/16/19	Approved
PZ 0519-01	Clay Cristy, ClayMoore Eng	Southwest corner E Bailey Boswell Rd and Blue Mound Rd (H156)	Change Zoning	05/14/19	Applicant Requested that the item be tabled.		

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City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (9)

Staff Contact: Gabe Reaume, City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and action regarding the sale of tax notes. Presentation by SAMCO Capital Markets on tax note analysis and proposed timetable.

BACKGROUND/DISCUSSION:
During the presentation by Lewis McLain at the May 21, 2019 City Council meeting the issue of debt capacity was discussed. Lewis presented a slide showing the current debt obligations and the capacity for new debt. An option was presented to issue short term debt in order to maintain capacity in the interest and sinking portion of the tax rate. This is an option to consider leading up to a May 2020 bond election.

FINANCIAL IMPACT:
The financial analysis will be presented to the City Council. Under the proposal a $2,000,000 tax note will be issued to purchase land for future municipal facilities, partially fund the Willow Creek Park Playground, expansion of the parking lot at the Police Department, and roadway improvements.

RECOMMENDATION:
Staff recommends consideration of issuing a $2,000,000 tax note and provide authorization if the City Council would like to proceed with issuing short term debt.

ATTACHMENTS:

Description

Debt Issuance Memo
Proposed timetable
Tax Rate Impact Analysis

SAMCO Capital

MEMORANDUM

Date: July 3, 2019

To: City Staff and City Council
City of Saginaw, Texas

From: Mark M. McLiney
Andrew T. Friedman
SAMCO Capital Markets, Inc.
(210) 832-9760

RE: Proposed 2019 Debt Issuance

During our initial analysis of a possible future Bond Election at the City of Saginaw, we created a Tax Rate Impact Analysis spreadsheet that incorporated the City's existing Tax Supported debt obligations with various scenarios of future bond issues. We wanted to analyze historical City - Wide Appraised Values and use that information, along with information provided from the Tarrant Appraisal District, to develop scenarios that might best help direct the City Staff and Council as they developed the scope of a future Bond Election. I have attached the June 20, 2019 Analysis to this email.

When we received the 2019 Preliminary Taxable Values from TAD, we noticed a 16% increase in values from 2018. This increase in values will cause an immediate decrease in the I&S Tax Rate, because State Law only allows a City to set the I&S Tax Rate at the level required to pay the annual debt service. If the Final Taxable Values result in values the preliminary values the City's I&S Tax Rate in FY 2020 will be approximately $0.1645 (down from $0.1807.) Any decrease in I&S tax rate will reduce Future Bonding Capacity.

As the Attached Analysis shows, if the City maintains the current I&S Tax Rate of $0.1807, there is approximately $27,000,000 of future capacity. That includes the proposed $2,000,000 2019 issue. If the decision is to forego the 2019 issuance the I&S Tax Rate will decrease to $0.1645 and future capacity would be limited to approximately $21,000,000. Additional funds can be included; however, a future tax rate increase would likely be required. Since State Law requires us to inform the voters at the time of the bond election of any future tax increases, a potential I&S Tax increase could have a negative impact on election results.

CITY OF SAGINAW, TEXAS
$2,000,000
TAX NOTE, SERIES 2019

Proposed Timetable

July						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Date	Action Required
Wednesday, July 17, 2019	Draft of Private Placement Memorandum ("PPM") sent to Bond Counsel for review and comments
Monday, July 22, 2019	Comments on draft of the PPM due to SAMCO
Tuesday, July 23, 2019	**SAMCO Capital Markets, Inc. ("SAMCO") presents Tax Note analysis and proposed timetable to the City. City Council authorizes the staff and consultants to proceed with the issuance of the Notes**
Wednesday, July 24, 2019	PPM and Purchase and Investment Letter sent to potential purchasers
Monday, August 5, 2019	Bids due on the Notes
Tuesday, August 6, 2019	**City Council authorizes an Ordinance authorizing the sale of the Tax Notes**
Tuesday, August 27, 2019	Final Closing Memo distributed to all parties
Tuesday, September 3, 2019	**Tax Note Closing; Funds wired to the City's Depository Bank**

DRAFT

City of Saginaw, Texas
$27,000,000 Tax Rate Impact Analysis
June 20, 2019

Assumptions:

2020 Values, Preliminary, from Tarrant Co Appraisal District

Expected Growth Rate

2021-2023	3.50%
2024-2025	2.50%
2026 and later	0.00%

Current Tax Rate

M&O	$ 0.2911
I&S	$ 0.1807
Total	$ 0.4718

FYE (9/30)	Projected Taxable Value	Current General Fund Debt	Required I&S Tax Rate	$2,000,000 Tax Note Series 2019 [1]	$15MM GO Series 2020 [2]	$10MM GO Series 2022 [2]	New Total Debt Service	Required I&S Tax Rate
2019	$ 1,769,032,108	$ 3,381,610	$ 0.1912				$ 3,381,610	$ 0.1912
2020	2,058,306,665	3,385,043	0.1645	$ 341,950			$ 3,726,993	0.1811
2021	2,130,347,398	3,017,987	0.1417	301,200	525,000		$ 3,844,187	0.1804
2022	2,204,909,557	3,020,427	0.1370	300,750	672,375		$ 3,993,552	0.1811
2023	2,282,081,392	3,011,026	0.1319	300,200	519,750	400,000	$ 4,230,976	0.1854
2024	2,339,133,427	2,694,984	0.1152	299,550	814,500	400,000	$ 4,209,034	0.1799
2025	2,397,611,762	2,344,032	0.0978	298,800	1,187,175	777,300	$ 4,607,307	0.1922
2026	2,397,611,762	2,223,996	0.0928	297,950	1,187,588	781,500	$ 4,491,034	0.1873
2027	2,397,611,762	2,129,928	0.0888		1,187,125	780,000	$ 4,097,053	0.1709
2028	2,397,611,762	1,745,556	0.0728		1,185,788	777,900	$ 3,709,244	0.1547
2029	2,397,611,762	1,740,106	0.0726		1,188,488	780,100	$ 3,708,694	0.1547
2030	2,397,611,762	1,737,256	0.0725		1,190,138	781,500	$ 3,708,894	0.1547
2031	2,397,611,762	1,604,776	0.0669		1,185,825	777,200	$ 3,567,801	0.1488
2032	2,397,611,762	1,610,674	0.0672		1,190,463	777,200	$ 3,578,336	0.1492
2033	2,397,611,762	1,607,149	0.0670		1,188,963	781,300	$ 3,577,411	0.1492
2034	2,397,611,762	1,041,370	0.0434		1,186,413	779,500	$ 3,007,283	0.1254
2035	2,397,611,762	1,037,150	0.0433		1,187,725	776,900	$ 3,001,775	0.1252
2036	2,397,611,762	530,450	0.0221		1,187,813	778,400	$ 2,496,663	0.1041
2037	2,397,611,762	530,450	0.0221		1,186,675	778,900	$ 2,496,025	0.1041
2038	2,397,611,762	-	-	-	1,189,225	778,400	$ 1,967,625	0.0821
2039	2,397,611,762	-	-	-	1,185,463	781,800	$ 1,967,263	0.0821
2040	2,397,611,762	-	-	-	1,185,388	779,100	$ 1,964,488	0.0819
2041	2,397,611,762	-	-	-	-	780,300	$ 780,300	0.0325
2042	2,397,611,762	-	-	-	-	780,300	$ 780,300	0.0325
2043	2,397,611,762	-	-	-	-	-	-	-
		$ 38,393,972		$ 2,140,400	$ 21,531,875	$ 14,827,600	$ 76,893,847	

[1] *Preliminary subject to change. Interest calculates at 2.00% for illustrative purposes only.*

[2] *Preliminary subject to change. Interest calculates at 3.50% & 4%, respecitively for illustrative purposes only.*

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (10)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action regarding Award of Contract for Willow Creek Park Playground (Willow Creek Station)

BACKGROUND/DISCUSSION:
On April 17, 2018, City Council passed Resolution 2018-13 authorizing a budget appropriation in the amount of $178,675 to Project Dream Play toward completion of the Willow Creek Park Playground (Willow Creek Station). Project Dream Play is a 501(c) 3 non-profit organization that initiated vision for the project and has raised funds in support. Currently, Project Dream Play has raised approximately $339,000 for the project, including the $178,675 commitment from the City.

On January 15, 2019, City Council authorized a contract in the amount of $32,500 with La Terra Studio for the design of the Willow Creek Park Playground The project consists of an accessible playground to be construction at the northern section of Willow Creek Park.

Bids for the Willow Creek Park Playground were opened on June 11, 2019. A total of five bids were received as follows:

Bidder	Bid Amount
Grod Construction, LLC	$482,484.50
North Rock Construction, LLC	$485,741.71
Cole Construction, Inc.	$301,468.00
Northstar Construction, LLC	$486,160.00
Northridge Construction Group, LLC	$543,893.19

The apparent low bidder was Grod Construction, LLC who submitted a bid of $482,484.50. La Terra Studio has reviewed their bid and determined that they are the lowest responsible bidder.

FINANCIAL IMPACT:

The financial impact will be $482,484.50. Remaining funds in the amount of $146,175 are budgeted for City match for project Dreamplay (Parks Department Budget, Account 01-7000-07-00, Capital Outlay/Special Request). Project Dream Play's anticipated contribution under separate agreement is $143,000. Remaining funds in the amount of $193,309.50 will come from Fund Balance.

RECOMMENDATION:

Staff recommends that the Willow Creek Park Playground contract be awarded to Grod Construction, LLC in the amount of $482,484.50.

ATTACHMENTS:

Description

Budget Information

Bid Tabulation

CITY OF SAGINAW
BUDGET SUPPLEMENT
2018-2019

PARKS DEPARTMENT

01-6300-07-00 UTILITIES **$ 32,545**

Parks share of gas, electric, and water expense. Each meter has been assigned to responsible dept.

01-6500-07-00 INSURANCE-GEN LIABILITY/AUTO **$ 2,240**

This represents the Parks share of insurance expense. We have insurance through Texas Municipal League (TML). Estiamated city wide cost is $158,100.

01-6850-07-00 TELEPHONE EXPENSES **$ 780**

This account includes cell phones expense.

01-7000-07-00 CAPITAL OUTLAY/SPECIAL REQUEST **$ 254,175**

City match for project Dream Play	$178,675
site plan for city parks	$30,500
improved electric service for holiday decorations	$25,000
service truck replacement	$20,000

TOTAL **$ 553,885**

June 11th, 2019
Willow Creek Park Playground
City of Saginaw, Texas

~ Bid Tabulation ~

Bid Schedule Breakdown

Item #	Average	Truncated Mean	Northstar Construction, LLC	Grod Construction, LLC.	North Rock Construction, LLC	Northridge Construction Group, LLC	Cole Construction, Inc.		la terra studio estimate	Difference from Average	Difference From Truncated Mean
Project Budget TBD											
1. Mobilization, Bonding and Insurance	$ 29,828.45	$ 26,065.75	$ 18,000.00	$ 23,000.00	$ 31,197.25	$ 52,945.00	$ 24,000.00		$ 8,000.00	$ (21,828.45)	$ (18,065.75)
2. Playground	$ 236,783.53	$ 235,639.22	$ 257,000.00	$ 220,000.00	$ 220,297.66	$ 242,620.00	$ 244,000.00		$ 197,000.00	$ (39,783.53)	$ (38,639.22)
3. Poured-In-Place Fall Surfacing	$ 125,309.49	$ 124,192.46	$ 113,085.00	$ 128,163.00	$ 123,790.38	$ 140,885.06	$ 120,624.00		$ 106,000.00	$ (19,309.49)	$ (18,192.46)
4. Pedestrian Concrete Paving	$ 17,820.57	$ 17,950.13	$ 17,667.00	$ 18,346.50	$ 16,226.46	$ 17,836.88	$ 19,026.00		$ 16,308.00	$ (1,512.57)	$ (1,642.13)
5. Concrete Containment Edge	$ 9,146.34	$ 9,491.40	$ 9,360.00	$ 8,100.00	$ 11,014.20	$ 5,737.50	$ 11,520.00		$ 4,500.00	$ (4,646.34)	$ (4,991.40)
6. Concrete Stairs	$ 3,059.09	$ 2,910.42	$ 1,100.00	$ 1,750.00	$ 5,464.22	$ 2,981.25	$ 4,000.00		$ 1,500.00	$ (1,559.09)	$ (1,410.42)
7. Bench	$ 16,991.82	$ 17,690.00	$ 17,600.00	$ 17,400.00	$ 11,089.12	$ 18,070.00	$ 20,800.00		$ 6,000.00	$ (10,991.82)	$ (11,690.00)
8. Site Prep w/ Tree Protect. & Silt Fence	$ 4,214.32	$ 4,471.67	$ 5,000.00	$ 2,500.00	$ 5,156.60	$ 3,415.00	$ 5,000.00		$ 5,000.00	$ 785.68	$ 528.33
9. Dirtwork and Grading	$ 24,679.75	$ 26,716.25	$ 26,250.00	$ 25,000.00	$ 29,250.00	$ 28,898.75	$ 14,000.00		$ 5,000.00	$ (19,679.75)	$ (21,716.25)
10. Subsurface Drainage with Clean-outs	$ 11,307.08	$ 9,590.96	$ 11,000.00	$ 21,500.00	$ 9,972.89	$ 6,262.50	$ 7,800.00		$ 5,000.00	$ (6,307.08)	$ (4,590.96)
11. ADA Parking Signs	$ 646.75	$ 605.42	$ 480.00	$ 500.00	$ 596.26	$ 937.50	$ 720.00		$ 300.00	$ (346.75)	$ (305.42)
12. ADA Parking Signs - Van	$ 345.38	$ 329.38	$ 270.00	$ 300.00	$ 298.13	$ 468.75	$ 390.00		$ 200.00	$ (145.38)	$ (129.38)
13. ADA Striping	$ 602.50	$ 627.50	$ 600.00	$ 850.00	$ 607.50	$ 675.00	$ 280.00		$ 1,000.00	$ 397.50	$ 372.50
14. Wheelstops	$ 258.38	$ 205.63	$ 225.00	$ 75.00	$ 185.64	$ 206.25	$ 600.00		$ 750.00	$ 491.62	$ 544.37
15. Hydromulch Bermuda Disturbed Areas	$ 5,354.08	$ 5,308.33	$ 5,000.00	$ 2,500.00	$ 8,345.40	$ 8,125.00	$ 2,800.00		$ 2,178.00	$ (3,176.08)	$ (3,130.33)
16. Miscellaneous Work	$ 3,263.75	$ 2,859.58	$ 7,140.00	$ 2,500.00	$ 2,250.00	$ 3,828.75	$ 600.00		$ -	$ (3,263.75)	$ (2,859.58)
10. Owner's Allowance	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00		$ 10,000.00	$ -	$ -
BASE BID TOTAL:	**$ 499,611.28**	**$ 494,654.10**	**$ 499,777.00**	**$ 482,484.50**	**$ 485,741.71**	**$ 543,893.19**	**$ 486,160.00**		**$ 368,736.00**	**$ (130,875.28)**	**$ (125,918.10)**
				Apparent Lowest Bidder							
Lowest of Each Bid Item (Total):			**$ 422,205.58**							$ (53,469.58)	
				131%	Over Estimate						
				$ 113,748.50	Over Estimate						

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (11)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action Regarding Agreement With Project Dream Play Regarding Willow Creek Park Playground (Willow Creek Station)

BACKGROUND/DISCUSSION:
On April 17, 2018, City Council passed Resolution 2018-13 authorizing a budget appropriation in the amount of $178,675 to Project Dream Play toward completion of the Willow Creek Park Playground. Project Dream Play is a 501(c) 3 non-profit organization that initiated vision for the project and has raised funds in support.

On January 15, 2019, City Council authorized a contract in the amount of $32,500 with La Terra Studio for the design of the Willow Creek Park Playground The project consists of an accessible playground to be construction at the northern section of Willow Creek Park.

The project was designed and on June 11, 2019 bids were received for the Willow Creek Park Playground. Grod Construction, LLC submitted the low bid of $482,484.50. Consideration for the award of contract is being considered under a separate item.

Project Dream Play has submitted an agreement for consideration. The major elements of the agreement are:

- Dream Play will contribute $83,500 to the City within 15 days after the Award of Contract for the Willow Creek Station (Willow Creek Park Playground)
- Dream Play will contribute $59,000 to the City within 15 days after Completion and Final Acceptance of the Willow Creek Station (Willow Creek Park Playground) Project.
- Total contribution by Project Dream Play is $143,000.
- The City Manager is authorized to spend up to $8,000 for project elements related to:

- Ground breaking ceremony
- Pre-grand opening VIP event for sponsors and key contributors
- Public grand opening event
- Promotion of the sale of fence pickets, funding and construction of the fence and a donor recognition structure
- Placement of a recognition name plate on a major piece of equipment in honor of a donation made by Taco Casa

The attachment will be forwarded to you when it is available.

FINANCIAL IMPACT:

Financial Impact with be the receipt of $143,000 to be used for the construction of the Willow Creek Park Playground project and up to $8,000 in expenditures to come from Fund Balance.

RECOMMENDATION:

Staff recommends approval of the agreement.

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (13)

Staff Contact: Kim Quin, Finance Director

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:
FY19/20 Budget Workshop: Enterprise Fund and Enterprise Escrow Fund

BACKGROUND/DISCUSSION:
The FY19/20 budget preparation process is underway. Presentations will be made to the City Council throughout the summer to review and discuss budget issues. The Enterprise Funds, which account for the water and wastewater operations of the City will be discussed.

FINANCIAL IMPACT:
The items discussed will impact the FY19/20 Proposed Budget and the multi-year financial plan.

RECOMMENDATION:
This is a workshop to discuss FY19/20 budget issues. No action will be taken.

ATTACHMENTS:

Description

workshop presentation

Enterprise Fund (Water and Wastewater)

Revenues

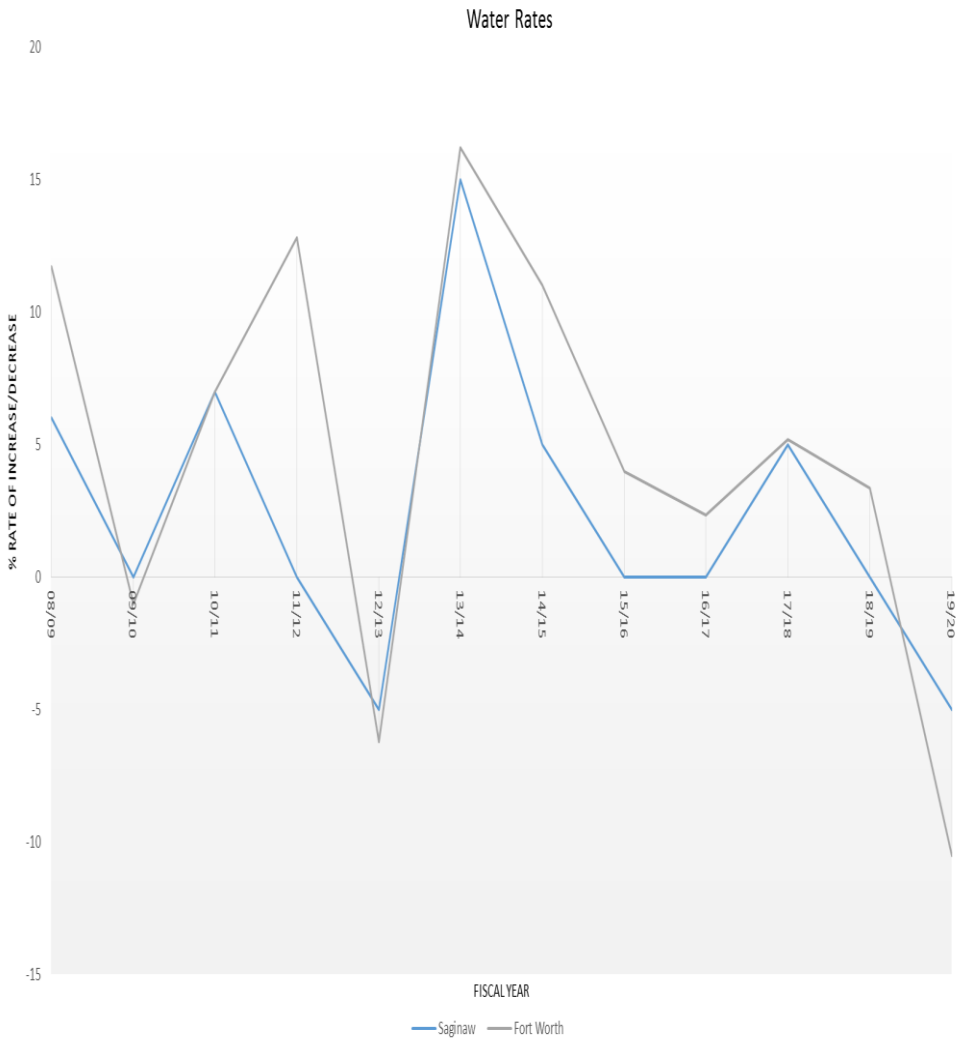
- Rate decrease 5% water

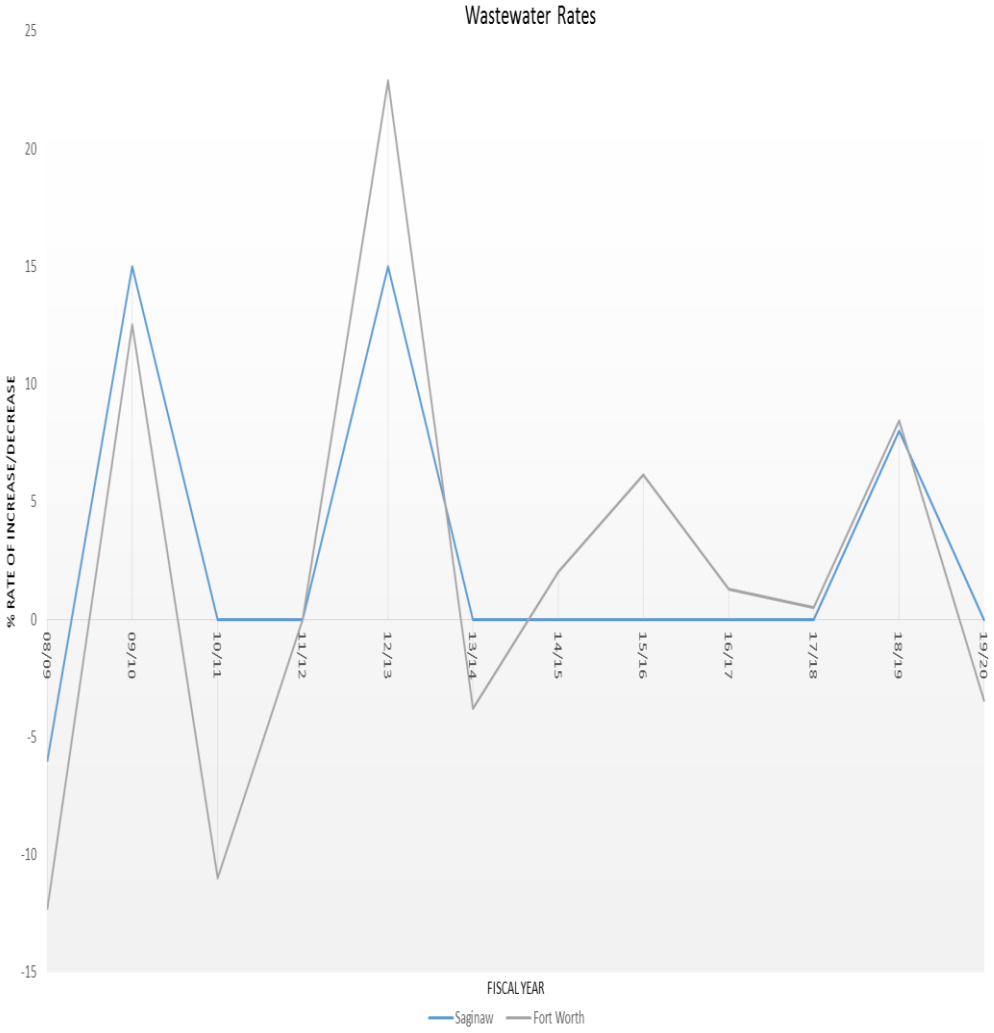
Expenses

- Fort Worth water rate decrease 10.49%
- Fort Worth wastewater decrease 3.44%
- Includes 3% salary increase and full year of TMRS rate increase effective 1/1/2019
- Special requests: service truck replacement, APWA accreditation, replace sewer main camera, software upgrade, rehab 5 booster pumps
- Replace 50% of water meters with cellular technology ($684,000)
- Complete design and construction Saginaw Blvd 16” WL PH2 ($1,086,050 impact fees)
- Construction Fairmount 12” sewer rehab PH1 ($1,094,000)
- FM 156 utility relocation ($325,500)
- BNSF utility relocation ($467,500)
- Completion of I & I repair projects ($146,000)

	FY 18/19 Adopted	FY 18/19 Revised	FY 18/19 YTD	YTD %	FY 18/19 Estimated	FY 19/20 Planning
Beginning Fund Balance	$ 6,847,199	$ 6,847,199			$ 6,847,199	$ 7,197,624
Water Sales	$ 5,000,000	$ 5,000,000	$ 3,384,659	68%	$ 5,175,000	$ 4,750,000
Wastewater Service	4,008,000	4,008,000	3,329,970	83%	4,308,000	4,308,000
Other	633,955	633,955	458,910	72%	715,955	1,642,510
Total Revenues	$ 9,641,955	$ 9,641,955	$ 7,173,538	74%	$ 10,198,955	$ 10,700,510
Water - Fort Worth	$ 3,131,815	$ 3,131,815	$ 1,522,859	49%	$ 2,800,270	$ 2,803,295
Wastewater - Fort Worth	3,053,260	3,053,260	2,495,612	82%	3,360,865	2,948,230
Other Operating	2,692,590	2,692,590	2,001,096	74%	2,634,770	2,881,400
Debt Service	282,255	282,255	175,754	62%	282,255	281,890
Capital Outlay/Projects	2,189,560	2,279,075	365,672	16%	770,370	4,003,600
Total Expenses	$ 11,349,480	$11,438,995	$ 6,560,992	57%	$ 9,848,530	$ 12,918,415
Ending Fund Balance	$ 5,139,674	$ 5,050,159			$ 7,197,624	$ 4,979,719
Restricted Fund Balance	2,293,601	2,990,279				3,044,054
Unrestricted Fund Balance	2,846,073	2,059,880				1,935,665
Inc/(Dec) in Fund Balance	$ (1,707,525)	$(1,797,040)			$ 350,425	$ (2,217,905)

Historical change in W/WW rates





In the last five years Fort Worth has increased water rates by 25.87% and wastewater rates by 18.35%. The City has increased water rates by 10% and wastewater rates by 8%.

Enterprise Escrow Fund

Revenues

- Water Impact Fees
- Transfer for W/WW Equipment Replacement

Expenses

- Transfer to Enterprise Fund for Saginaw Blvd 16” water line PH2 ($1,086,050)

	FY 18/19 Adopted	FY 18/19 Revised	FY 18/19 YTD	YTD %	FY 18/19 Estimated	FY 19/20 Planning
Beginning Fund Balance	$ 1,742,590	$ 1,742,590	$ -		$ 1,742,590	$ 1,921,420
Revenues	$ 324,485	$ 324,485	$ 252,534	78%	$ 357,415	$ 40,245
Transfer to Enterprise Fund for Capital Projects	$ 155,000	$ 155,000	$ -	0%	$ 135,000	$ 1,086,050
Refunds	-	-	$ 43,586	-	$ 43,585	$ -
Ending Fund Balance	$ 1,912,075	$ 1,912,075	$ 208,949		$ 1,921,420	$ 875,615
Inc/(Dec) in Fund Balance	$ 169,485	$ 169,485	$ 208,949		$ 178,830	$ (1,045,805)

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (14)

Staff Contact: Dolph Johnson
Asst. City Manager

E-mail: djohnson@saginawtx.org

Phone: 817-230-0325

SUBJECT:
Knowles Drive Conceptual Plan Update

BACKGROUND/DISCUSSION:
Kimley Horn & Associates will present an update on the Knowles Drive Conceptual Plan.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

Knowles Drive



Knowles Drive
Conceptual Design

City of Saginaw Council Meeting
July 23, 2019

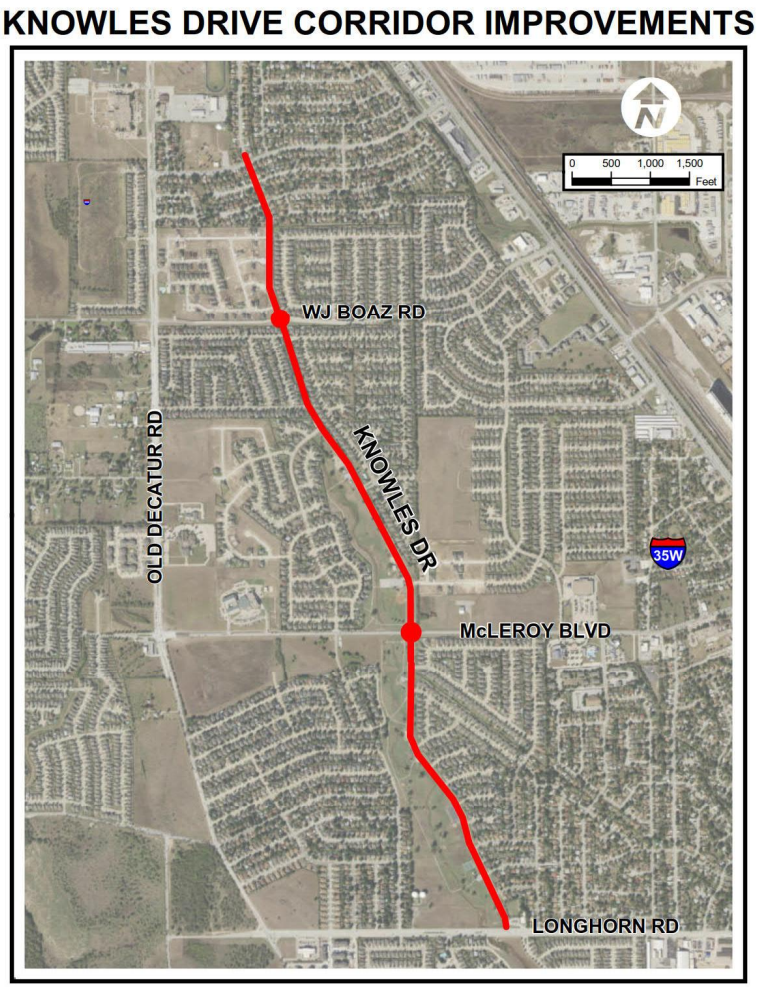
Dana Shumard, P.E.

City of Saginaw

Kimley»Horn

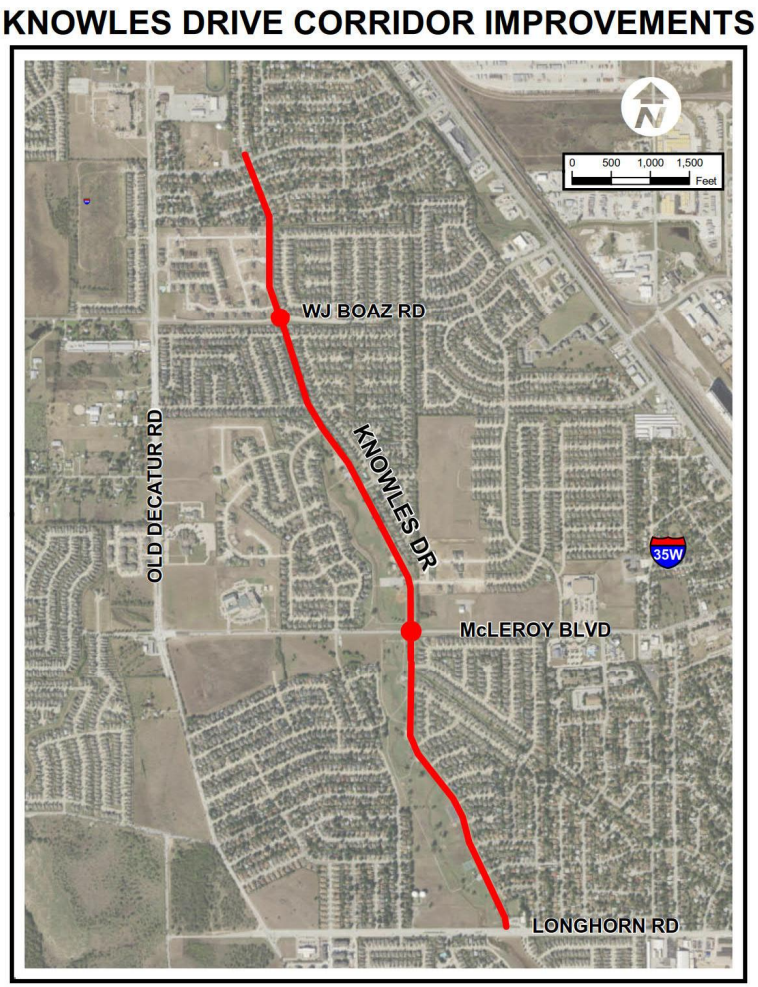
Knowles Drive

- Scope Overview
- Overall Phasing
- Phase 1
- Phase 2
- Phase 3
- Questions



Scope Overview

- Project Limits: Longhorn Road to Edwards Drive
- Conceptual Design
  - Drainage evaluation and preliminary design
  - Roadway plan and profile design
  - Intersection Layouts
  - Sidewalk and crosswalk locations
  - Identify need for utility relocations
  - OPCC
- Corridor Study and Traffic Analysis
  - Corridor Evaluation
    - 3 Lane Cross Section Longhorn to 400’ South of Woodcrest
    - 2 Lane Cross Section North of 400’ South of Woodcrest
  - Intersection Evaluation
    - Roundabout at W. McLeroy
    - Roundabout at W.J. Boaz
    - Signal at Longhorn



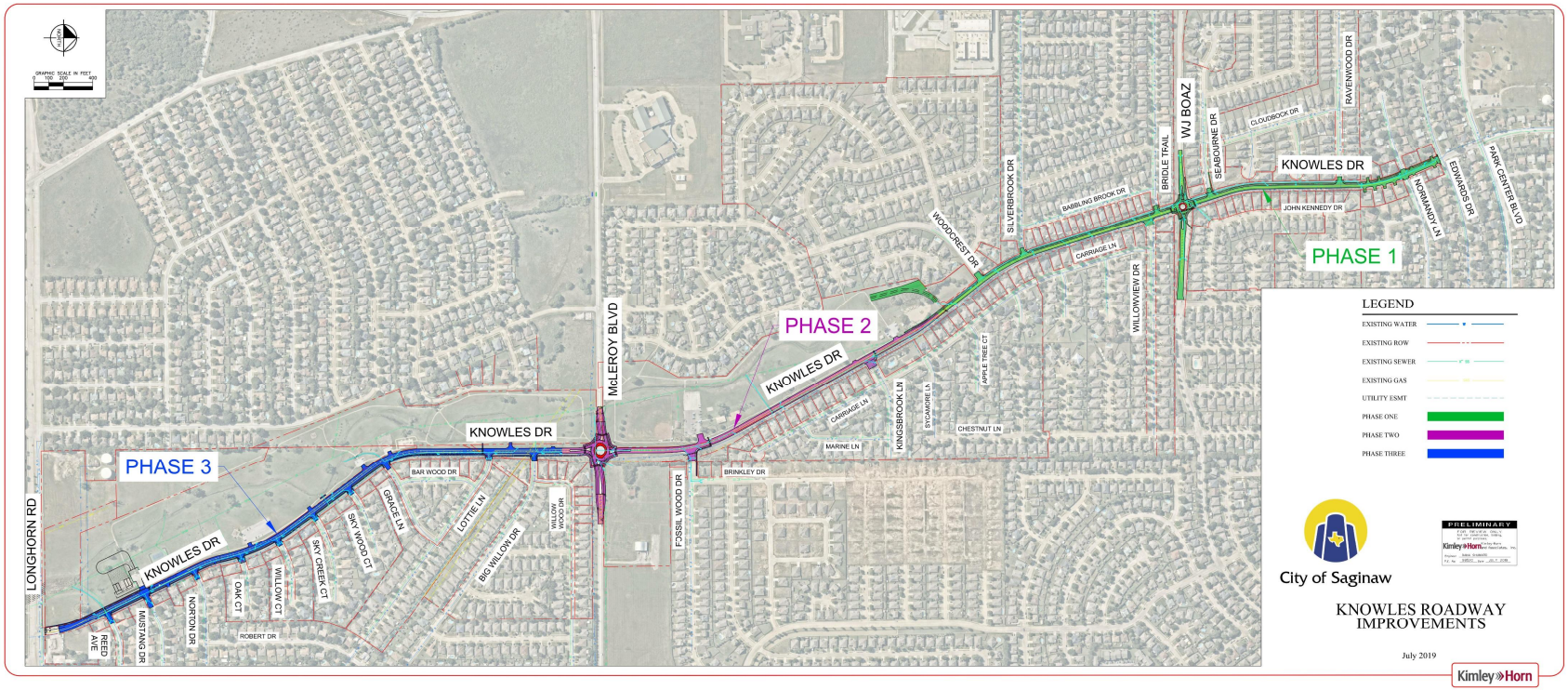
Overall Phasing

Phase 1 – Edwards to 400’ South of Woodcrest

Phase 2 – 400’ South of Woodcrest to W. McLeroy

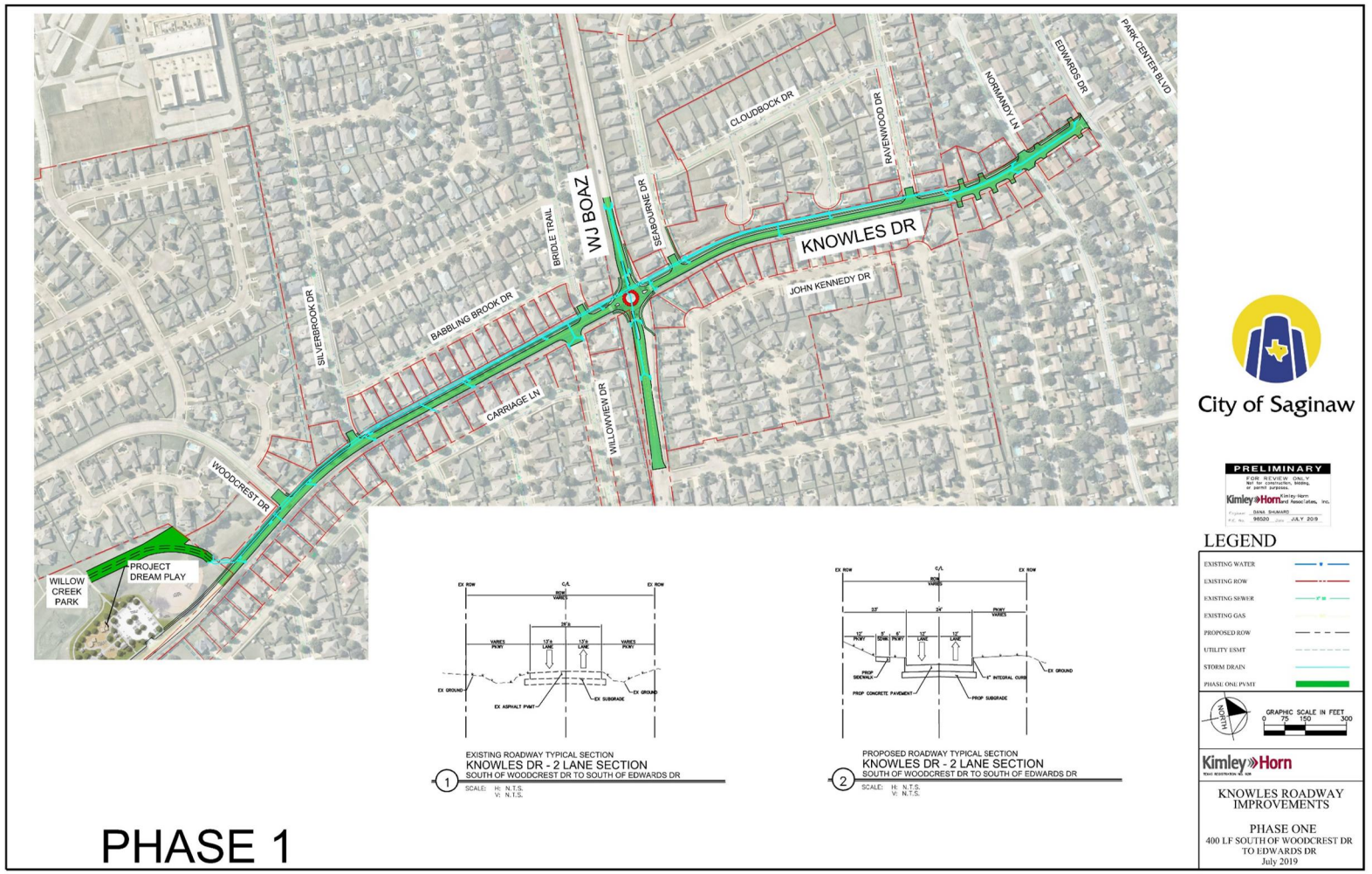
Phase 3 – W. McLeroy to Longhorn

Total OPCC: $17.9 M



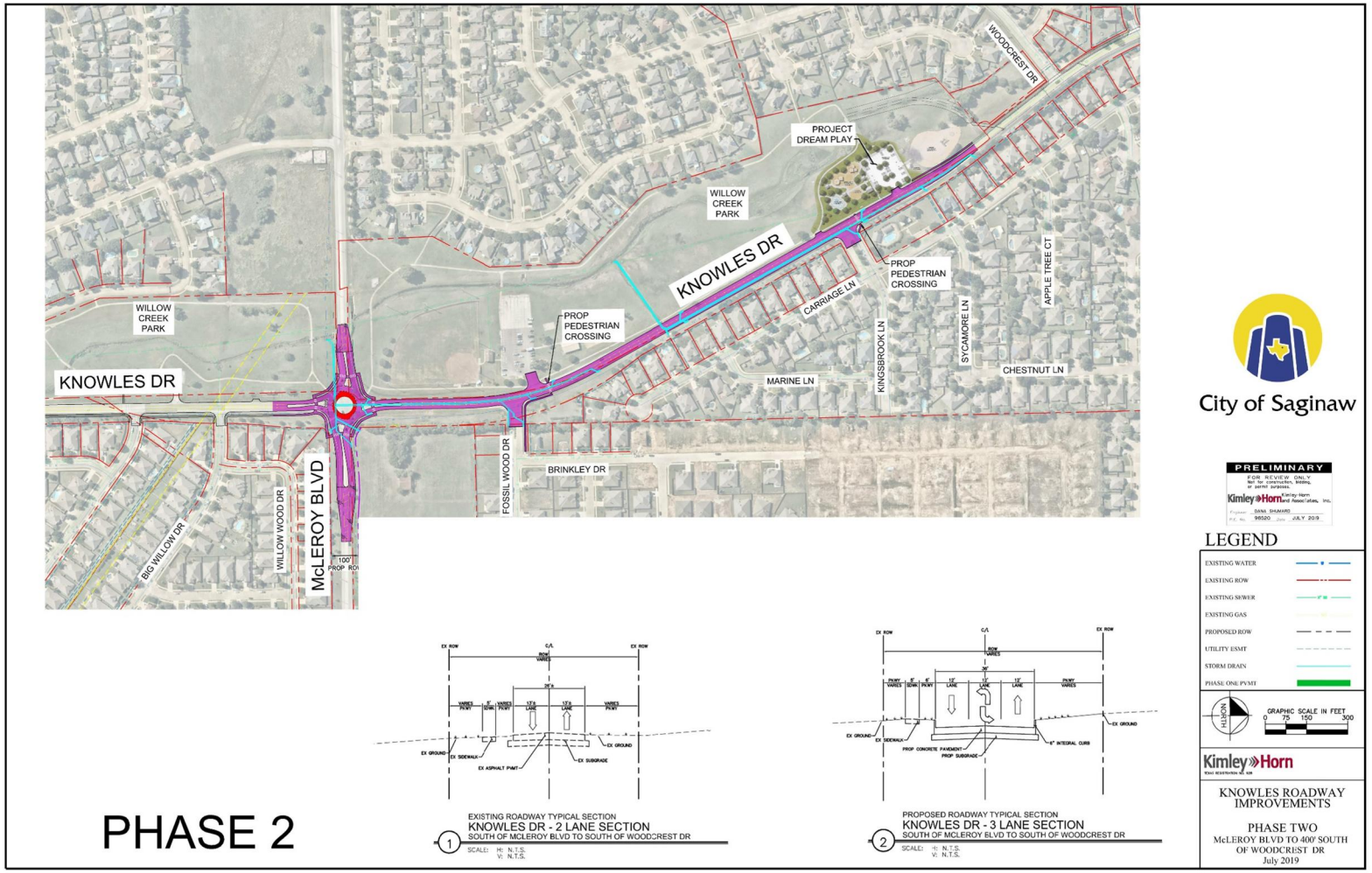
Phase 1 – 400’ south of Woodcrest to Edwards

- Large Storm Drain system
- 2 lane section
- Roundabout at W.J. Boaz
- Sidewalk along west side
- OPCC - $6.7 M



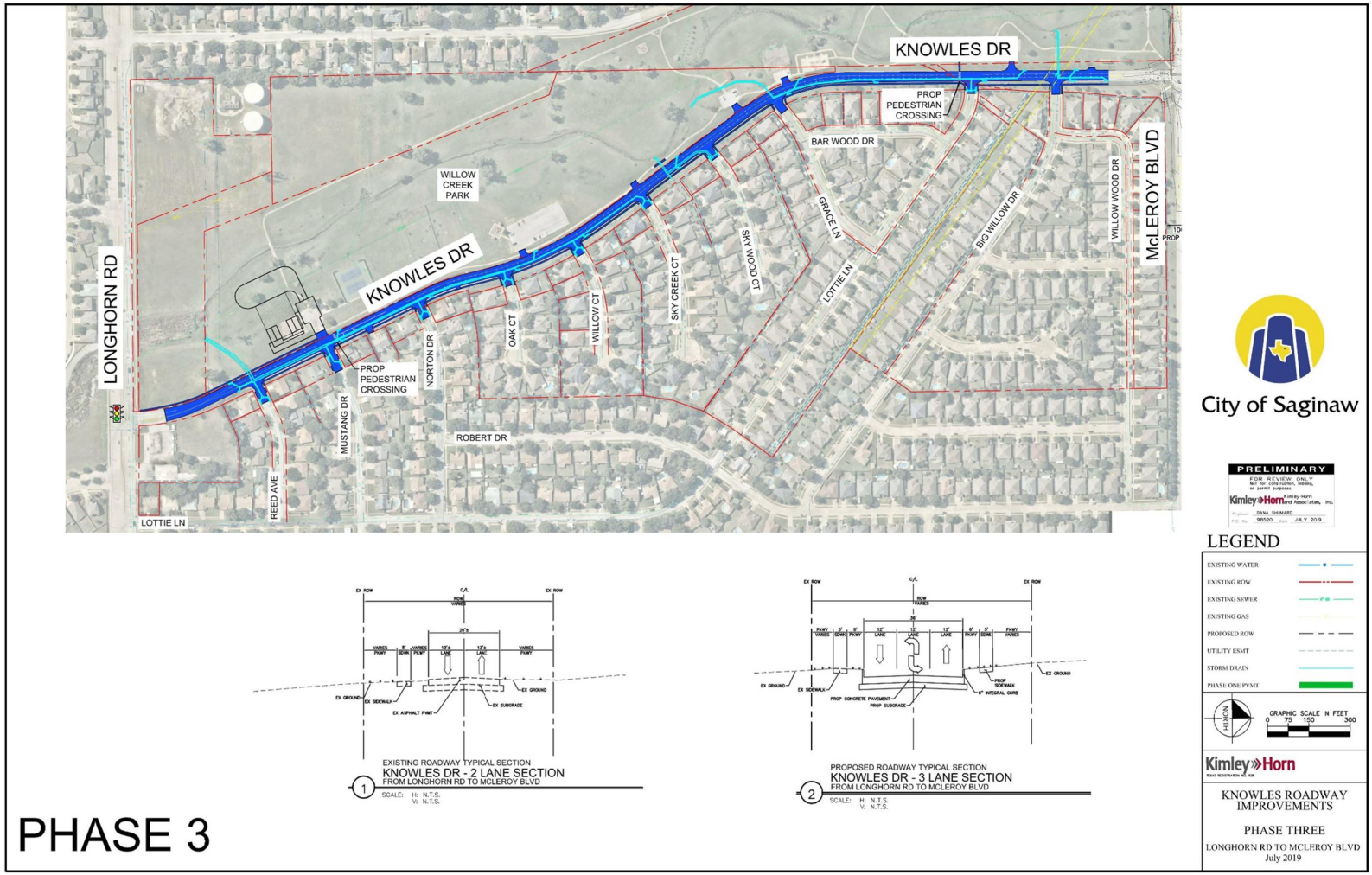
Phase 2 – W. McLeroy to 400’ south of Woodcrest

- 3 lane section
- Roundabout at W. McLeroy
- 2 storm drain systems
- Pedestrian crossings to the park
- OPCC - $4.8 M



Phase 3 – Longhorn to W. McLeroy

- 3 lane section
- Signal at Longhorn
- Sidewalk along east side
- Pedestrian crossings to the park
- 4 storm drain systems
- Energy Transfer Gas Crossing
- OPCC - $6.4 M





Questions?

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (15)

Staff Contact: Dolph Johnson
Asst. City Manager

E-mail: djohnson@saginawtx.org

Phone: 817-230-0325

SUBJECT:
Master Parks Plan Concept

BACKGROUND/DISCUSSION:
Kimley Horn & Associates will present the Master Parks Plan Concept.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

Parks Plan Presentation
Park Concept

City of Saginaw Parks

City of Saginaw Council Meeting
July 23, 2019

Katherine McGill, RLA, LI

City of Saginaw

Kimley»Horn

SAGINAW PARKS

- **Outline**
  - Project Overview
  - Park Usage Chart
  - Park Concepts
    - Park Concept Summary
    - Summary of Public Feedback
    - Cost Estimate
    - Recommended Phasing
  - Summary and CIP
  - Questions













- **Project Overview**
  - Scope of Work
    - Site Analysis
      - Site Visit - analyze and inventory all existing parks throughout the City
      - Existing condition maps based on inventory of existing parks
    - Conceptual Park Design
      - Concept plans for park improvements
      - Cost estimates for each park improvement
      - Gather City Staff and Public Feedback
      - Refine Concepts and Costs
  - Public Feedback
    - Parks Advisory Meeting
      - Feedback from 8-10 people on concepts at meeting
    - Jotform – online voting
      - Most visited park, provide feedback on concept plans
      - 87 individual responses
      - 5-8 responses on Facebook
  - Goals of Scope

SAGINAW PARKS



LEGEND

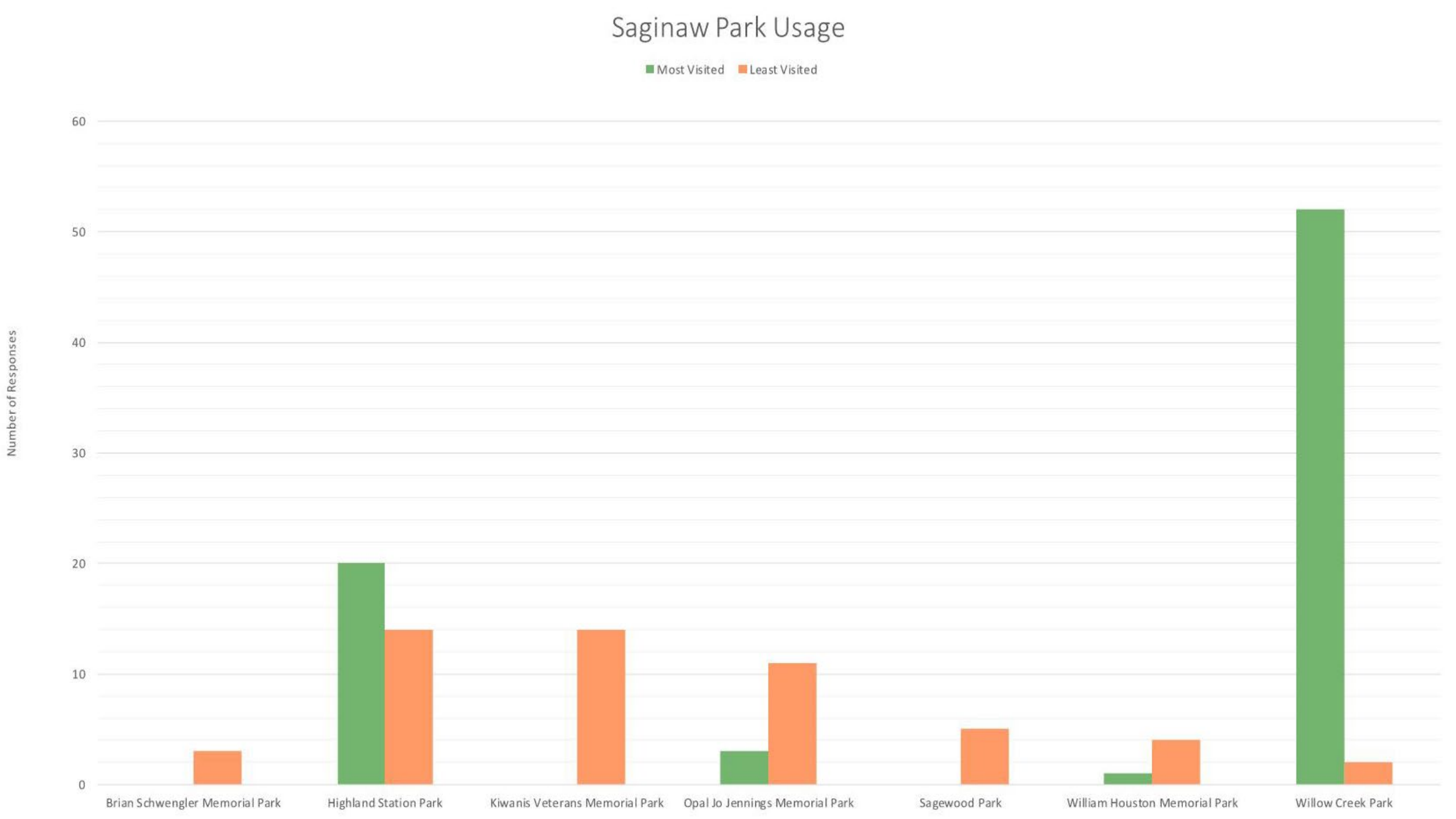
1. William Houston Park
2. Willow Creek Park
3. Opal Jo Jennings Park
4. Brian Schwengler Memorial Park
5. Kiwanis Veterans Memorial Park
6. Sagewood Park
7. Highland Station Park

- **Park Types**
  - Neighborhood (0-3 Acres)
    - Opal Jo Jennings Memorial Park
    - Brian Schwengler Memorial Park
    - Kiwanis Veterans Memorial Park
    - Sagewood Park
  - Community(4-16 Acres)
    - William Houston Park
  - Regional (16+ Acres)
    - Willow Creek Park
    - Highland Station Park

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City of Saginaw


Saginaw Park Usage
Most Visited
Least Visited
Number of Responses
60
50
40
30
20
10
0
Brian Schwengler Memorial Park
Highland Station Park
Kiwanis Veterans Memorial Park
Opal Jo Jennings Memorial Park
Sagewood Park
William Houston Memorial Park
Willow Creek Park

WILLOW CREEK PARK

- Features:
  - Dream Play Playground & Splash Pad
  - Parking
  - Baseball Practice Fields
  - Sand Volleyball Court
  - Basketball Courts
  - Inclusive Playgrounds
  - Soccer Fields
  - Pavilion & Picnic Area
  - Pickleball Courts
  - Improved seating areas
  - Nature/Learning Garden
  - Fishing Pond













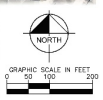












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WILLOW CREEK PARK NORTH CONCEPT













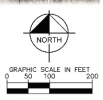












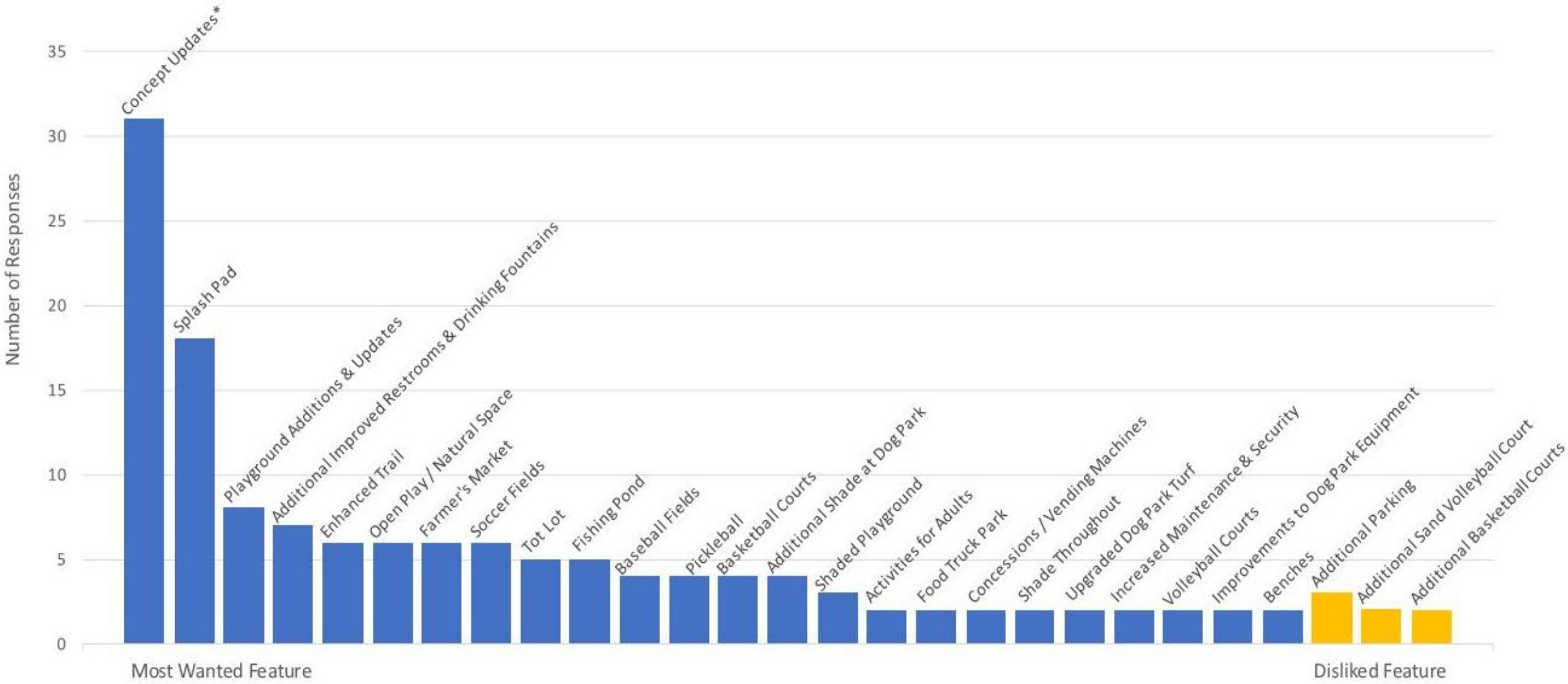
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WILLOW CREEK PARK SOUTH CONCEPT

WILLOW CREEK PARK – PUBLIC FEEDBACK



*Concept Updates: People loved what is proposed in the concept. General comments are "The plan looks amazing", "I'm in favor of everything I see here", "I love it"

WILLOW CREEK PARK

- Total Cost Estimate: $12 million - $14 million

  (Concept Plan Amenities & Most Wanted Features)

  - Parking Lot Improvements – $2.65 million
  - Concrete Sidewalks – $420,000
  - Playground Additions & Updates - $1.03 million
  - Baseball Fields – $350,000
  - Volleyball Court – $70,000
  - Basketball Courts – $2.45 million
  - Soccer Fields – $300,000
  - Field Lighting – $840,000
  - Pickleball Courts – $500,000
  - Benches, Trash Receptacles, Picnic Tables – $150,000
  - Restrooms – $560,000
  - Pavilion – $315,000
  - Multi-Use Building and Pavilion – $315,000
  - Drinking Fountain – $60,000
  - Site Lighting and Electrical Allowance – $140,000
  - Landscape Allowance – $440,000
    - Shrubs, Sod, Shade Trees, Mulch, Steel Edging, Sod Topsoil, Shade Trees for Dog Park
  - Irrigation Allowance – $500,000
  - Splash Pad - $1.05 million
  - Trail Enhancements Allowance – $200,000
    - Benches, Bike Route, Lighting, Water Stations
  - Fishing Pond
    - Further Evaluation Needed

HIGHLAND STATION PARK

- Features:
  - Playground Updates
  - Splash Pad
  - Pickleball Courts
  - Basketball Courts
  - Additional Parking
  - Restrooms









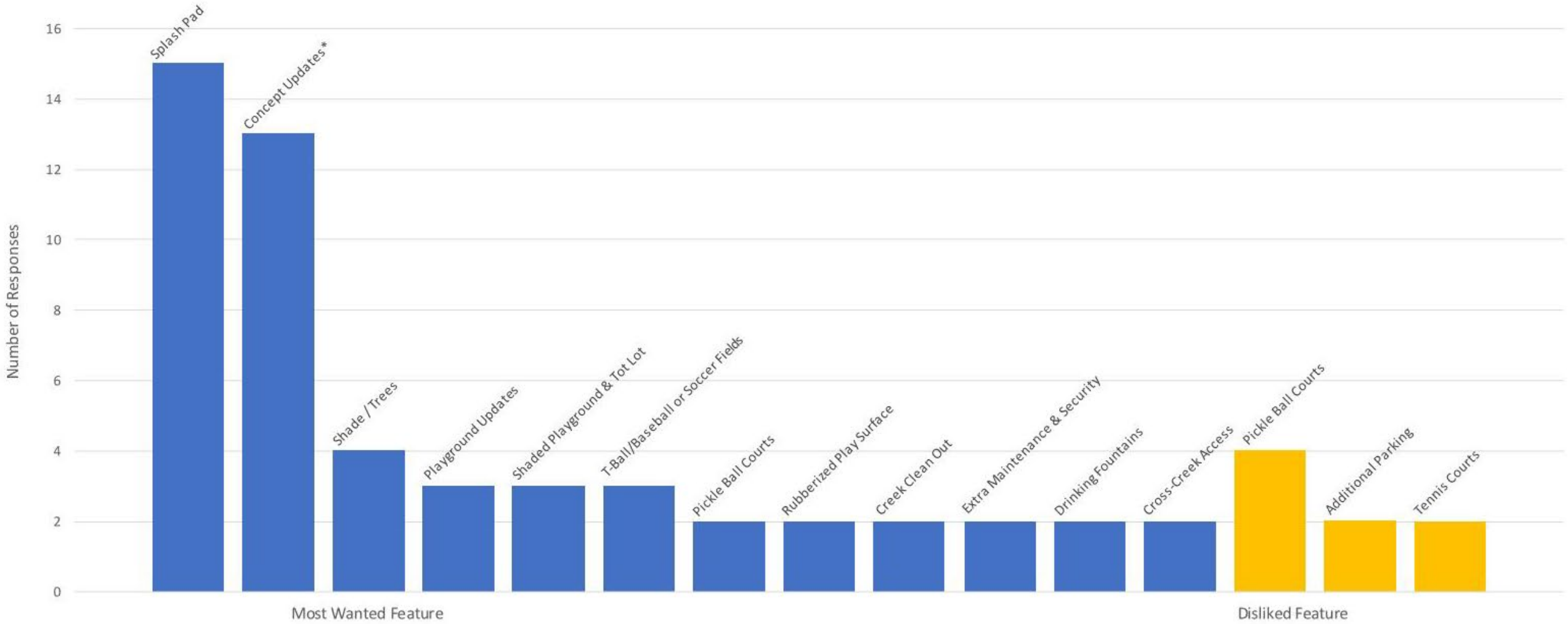


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HIGHLAND STATION PARK – PUBLIC FEEDBACK



*Concept Updates: People loved what is proposed in the concept. General comments are "This would be a huge asset to a fast growing area", "LOVE this", "Looks great"

HIGHLAND STATION PARK

- Total Cost Estimate: $8.5 million - $10 million

  (Concept Plan Amenities & Most Wanted Features)

  - Parking Lot Improvements – $1.8 million
  - Concrete Sidewalks – $460,000
  - Playground Updates (Shaded, Rubberized Surface) - $1.2 million
  - Benches, Picnic Tables, Trash Receptacles – $60,000
  - Restrooms – $650,000
  - Park Sign (East Entry) – $30,000
  - Pavilions – $620,000
  - Splash Pad - $1.1 million
  - Basketball Court – $400,000
    - Concrete base, striping, new equipment
  - Tennis Court – $1 million
    - Concrete base, surfacing, striping, new equipment
  - Pickleball Court – $500,000
  - Drinking Fountain – $80,000
    - Includes water service/tap
  - Grill – $3,000
  - Site Lighting and Electrical Allowance – $250,000
  - Landscape – $250,000
    - Mulch, Shade Trees, Topsoil, Sod
  - Irrigation Allowance – $100,000
  - Creek Clean Out Allowance – $100,000

WILLIAM HOUSTON MEMORIAL PARK

- Features:
  - Soccer Fields
  - Playground
  - Parking
  - Concessions
  - Picnic Pavilions
  - Restrooms



















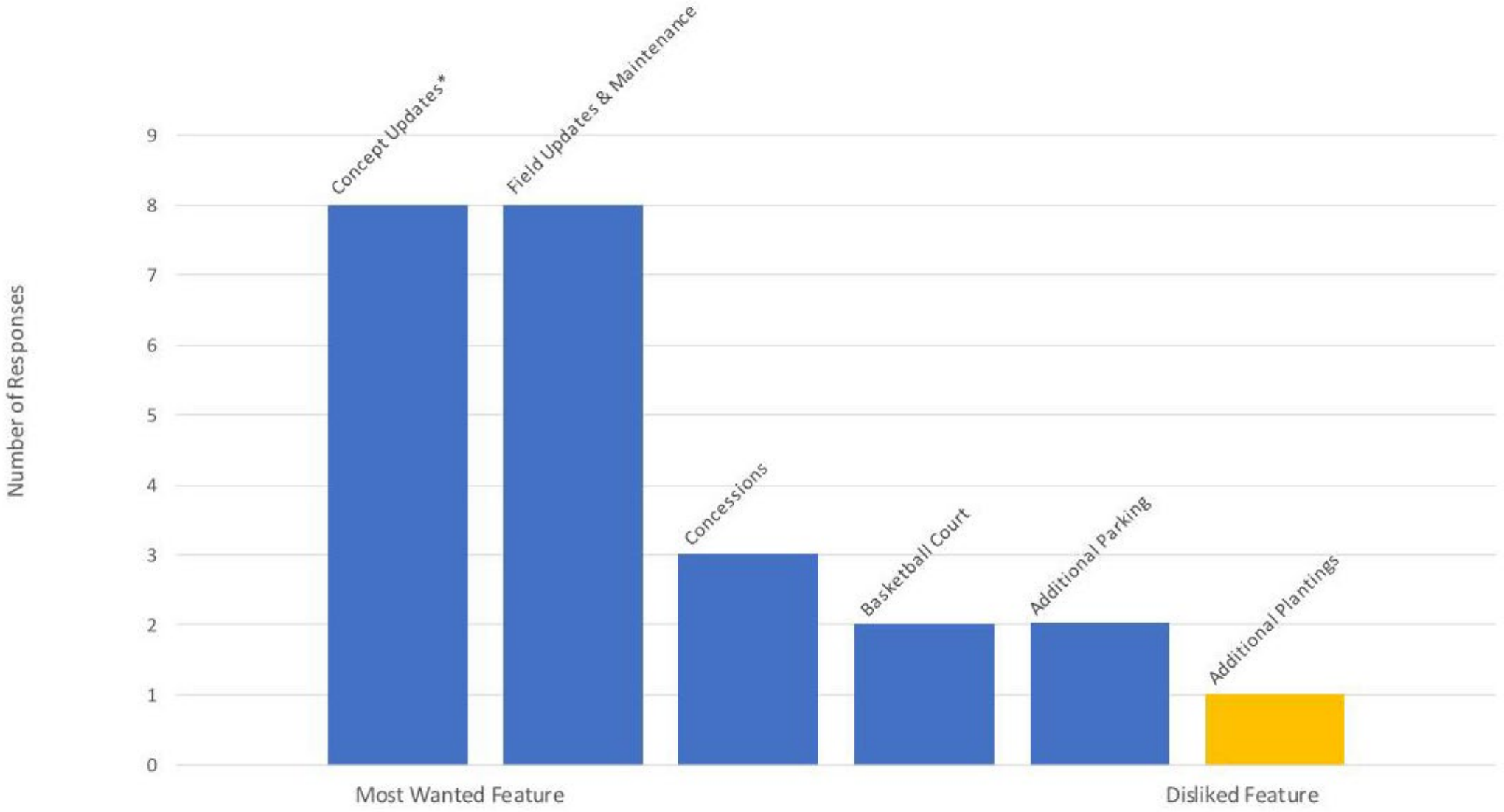
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WILLIAM HOUSTON MEMORIAL PARK CONCEPT

WILLIAM HOUSTON MEMORIAL PARK – PUBLIC FEEDBACK



*Concept Updates: People loved what is proposed in the concept. General comments are "Love it", "I love all of the fields", "This would be a great addition to Saginaw"

WILLIAM HOUSTON MEMORIAL PARK

- Total Cost Estimate: $5.4 million - $7 million

  (Concept Plan Amenities & Most Wanted Features)

  - Parking Lot Improvements – $800,000
  - Concrete Sidewalks – $200,000
  - Playground – $560,000
  - 8’ Wood Fence – $200,000
  - Benches, Picnic Tables, Trash Receptacles – $50,000
  - Bleachers – $280,000
  - Pavilions – $400,000
    - 30’, 15’, 12’
  - Restrooms – $700,000
  - Concession / Maintenance Building – $450,000
  - Soccer Fields – $650,000
  - Field Lighting – $500,000
  - Drinking Fountain w/ water service – $30,000
  - Grill – $3,000
  - Site Lighting and Electrical Allowance – $120,000
  - Landscape – $210,000
    - Mulch, Sod, Evergreen shrubs, shade trees, steel edge, topsoil
  - Irrigation Allowance – $300,000
  - Basketball Courts – $700,000

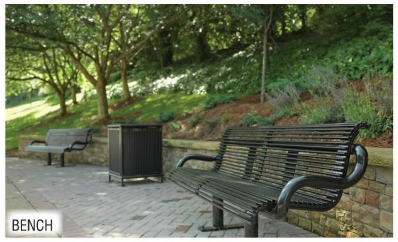
OPAL JO JENNINGS MEMORIAL PARK

- Features:
  - Picnic Pavilion
  - Playground
  - Open Lawn with Berms
  - Sidewalks
  - Parking























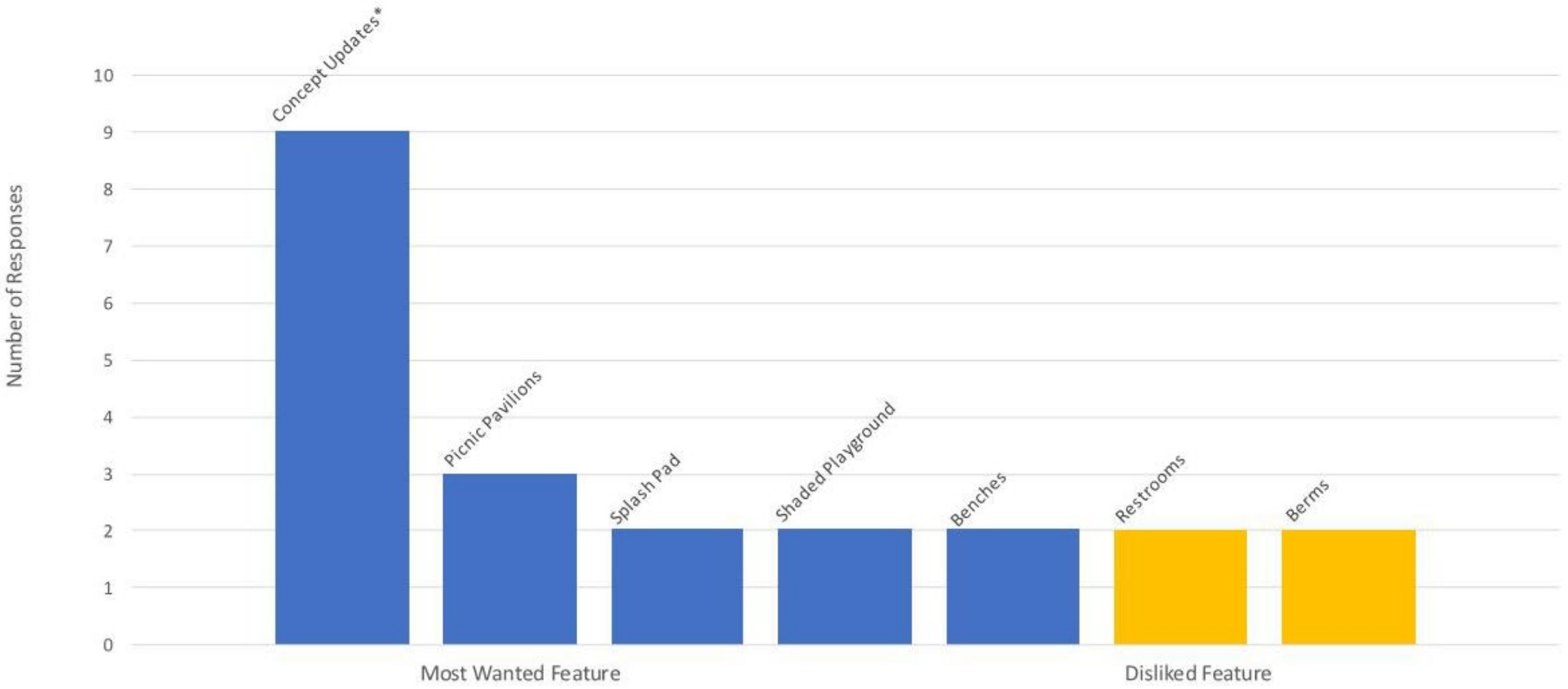
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OPAL JO JENNINGS MEMORIAL PARK CONCEPT

OPAL JO JENNINGS MEMORIAL PARK – PUBLIC FEEDBACK



*Concept Updates: People loved what is proposed in the concept. General comments are "Much needed", "This looks like a nice concept", "Love it"

OPAL JO JENNINGS MEMORIAL PARK

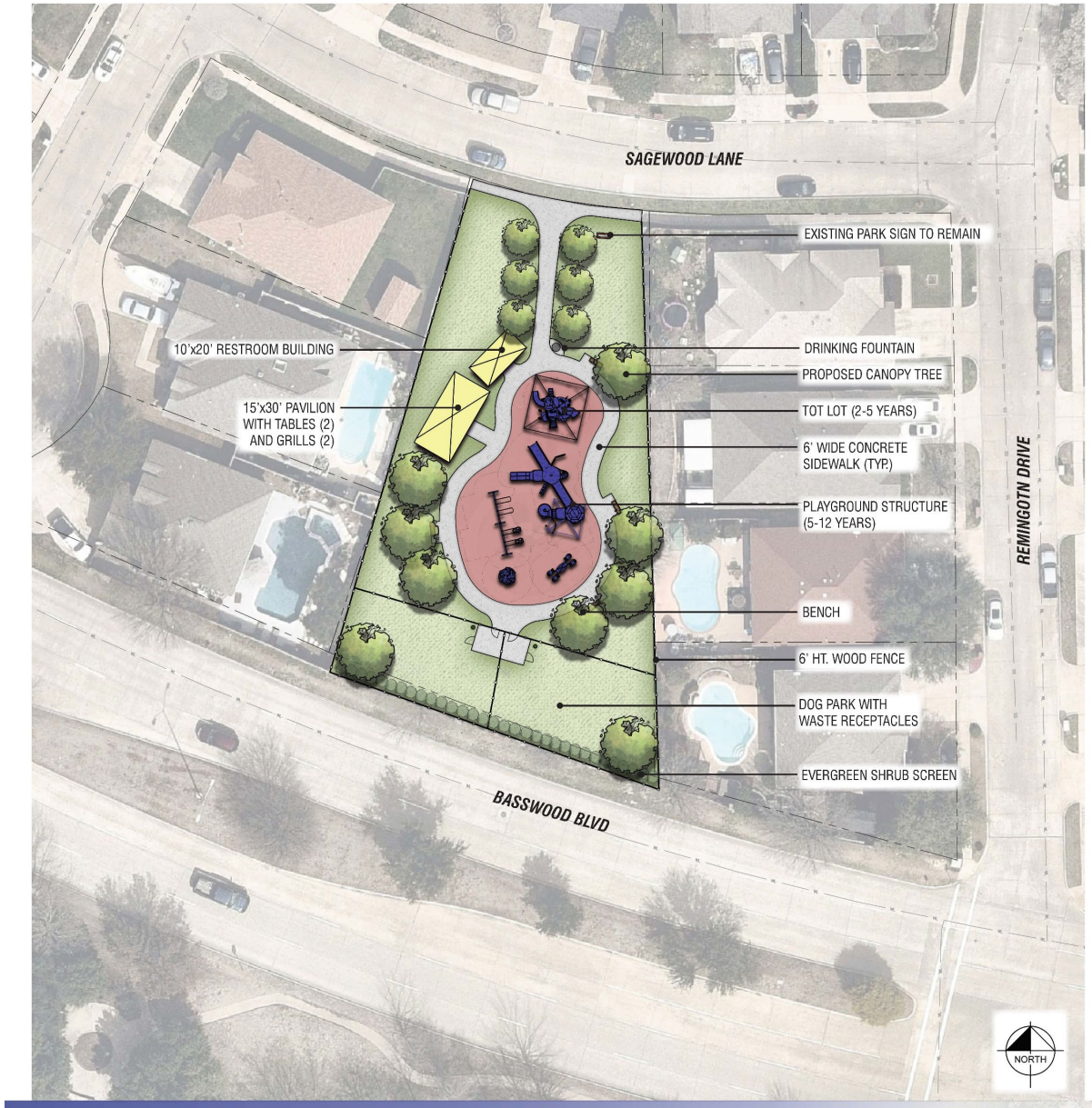
- Total Cost Estimate: $1 million - $1.5 million

  (Concept Plan Amenities & Most Wanted Features)

  - Parking Lot Improvements – $50,000
  - Concrete Sidewalks – $30,000
  - Playground – $400,000
  - 4’ Ornamental Fence – $25,000
  - 8’ Wood Fence – $30,000
  - Benches, Picnic Tables, Trash Receptacles – $15,000
  - Restroom – $300,000
  - Park Sign (Relocation) – $8,000
  - Pavilion – $45,000
  - Drinking Fountain – $12,000
  - Grill – $1,000
  - Site Lighting and Electrical Allowance – $50,000
  - Landscape – $15,000
    - Mulch, Sod, Evergreen shrubs, shade trees, steel edge, topsoil
  - Irrigation Allowance – $25,000

SAGEWOOD PARK

- Features:
  - Picnic Pavilion
  - Playground
  - Dog Park
  - Shade Trees
  - Restroom





EXISTING PARK SIGN


PROPOSED CANOPY TREES




PLAYGROUND


TOT LOT


RESTROOM BUILDING


PAVILION


EVERGEREEN SCREEN


BENCH AND TRASH RECEPTACLE

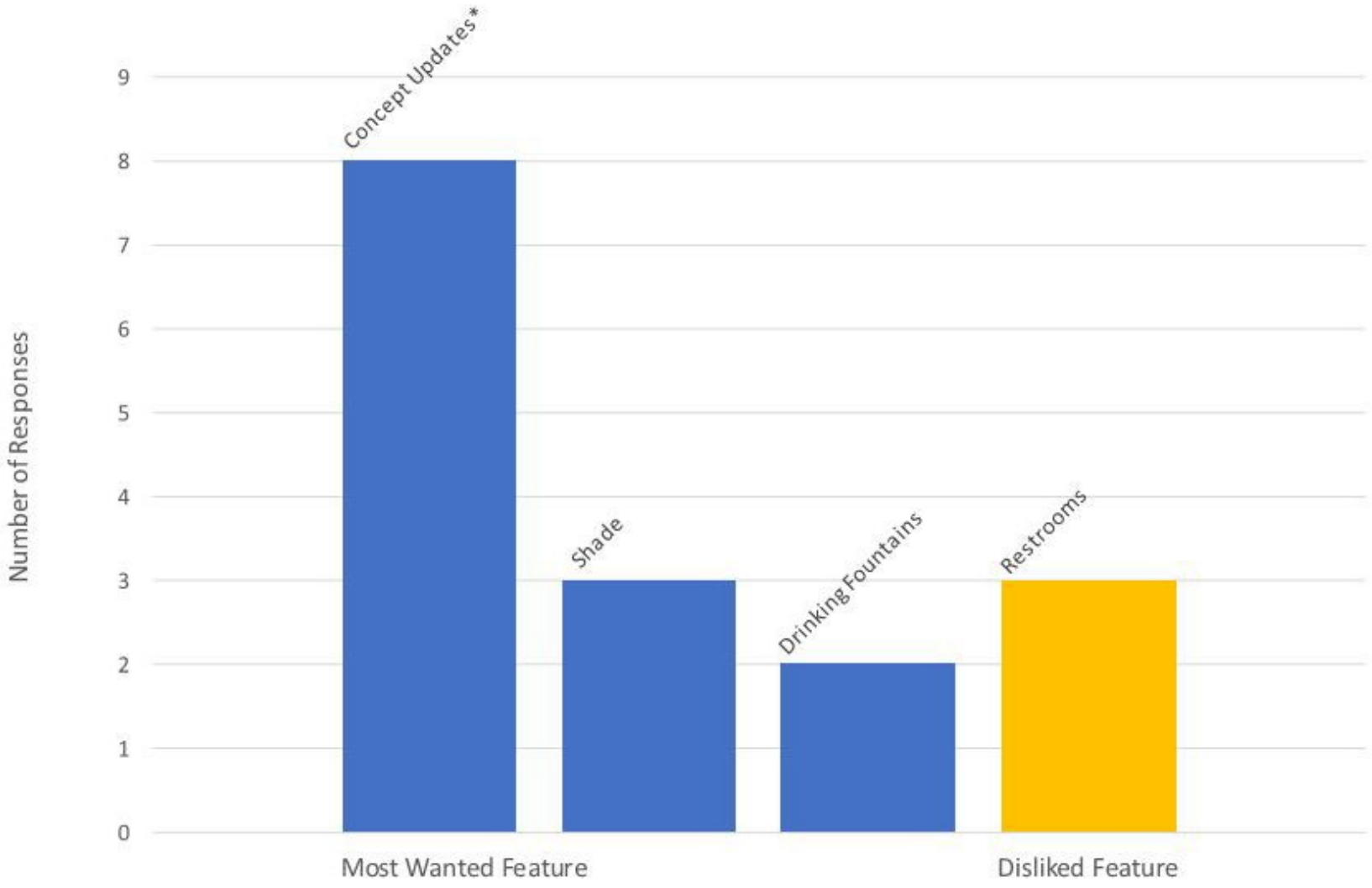
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SAGEWOOD PARK CONCEPT

SAGEWOOD PARK – PUBLIC FEEDBACK



*Concept Updates: People loved what is proposed in the concept. General comments are "Nice concept", "I like it", "This looks like a fun new park"

SAGEWOOD PARK

- Total Cost Estimate: $1 million - $1.5 million

  (Concept Plan Amenities & Most Wanted Features)

  - Concrete Sidewalks – $30,000
  - Playground – $330,000
  - 6’ Ornamental Fence – $40,000
  - 8’ Wood Fence – $50,000
  - Benches, Picnic Tables, Trash Receptacles – $15,000
  - Restroom – $300,000
  - Pavilion – $120,000
  - Drinking Fountain – $12,000
  - Grill – $1,000
  - Site Lighting and Electrical Allowance – $50,000
  - Landscape – $30,000
    - Mulch, Sod, Evergreen shrubs, shade trees, steel edge, topsoil
  - Irrigation Allowance – $25,000

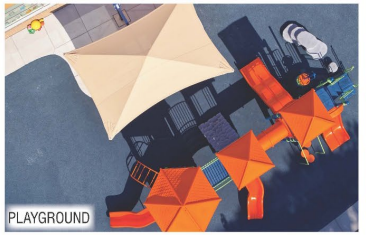
BRIAN SCHWENGLER MEMORIAL PARK

- Features:
  - Shaded Seating
  - Wooden and Ornamental Fences
  - Canopy Trees
  - Playground Enhancements
  - Half Court




HALF COURT BASEKETBALL COURT


PICNIC PAD WITH TABLE AND GRILL


PLAYGROUND


TOT LOT



EXISTING PARK SIGN


PLAYGROUND


ORNAMENTAL FENCE


WOOD FENCE


RESTROOM BUILDING


PAVILION

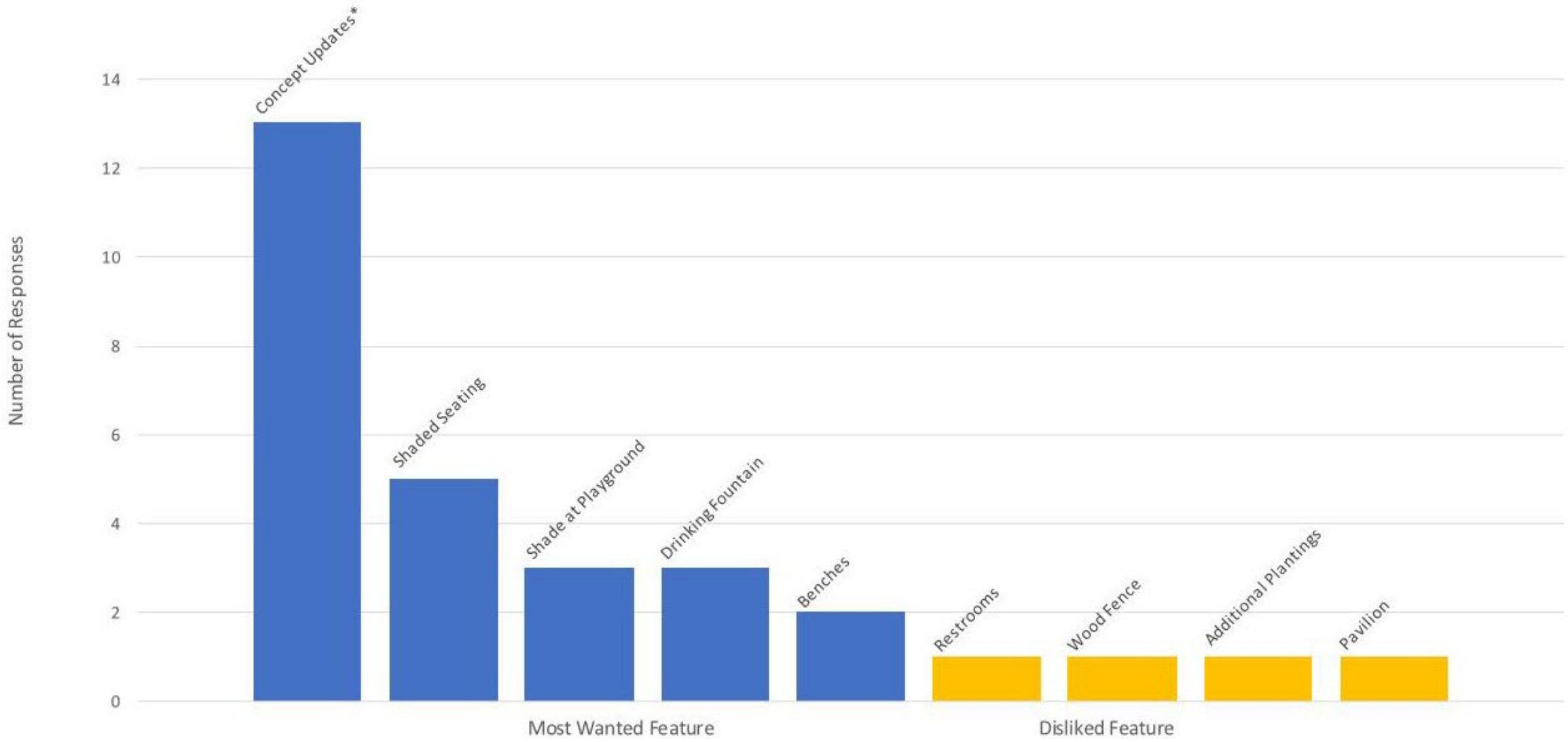

PROPOSED CANOPY TREE

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June 2019

City of Saginaw

BRIAN SCHWENGLER MEMORIAL PARK CONCEPT

BRIAN SCHWENGLER MEMORIAL PARK – PUBLIC FEEDBACK



*Concept Updates: People Loved what is proposed in the concept. General comments are "Looks great", "I love the shade covers", "This looks amazing"

BRIAN SCHWENGLER MEMORIAL PARK

- Total Cost Estimate: $1.13 million - $1.63 million

  (Concept Plan Amenities & Most Wanted Features)

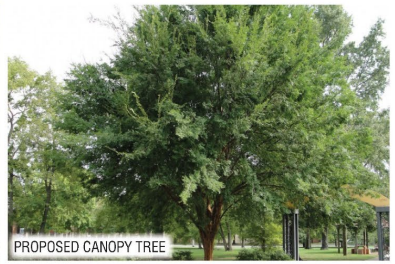
  - Parking Lot Improvements – $50,000
  - Concrete Sidewalks – $80,000
  - Playground – $520,000
  - 4’ Ornamental Fence – $30,000
  - 8’ Wood Fence – $50,000
  - Benches, Picnic Tables, Trash Receptacles – $30,000
  - Park Sign (Relocation) – $10,000
  - Pavilion – $70,000
  - Drinking Fountain – $20,000
  - Half Basketball Court – $130,000
  - Grill – $1,000
  - Site Lighting and Electrical Allowance – $70,000
  - Landscape – $40,000
    - Mulch, Sod, Evergreen shrubs, shade trees, steel edge, topsoil
  - Irrigation Allowance – $30,000

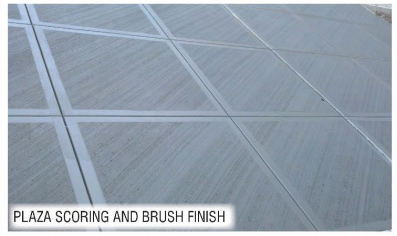
KIWANIS VETERAN'S MEMORIAL PARK

- Features:
  - Stage
  - Pavilion
  - Memorial Monuments
  - Decorative Paving
  - Enhanced Plantings




ORNAMENTAL FENCE


PROPOSED CANOPY TREE


PLAZA SCORING AND BRUSH FINISH


EVERGREEN SCREEN


PAVILION


RESTROOM BUILDING


STAGE


ARMED FORCES MEMORIAL



EXISTING PARK SIGN

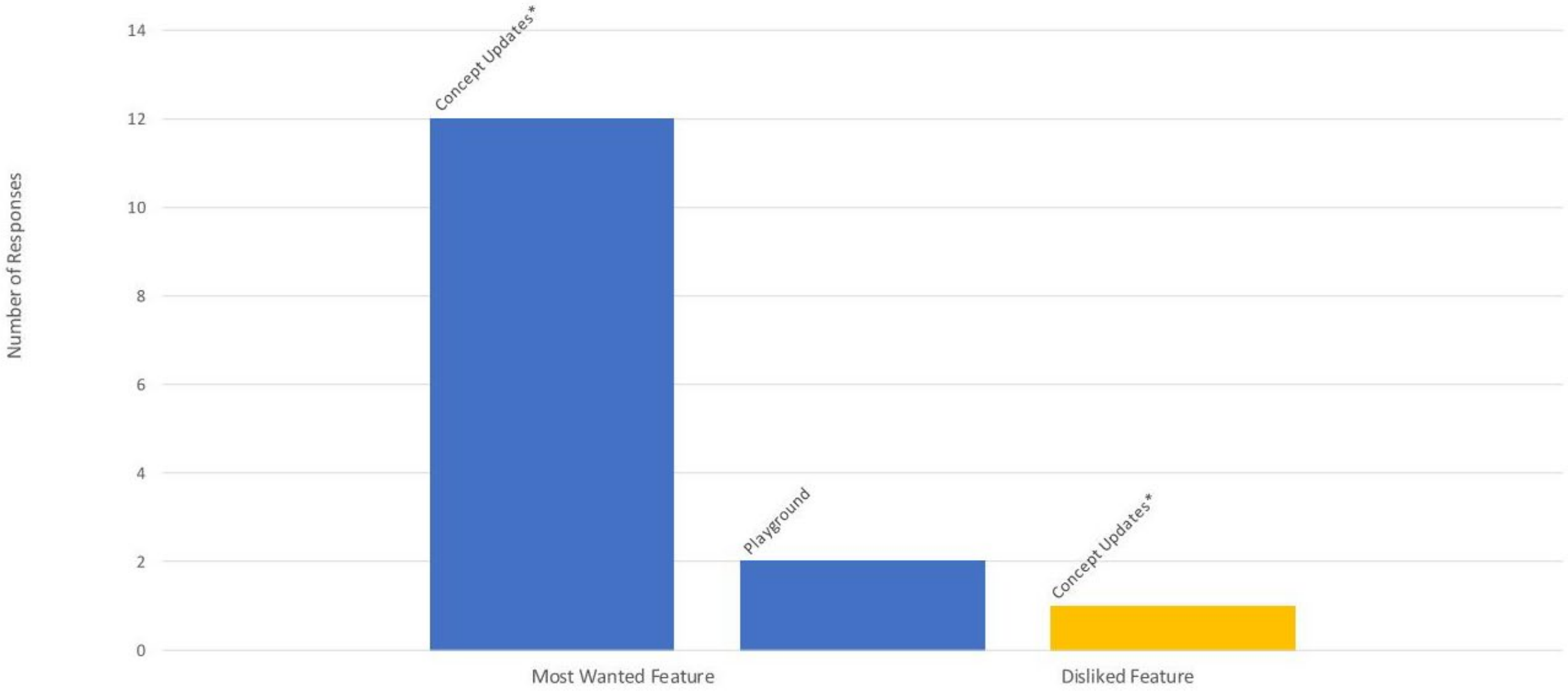
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KIWANIS VETERANS MEMORIAL PARK CONCEPT

KIWANIS VETERAN'S MEMORIAL PARK – PUBLIC FEEDBACK



*Concept Updates: People loved what is proposed in the concept. General comments are "Love it", "This looks like a nice Memorial concept area", "Very nice"; Least Wanted Feature "No restroom Plain concrete paving...keep monuments where they are..."

KIWANIS VETERAN'S MEMORIAL PARK

- Total Cost Estimate: $650,000 - $1 million

  (Concept Plan Amenities & Most Wanted Features)

  - Parking Lot Improvements – $50,000
  - Concrete Sidewalks – $50,000
  - Decorative Scored Concrete – $10,000
  - Memorial Brick Pavers – $10,000
  - Elevated Stage w/Cantilever Shade Structure – $120,000
  - 6' Ornamental Fence – $45,000
  - Benches, Trash Receptacles – $10,000
  - Memorial Monuments – $20,000
  - Restroom – $150,000
  - Park Sign (Relocation) – $10,000
  - Pavilion – $50,000
  - Drinking Fountain – $12,000
  - Site Lighting and Electrical Allowance – $60,000
  - Landscape – $25,000
    - Mulch, Sod, Evergreen shrubs, shade trees, steel edge, topsoil
  - Irrigation Allowance – $30,000
  - Playground Addition – $150,000



Thank You!



LEGEND

1. William Houston Park
2. Willow Creek Park
3. Opal Jo Jennings Park
4. Brian Schwengler Memorial Park
5. Kiwanis Veterans Memorial Park
6. Sagewood Park
7. Highland Station Park

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City of Saginaw

SAGINAW PARK MAP



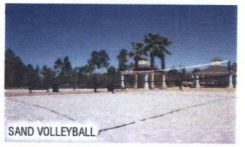












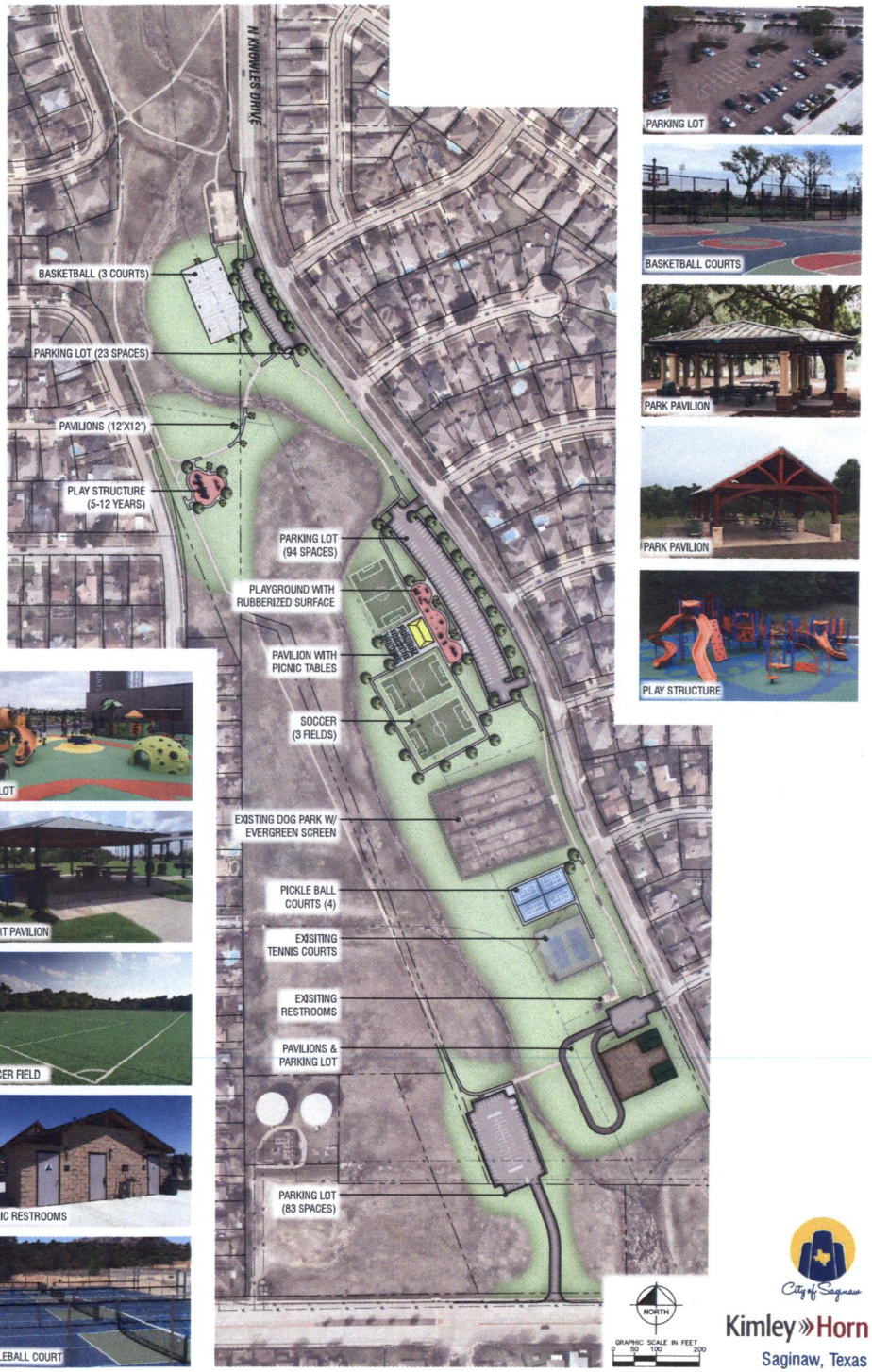


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WILLOW CREEK PARK NORTH CONCEPT



PARKING LOT

BASKETBALL COURTS

PARK PAVILION

PARK PAVILION

PLAY STRUCTURE

TOT LOT

SPORT PAVILION

SOCCER FIELD

PUBLIC RESTROOMS

PICKLEBALL COURT

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June 2019

WILLOW CREEK PARK SOUTH CONCEPT



PLAYGROUND

PLAYGROUND

3/4 BASKETBALL COURT

SPLASH PAD

RESTROOM BUILDING

TENNIS COURT

PICKLE BALL COURT


PAVILION


EXISTING DOG PARK


EXISTING SKATE PARK

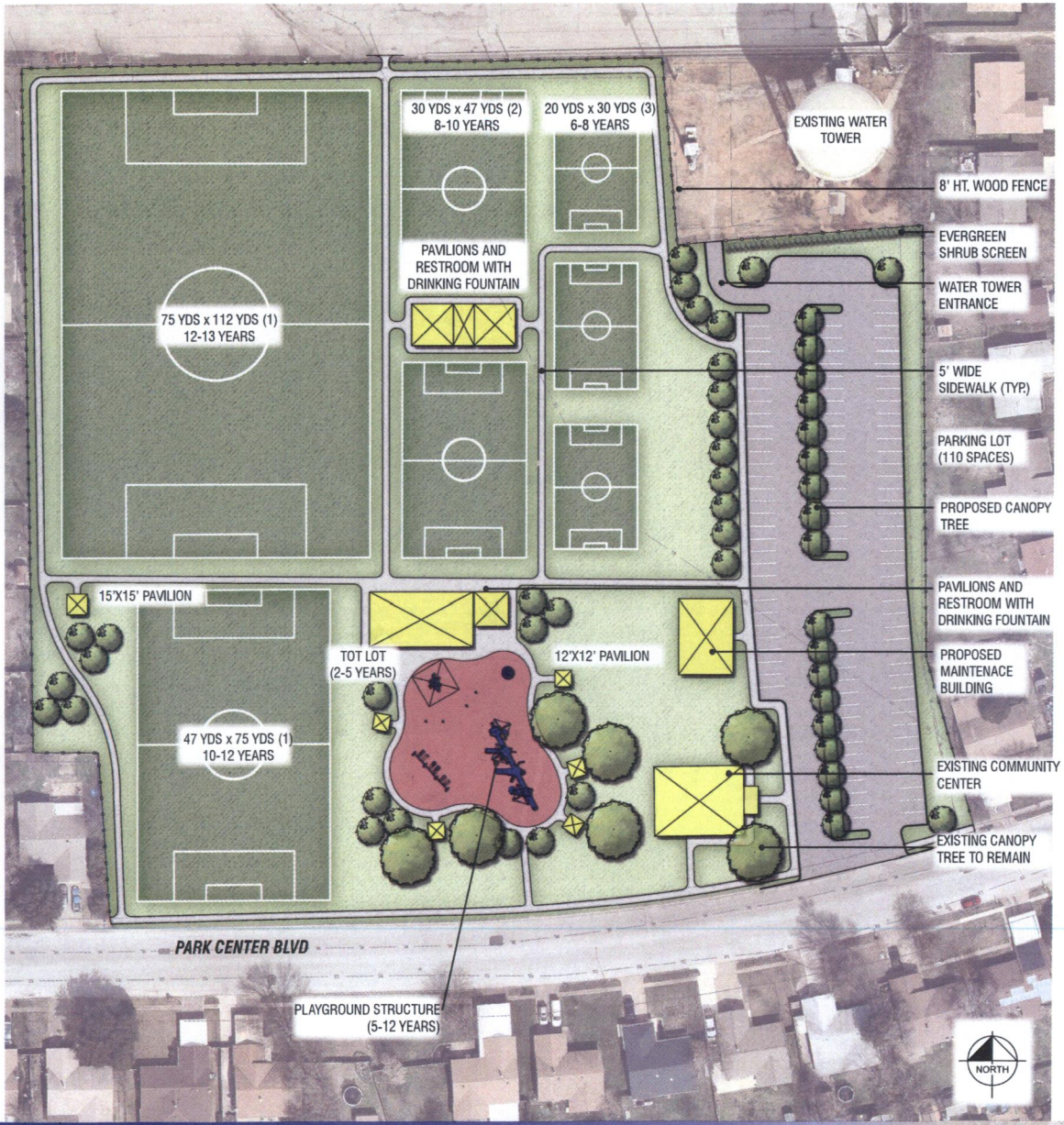

PAVILION

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HIGHLAND STATION PARK CONCEPT

















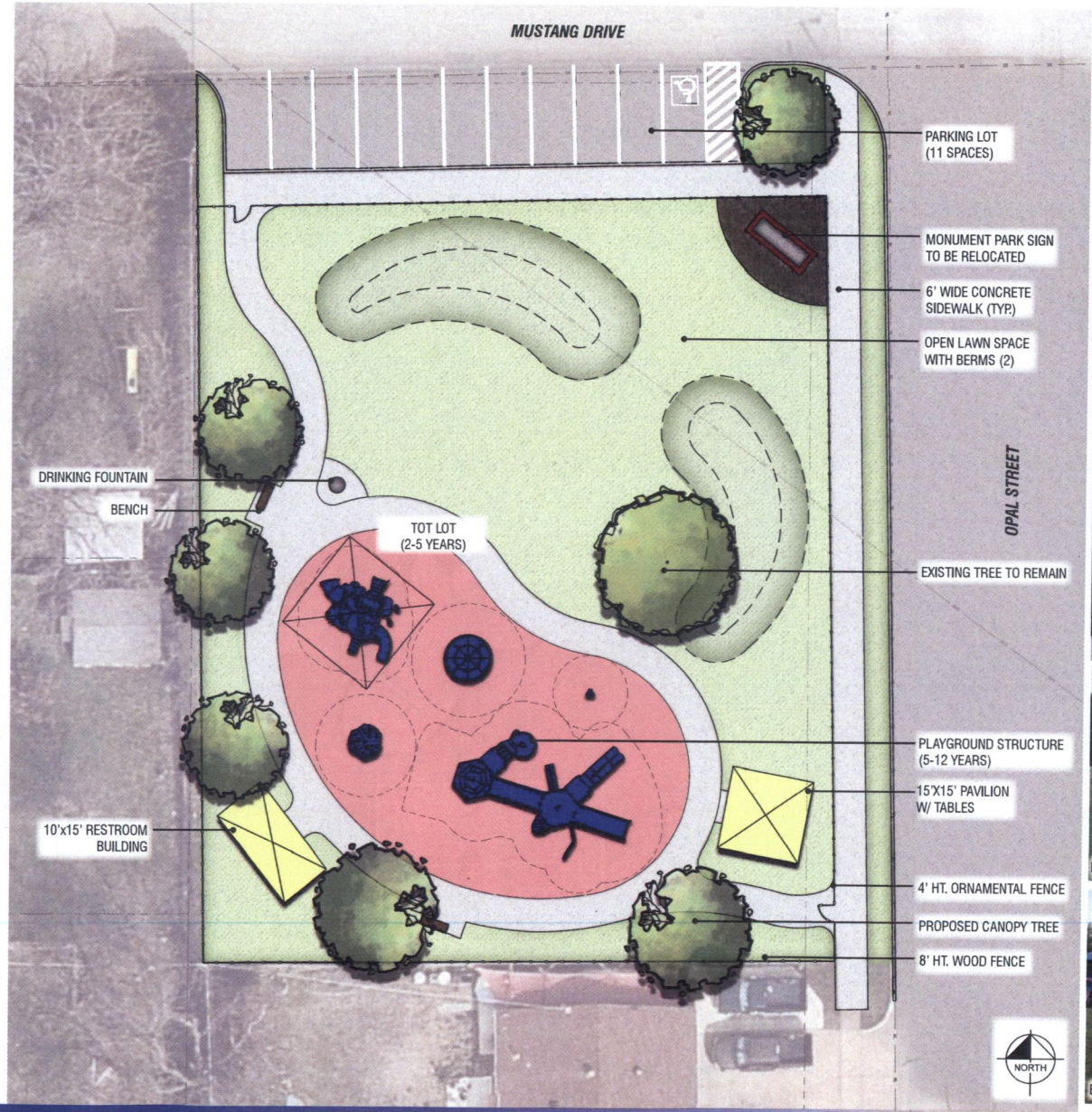


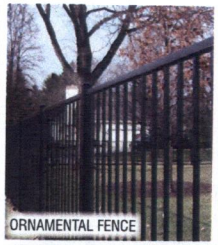
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WILLIAM HOUSTON MEMORIAL PARK CONCEPT




ORNAMENTAL FENCE


WOOD FENCE


BENCH


TOT LOT


PLAYGROUND


RESTROOM BUILDING


DRINKING FOUNTAIN


PAVILION


PROPOSED CANOPY TREE



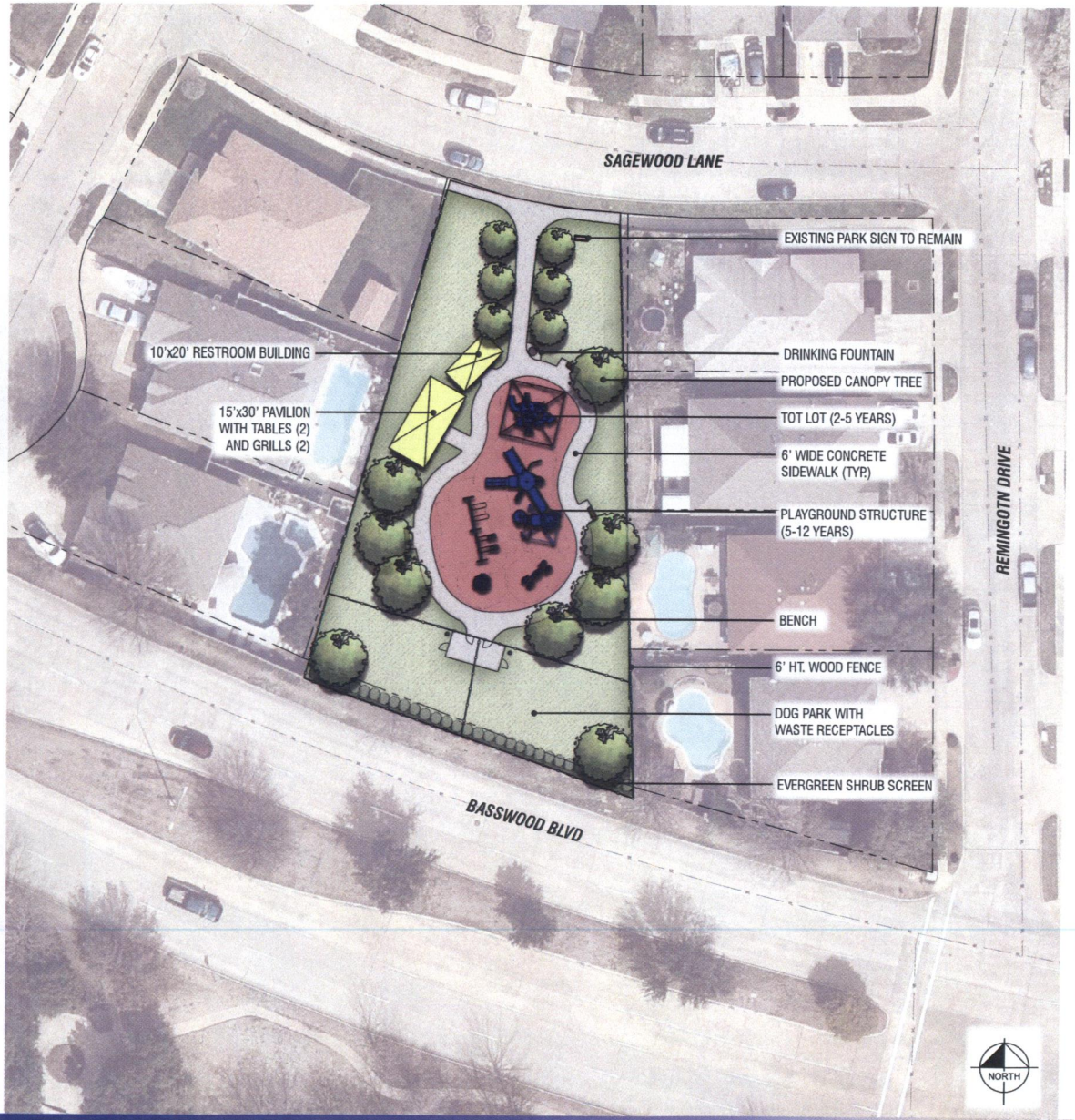
EXISTING PARK SIGN

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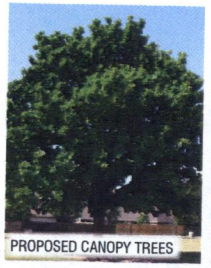
City of Saginaw

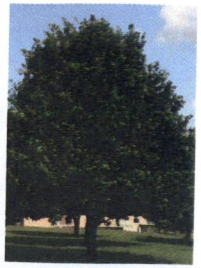
OPAL JO JENNINGS MEMORIAL PARK CONCEPT





EXISTING PARK SIGN


PROPOSED CANOPY TREES




PLAYGROUND


TOT LOT


RESTROOM BUILDING


PAVILION


EVERGEREEN SCREEN

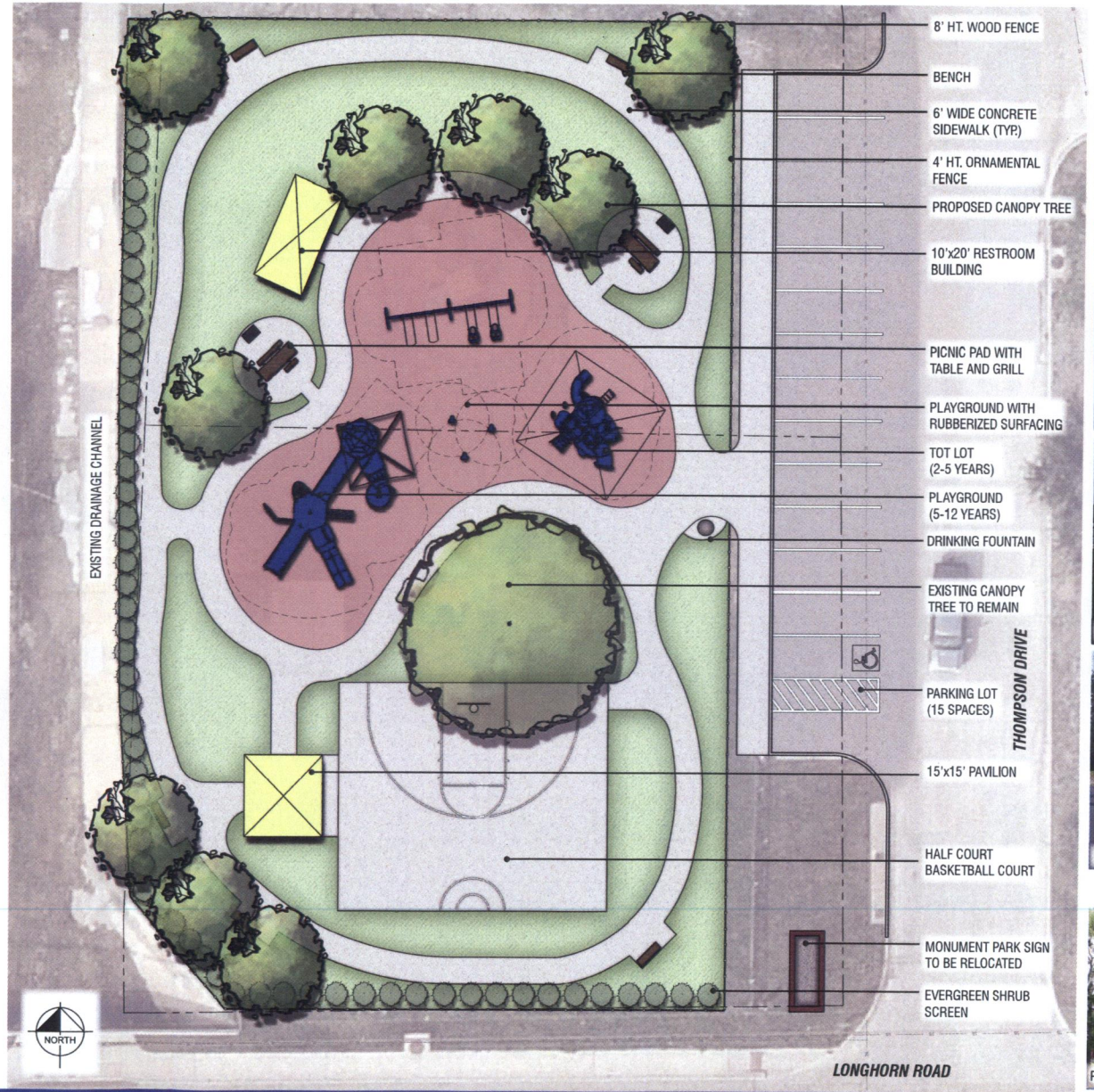

BENCH AND TRASH RECEPTACLE

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SAGEWOOD PARK CONCEPT




HALF COURT BASEKETBALL COURT


PICNIC PAD WITH TABLE AND GRILL


PLAYGROUND


TOT LOT

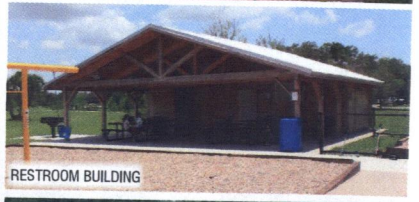


EXISTING PARK SIGN

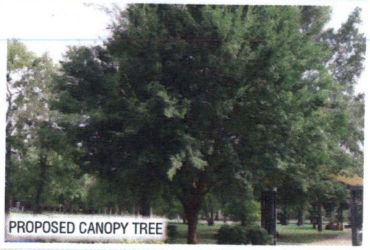

PLAYGROUND


ORNAMENTAL FENCE


WOOD FENCE


RESTROOM BUILDING

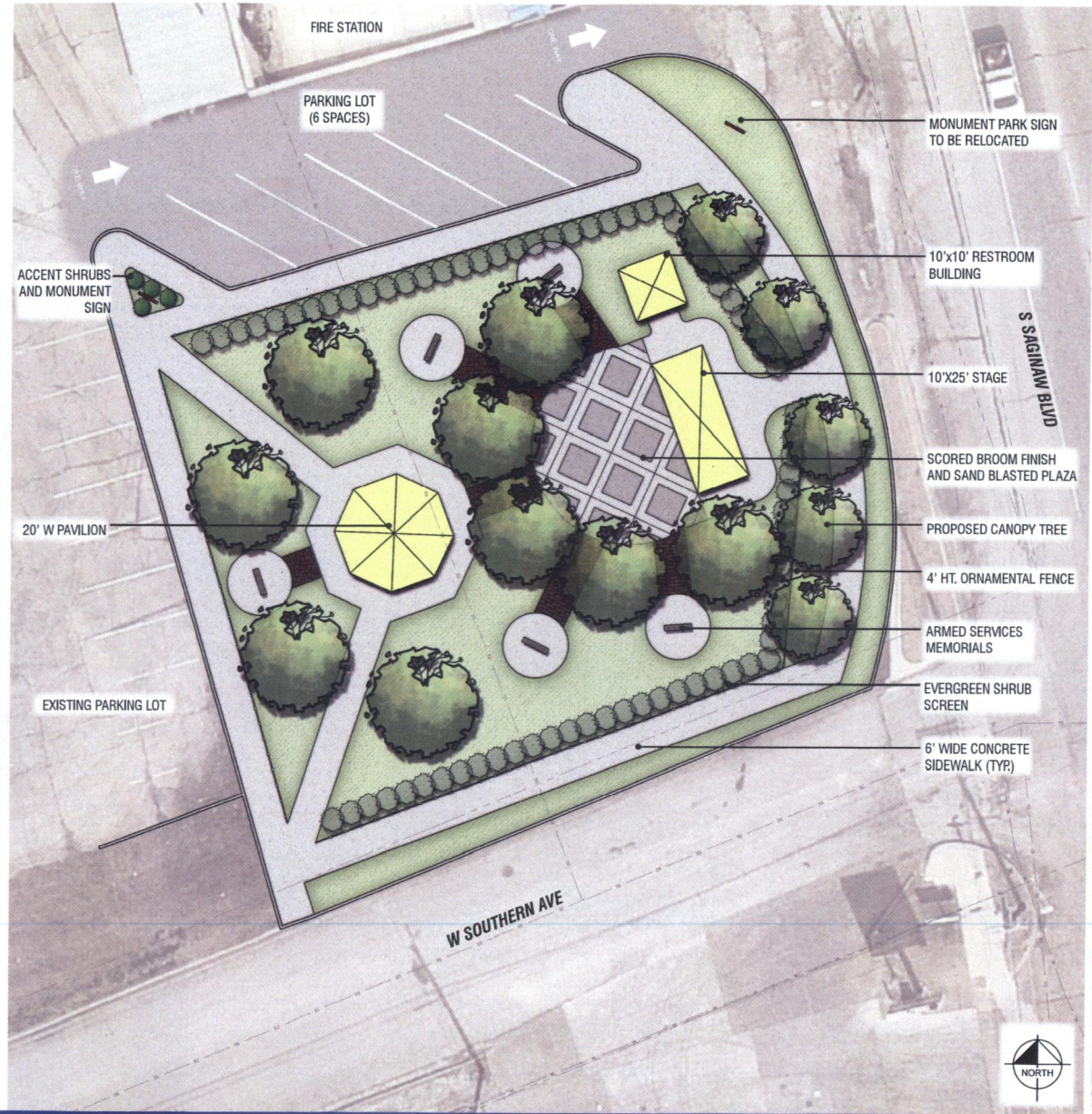

PAVILION


PROPOSED CANOPY TREE

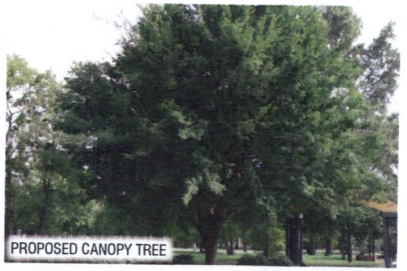
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BRIAN SCHWENGLER MEMORIAL PARK CONCEPT




ORNAMENTAL FENCE


PROPOSED CANOPY TREE


PLAZA SCORING AND BRUSH FINISH


EVERGREEN SCREEN


PAVILION


RESTROOM BUILDING


STAGE


ARMED FORCES MEMORIAL



EXISTING PARK SIGN

Kimley»Horn

Saginaw, Texas
June 2019

City of Saginaw

KIWANIS VETERANS MEMORIAL PARK CONCEPT

City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (16)

Staff Contact: Dolph Johnson
Asst. City Manager

E-mail: djohnson@saginawtx.org

Phone: 817-230-0325

SUBJECT:
Capital Improvements Plan Update

BACKGROUND/DISCUSSION:
Kimley Horn & Associates will present an update on the Capital Improvements Plan.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

CIP Update



Kimley»Horn

City of Saginaw – 2019 CIP Update

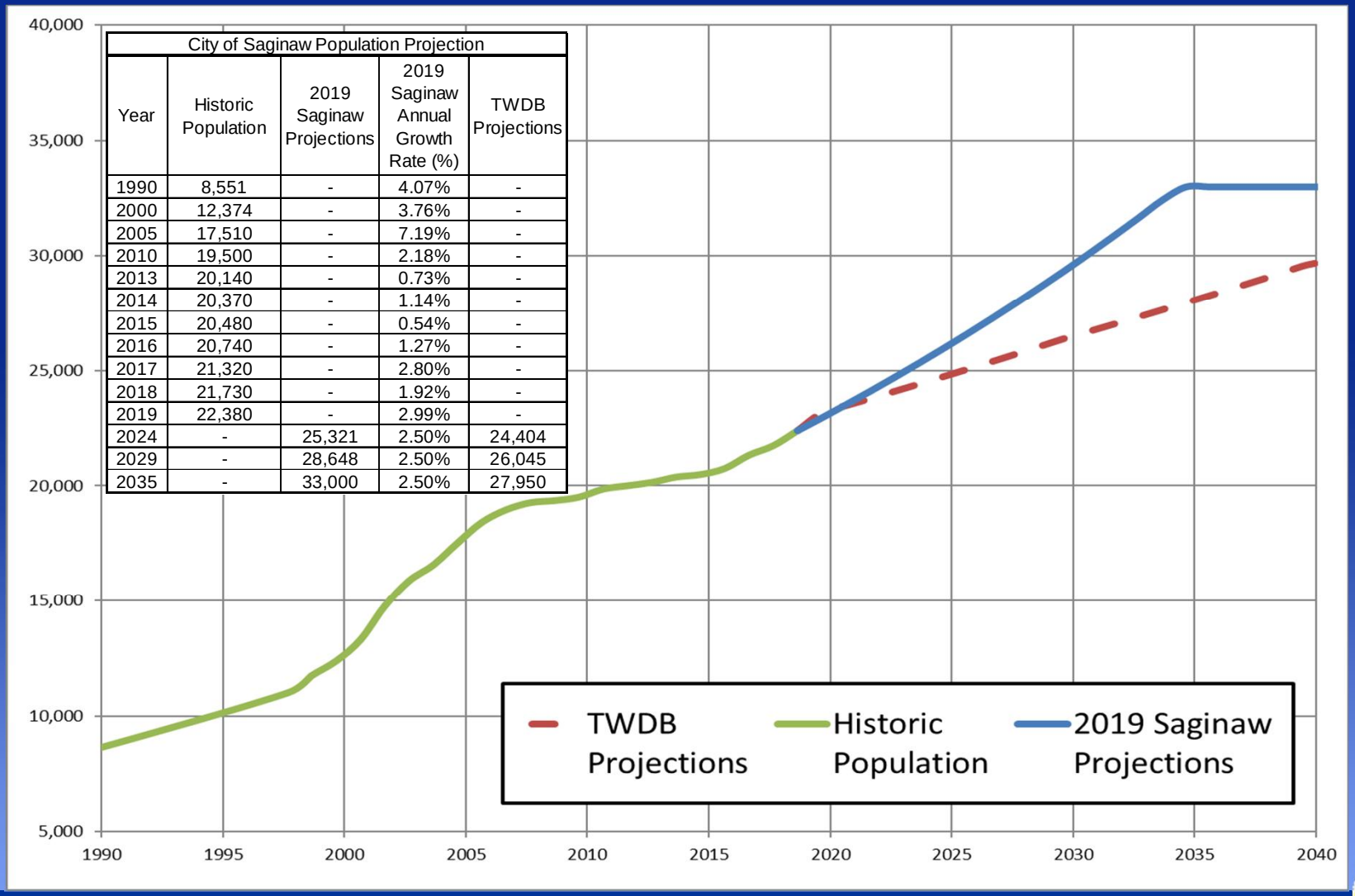
Outline

1) Population
2) Water
3) Wastewater
4) Drainage
5) Community Facilities
6) Parks
7) Streets

City of Saginaw – 2019 CIP Update

Population – Historic & Projected

City of Saginaw Population Projection				
Year	Historic Population	2019 Saginaw Projections	2019 Saginaw Annual Growth Rate (%)	TWDB Projections
1990	8,551	-	4.07%	-
2000	12,374	-	3.76%	-
2005	17,510	-	7.19%	-
2010	19,500	-	2.18%	-
2013	20,140	-	0.73%	-
2014	20,370	-	1.14%	-
2015	20,480	-	0.54%	-
2016	20,740	-	1.27%	-
2017	21,320	-	2.80%	-
2018	21,730	-	1.92%	-
2019	22,380	-	2.99%	-
2024	-	25,321	2.50%	24,404
2029	-	28,648	2.50%	26,045
2035	-	33,000	2.50%	27,950



City of Saginaw – 2019 CIP Update

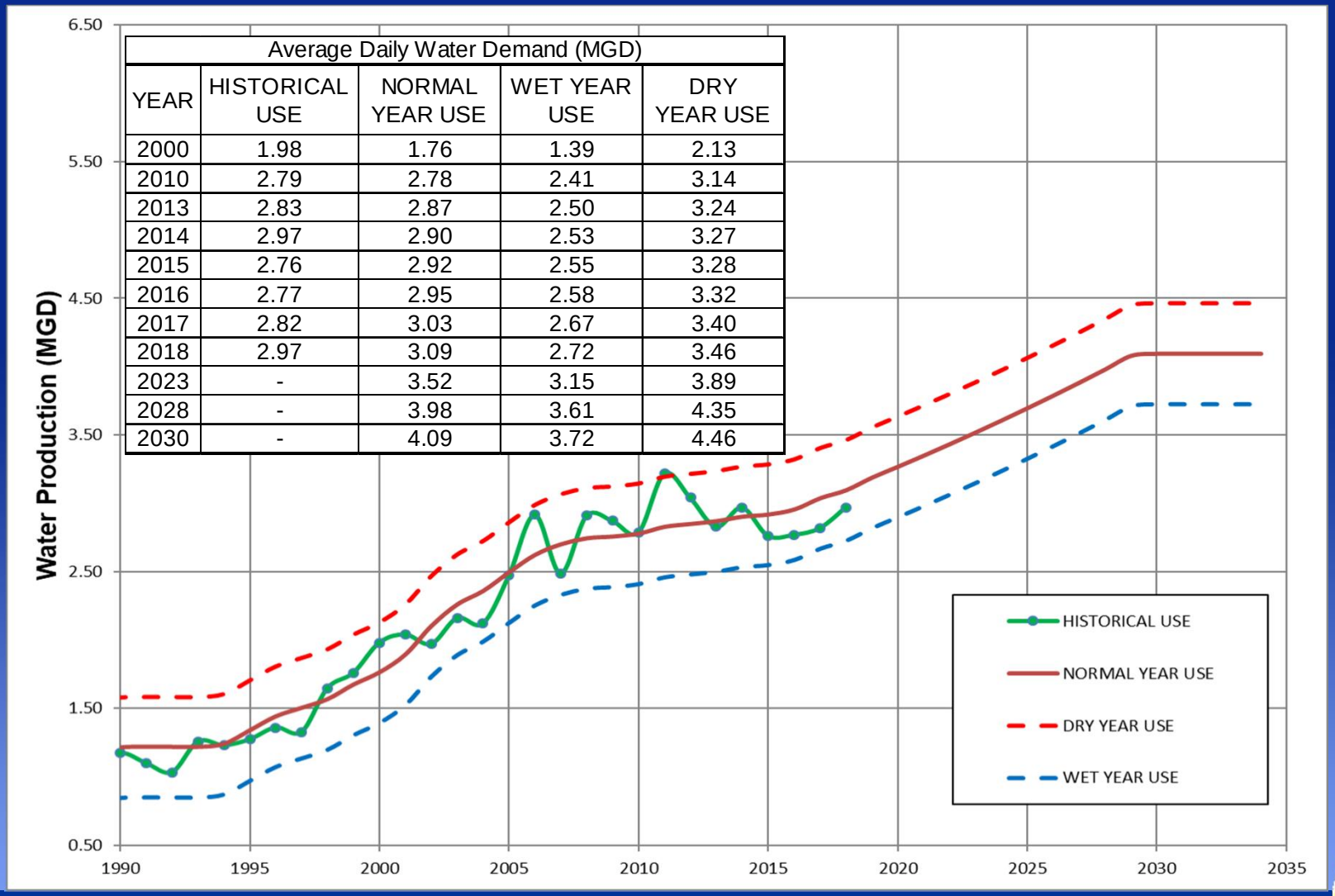
Outline

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City of Saginaw – 2019 CIP Update

Water – Average Demand

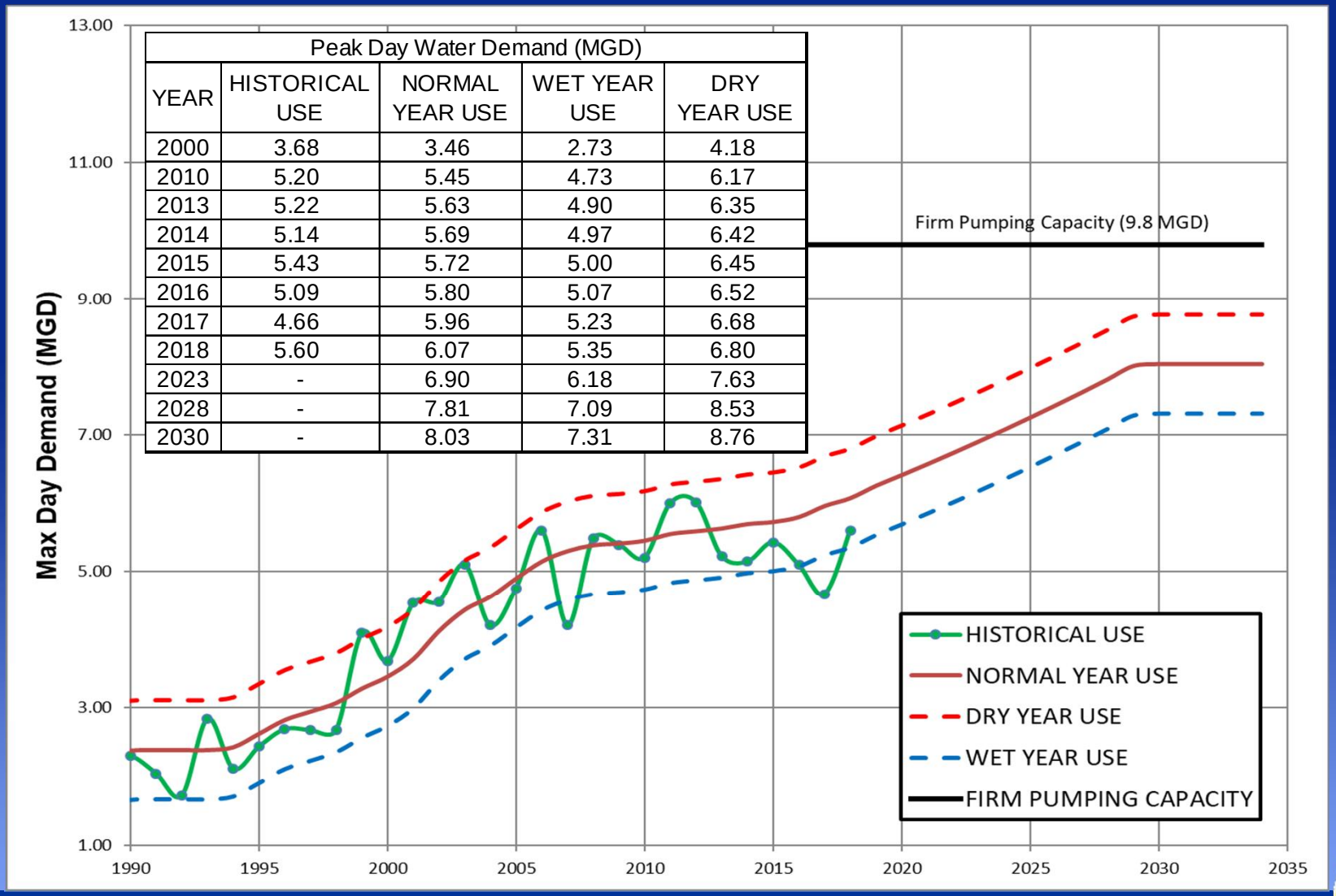
Average Daily Water Demand (MGD)				
YEAR	HISTORICAL USE	NORMAL YEAR USE	WET YEAR USE	DRY YEAR USE
2000	1.98	1.76	1.39	2.13
2010	2.79	2.78	2.41	3.14
2013	2.83	2.87	2.50	3.24
2014	2.97	2.90	2.53	3.27
2015	2.76	2.92	2.55	3.28
2016	2.77	2.95	2.58	3.32
2017	2.82	3.03	2.67	3.40
2018	2.97	3.09	2.72	3.46
2023	-	3.52	3.15	3.89
2028	-	3.98	3.61	4.35
2030	-	4.09	3.72	4.46



City of Saginaw – 2019 CIP Update

Water – Peak Demand

Peak Day Water Demand (MGD)				
YEAR	HISTORICAL USE	NORMAL YEAR USE	WET YEAR USE	DRY YEAR USE
2000	3.68	3.46	2.73	4.18
2010	5.20	5.45	4.73	6.17
2013	5.22	5.63	4.90	6.35
2014	5.14	5.69	4.97	6.42
2015	5.43	5.72	5.00	6.45
2016	5.09	5.80	5.07	6.52
2017	4.66	5.96	5.23	6.68
2018	5.60	6.07	5.35	6.80
2023	-	6.90	6.18	7.63
2028	-	7.81	7.09	8.53
2030	-	8.03	7.31	8.76



City of Saginaw – 2019 CIP Update

Water – CIP Review

City of Saginaw — **Water**

2016-2021 Capital Improvements Plan

Updated: July 2019

Water System CIP

Project Description	Total	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
1) Park Center Elevated Storage Tank Rehabilitation	**Completed**					
A. Design / CCA	--		*Completed*			
B. Construction	--		*Completed*			
2) S. Hampshire 16" Water Line (1,350 LF; S. Hampshire across Hialeah Park to Saginaw Blvd.)	**Completed**					
A. Design / CCA	--	*Completed*				
B. Construction	--		*Completed*			
3) CDBG Bluebonnet Street 6" Water Line (1,462 LF; W. Green St. to Southern Ave.)	**Completed**					
A. Design / CCA	--	*Completed*				
B. Construction	--	*Completed*				
4) Saginaw Blvd 12" Water Line Ph. 2 (974 LF; 200 Feet South of Palomino Dr. to Hialeah Park St.)	**Completed**					
A. Design / CCA	--	*Completed*				
B. Construction	--		*Completed*			
5) Saginaw Blvd. 16" Water Line Ph. 2 (3,229 LF; Palomino Dr. across Saginaw Blvd. to Samson Blvd. 12" WL)	**$1,221,050**					
A. Design / CCA	*$155,000*			*$135,000*	*$20,000*	
B. Construction	*$1,066,050*				*$1,066,050*	
6) FM 156 Utility Relocations (Water Relocations for the TxDOT Expansion of FM 156)	**$415,500**					
A. Design / CCA	*$47,500*			*$40,000*	*$7,500*	
B. Construction	*$368,000*			*$50,000*	*$318,000*	
7) W. McLeroy Blvd. 12" Water Line Ph. 2 (706 LF; Elementary #14 to Old Decatur Rd.)	**$303,600**					
A. Design / CCA	*$39,600*					*$39,600*
B. Construction	*$264,000*					*$264,000*
City Water Subtotal:	**$1,940,150**	**--**	**--**	**$225,000**	**$1,411,550**	**$303,600**

Notes:

****Project budgets are based on a planning level analysis, on 2019 dollars, and on best available 2019 construction prices***

*****City CIP project budgets (Projects 1-7) include a 3% annual inflation cost beyond fiscal year 2019-2020.***

(1) Projects possibly constructed by Developers

City of Saginaw – 2019 CIP Update

Water – CIP Review

City of Saginaw — **Water**

2016-2021 Capital Improvements Plan

Updated: July 2019

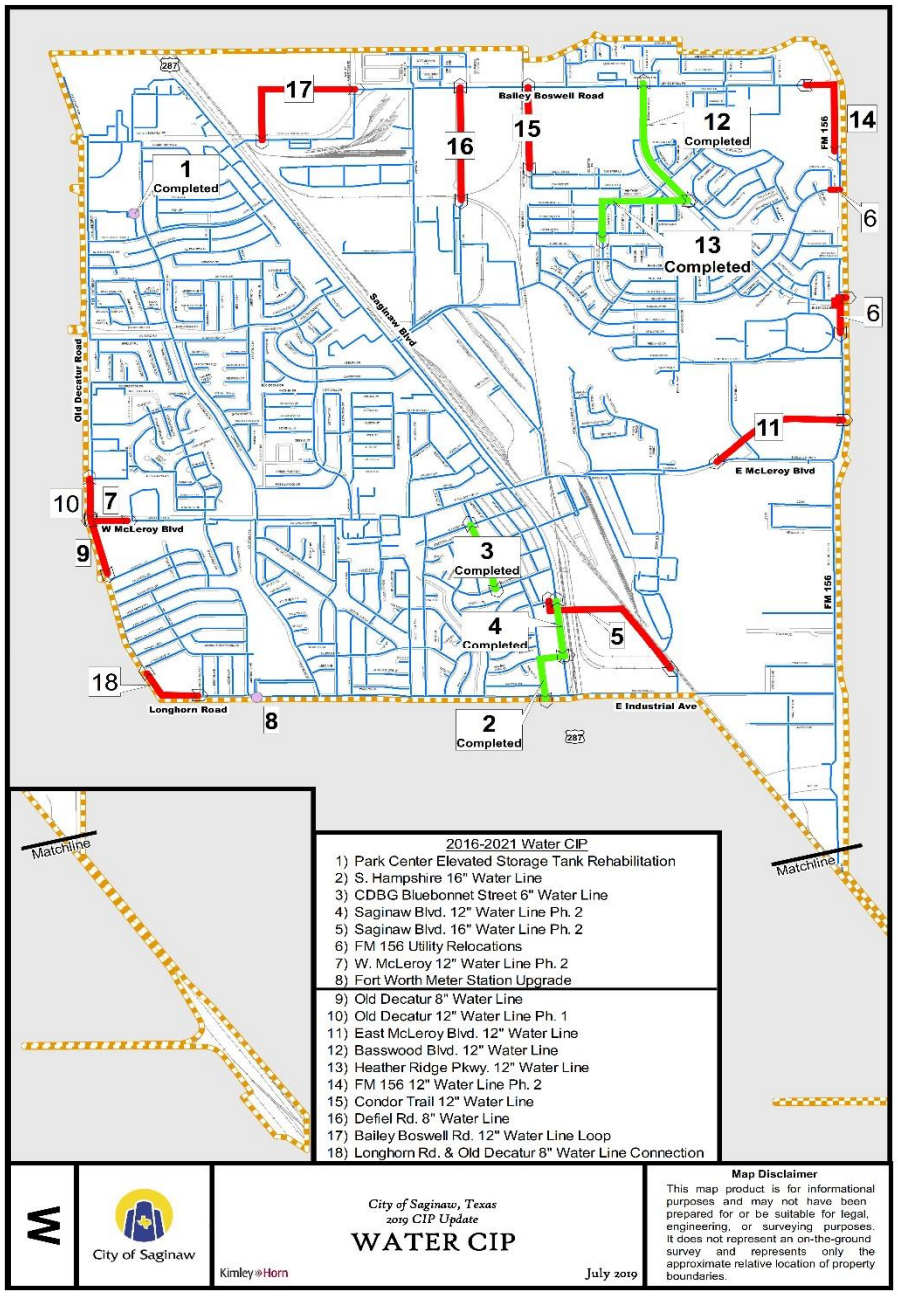
Water System CIP Project Description	Total	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
8) Fort Worth Meter Station Upgrade (Upgrade to 8,500 gpm facility)	$250,000		Future			
9) Old Decatur Rd. 8" Water Line [1] (1,212 LF; W. McLeroy Blvd. to Springhill Dr.)	$310,000					
10) Old Decatur Rd. 12" Water Line Ph. 1 [1] (851 LF; W. McLeroy Blvd. to First Baptist Church)	$285,000					
11) E. McLeroy Blvd. 12" Water Line [1] (2,733 LF; S-curve to FM156)	$645,000					
12) Basswood Blvd. 12" Water Line (2,781 LF; Bailey Boswell Rd. to TXU Easement)	Completed					
13) Heather Ridge Pkwy. 12" Water Line (2,498 LF; Heather Ridge Pkwy. to Basswood Blvd.)	Completed		Developer			
14) FM 156 12" Water Line Phase 2 [1] (1,971 LF; 450 Feet North of Topeka Dr. to Bailey Boswell Rd.)	$470,000					
15) Condor Trl. 12" Water Line [1] (1,730 LF; Dunster Ln. To Bailey Boswell Rd.)	$395,000					
16) Defiel Rd. 8" Water Line [1] (2,396 LF; Defiel Rd. Cul-de-sac to Bailey Boswell Rd.)	$565,000					
17) Bailey Boswell Rd. 12" Water Line Loop [1] (2,916 LF; Wagley Robertson Rd. to Bailey Boswell Rd.)	$575,000					
18) Longhorn Rd. & Old Decatur 8" Water Line Connection [1] (1,258 LF; Landsdale Ln. to White Rock Dr.)	$400,000					
Developer Water Subtotal:	**$3,895,000**					

Notes:

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[1] Projects possibly constructed by Developers


Bailey Boswell Road
Saginaw Blvd
Old Decatur Road
W McLeroy Blvd
E McLeroy Blvd
E Industrial Ave
Longhorn Road
FM 156
287
1 Completed
2 Completed
3 Completed
4 Completed
5
6
6
7
8
9
10
11
12 Completed
13 Completed
14
15
16
17
18
Matchline
Matchline
2016-2021 Water CIP
1) Park Center Elevated Storage Tank Rehabilitation
2) S. Hampshire 16" Water Line
3) CDBG Bluebonnet Street 6" Water Line
4) Saginaw Blvd. 12" Water Line Ph. 2
5) Saginaw Blvd. 16" Water Line Ph. 2
6) FM 156 Utility Relocations
7) W. McLeroy 12" Water Line Ph. 2
8) Fort Worth Meter Station Upgrade
9) Old Decatur 8" Water Line
10) Old Decatur 12" Water Line Ph. 1
11) East McLeroy Blvd. 12" Water Line
12) Basswood Blvd. 12" Water Line
13) Heather Ridge Pkwy. 12" Water Line
14) FM 156 12" Water Line Ph. 2
15) Condor Trail 12" Water Line
16) Defiel Rd. 8" Water Line
17) Bailey Boswell Rd. 12" Water Line Loop
18) Longhorn Rd. & Old Decatur 8" Water Line Connection
N
City of Saginaw
City of Saginaw, Texas
2019 CIP Update
WATER CIP
Kimley»Horn
July 2019
Map Disclaimer
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City of Saginaw – 2019 CIP Update

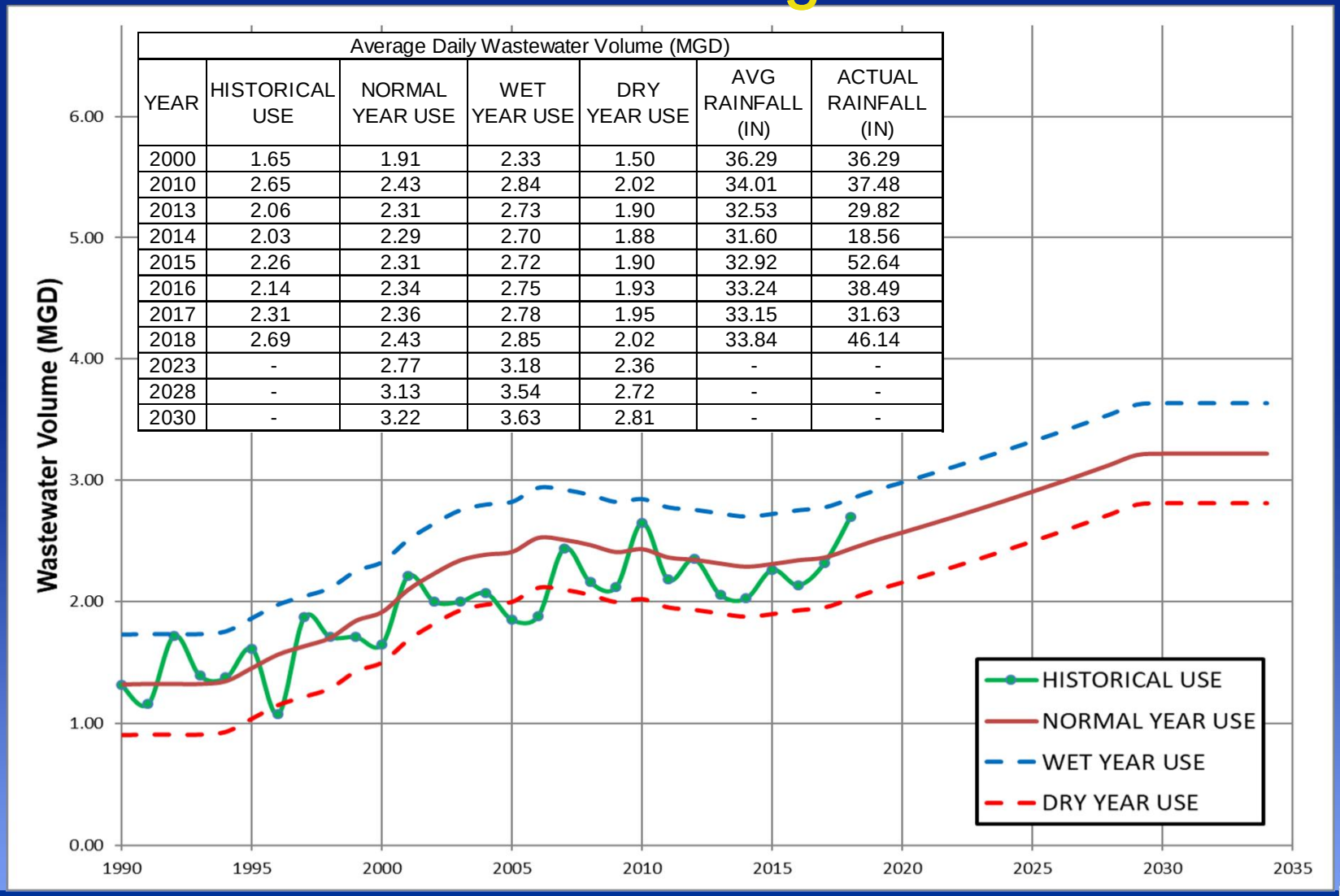
Outline

1) Population
2) Water
3) Wastewater
4) Drainage
5) Community Facilities
6) Parks
7) Streets

City of Saginaw – 2019 CIP Update

Wastewater – Average Demand

Average Daily Wastewater Volume (MGD)						
YEAR	HISTORICAL USE	NORMAL YEAR USE	WET YEAR USE	DRY YEAR USE	AVG RAINFALL (IN)	ACTUAL RAINFALL (IN)
2000	1.65	1.91	2.33	1.50	36.29	36.29
2010	2.65	2.43	2.84	2.02	34.01	37.48
2013	2.06	2.31	2.73	1.90	32.53	29.82
2014	2.03	2.29	2.70	1.88	31.60	18.56
2015	2.26	2.31	2.72	1.90	32.92	52.64
2016	2.14	2.34	2.75	1.93	33.24	38.49
2017	2.31	2.36	2.78	1.95	33.15	31.63
2018	2.69	2.43	2.85	2.02	33.84	46.14
2023	-	2.77	3.18	2.36	-	-
2028	-	3.13	3.54	2.72	-	-
2030	-	3.22	3.63	2.81	-	-



City of Saginaw – 2019 CIP Update

Wastewater – CIP Review

City of Saginaw — **Wastewater**

2016-2021 Capital Improvements Plan — **Updated:** July 2019

Wastewater System CIP Project Description	Total	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
1) Blue Ridge Trl. 8" Sanitary Sewer (761 LF; Longhorn Rd. to Mesa Ct.)	**Completed**					
A. Design / CCA	--	*Completed*				
B. Construction	--	*Completed*				
2) Fairmont 12" Sanitary Sewer Rehabilitation - Phase 1 (960 LF; Southern Ave. to Fairmont Blvd.; includes bore under TxDOT and RR)	**$1,094,000**					
A. Design / CCA	*$34,000*				*$34,000*	
B. Construction	*$1,060,000*				*$1,060,000*	
3) BNSF Utility Relocations 8" Water Line Abandonment and 12" Sewer Relocation	**$493,000**					
A. Design / CCA	*$28,000*			*$25,500*	*$2,500*	
B. Construction	*$465,000*				*$465,000*	
4) I&I Study Phase 1 - Continued (Little Fossil Creek Basin)	**Completed**	*Completed*				
5) I&I Sewer Repairs (Little Fossil Creek Basin)	**$250,000**					
A. Design / CCA	*$30,000*			*$29,000*	*$1,000*	
B. Construction	*$220,000*			*$75,000*	*$145,000*	
6) Fairmont 12" Sanitary Sewer Rehabilitation - Phase 2 (2,800 LF; Fairmont Blvd. to Sansom Blvd.)	**$1,551,000**					
A. Design / CCA	*$202,000*					*$202,000*
B. Construction	*$1,349,000*					*$1,349,000*
7) I&I Study Phase 2 (West Cement Creek)	--			*Completed*		
8) I&I Study Phase 3 (East Cement Creek Basin)	**$101,000**					*$101,000*
City Wastewater Subtotal:	**$3,489,000**	--	--	**$129,500**	**$1,707,500**	**$1,652,000**
9) Redding Dr. 8" Sanitary Sewer Extension (1) (1,223 LF; Mockingbird Dr. to Heather Ridge Pkwy.)	**Completed**					
10) Cheyenne Ct. 12" Sanitary Sewer Extension (1) (2,600 LF; Cheyenne Ct. to Future Redding Dr.)	**Completed**					
11) Bailey Boswell 12" Sanitary Sewer Extension (1) (4,080 LF; Jarvis Rd. to Saginaw Blvd.)	**$700,000**					
Developer Wastewater Subtotal:	**$700,000**					

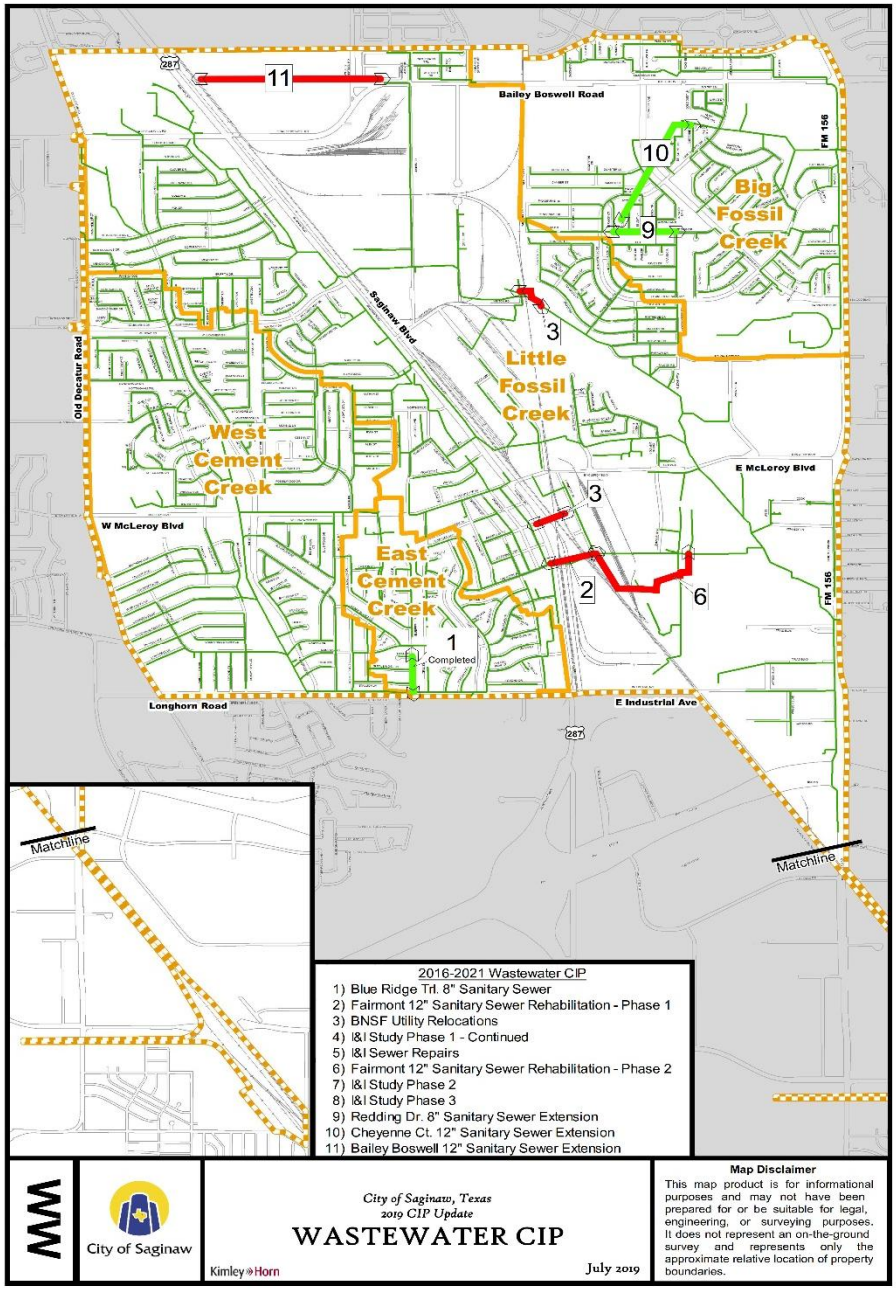
Developer

Notes:

****Project budgets are based on a planning level analysis, on 2019 dollars, and on best available 2019 construction prices***

*****City CIP project budgets (Projects 1-8) include a 3% annual inflation cost beyond fiscal year 2019-2020.***

(1) Projects possibly constructed by Developers


11
Bailey Boswell Road
10
9
Big Fossil Creek
FM 156
3
Little Fossil Creek
Saginaw Blvd
Old Decatur Road
West Cement Creek
E McLeroy Blvd
W McLeroy Blvd
3
East Cement Creek
2
6
1
Completed
Longhorn Road
E Industrial Ave
287
Matchline
Matchline
2016-2021 Wastewater CIP
1) Blue Ridge Trl. 8" Sanitary Sewer
2) Fairmont 12" Sanitary Sewer Rehabilitation - Phase 1
3) BNSF Utility Relocations
4) I&I Study Phase 1 - Continued
5) I&I Sewer Repairs
6) Fairmont 12" Sanitary Sewer Rehabilitation - Phase 2
7) I&I Study Phase 2
8) I&I Study Phase 3
9) Redding Dr. 8" Sanitary Sewer Extension
10) Cheyenne Ct. 12" Sanitary Sewer Extension
11) Bailey Boswell 12" Sanitary Sewer Extension
City of Saginaw
City of Saginaw, Texas
2019 CIP Update
WASTEWATER CIP
Kimley»Horn
July 2019
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City of Saginaw – 2019 CIP Update

Outline

1) Population
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6) Parks
7) Streets

City of Saginaw – 2019 CIP Update

Drainage – CIP Review

City of Saginaw — **Drainage**

2016-2021 Capital Improvements Plan — **Updated:** July 2019

Drainage CIP Project Description	Total	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
1) East Cement Creek Improvements, Phases 2 and 3						
A. Design for all phases (Survey and Engineering)	**$358,100**			*$165,100*	*$164,000*	*$29,000*
2) East Cement Creek Improvements, Phases 2 and 3	**$2,970,000**					
A. Phase 2 Construction	*$1,240,000*				*$1,240,000*	
(Channel Improvements Opal St. to Blue Ridge Trl. Drainage Improvements)						
B. Phase 3 Construction	*$1,730,000*					*$1,730,000*
(Channel Improvements Blue Ridge Trl. to W. McLeroy Blvd., Culvert at W. McLeroy Blvd.)						
City Drainage Subtotal:	**$3,328,100**	**$0**	**$0**	**$165,100**	**$1,404,000**	**$1,759,000**
3) Saginaw Blvd. Drainage System #2 - Phase VI, VII	**$2,275,000**					
E. Phase VI - Northern to Cambridge	*$1,600,000*					
F. Phase VII - Cambridge to Across from Minton	*$675,000*					
4) Saginaw Blvd. Drainage System #3 [1]	**$6,690,000**					
A. Design (Survey and Engineering) 30% Complete	*$200,000*					
B. Easements, RR Permits, RR Inspection	*$330,000*					
C. Phase I	*$2,500,000*					
D. Phase II	*$1,500,000*					
E. Phase III	*$310,000*					
F. Phase IV	*$1,100,000*					
G. TxDOT Review	*$750,000*					
Future City Drainage Subtotal:	**$8,965,000**					

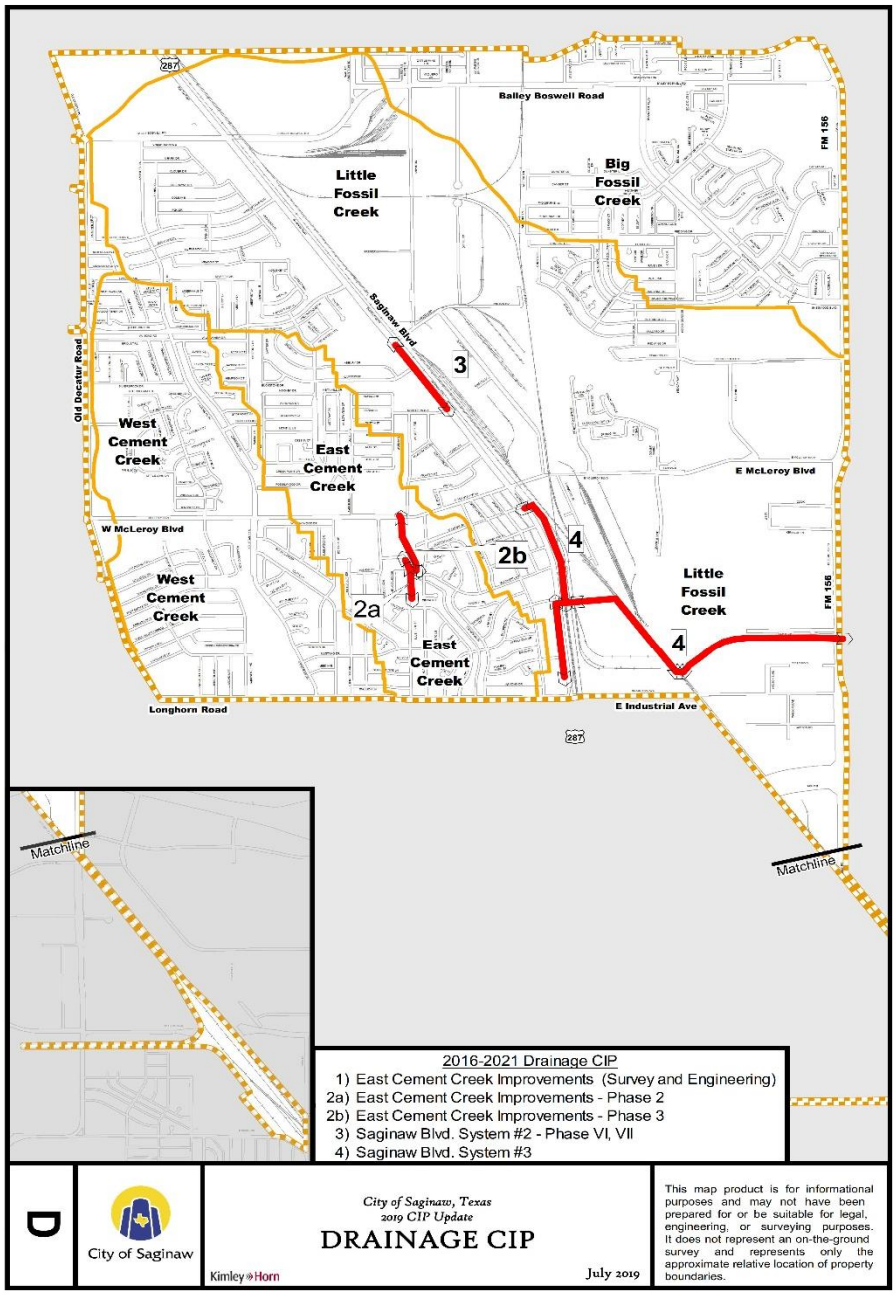
Future

Notes:

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*****City CIP project budgets (Projects 1-2) include a 3% annual inflation cost beyond fiscal year 2018-2019.***

[1] On hold due to TxDOT Review Fee Issue


Balley Boswell Road
FM 156
Little Fossil Creek
Big Fossil Creek
Saginaw Blvd
Old Decatur Road
3
West Cement Creek
East Cement Creek
E McLeroy Blvd
W McLeroy Blvd
2b
4
2a
Little Fossil Creek
West Cement Creek
East Cement Creek
Longhorn Road
E Industrial Ave
287
Matchline
Matchline
2016-2021 Drainage CIP
1) East Cement Creek Improvements (Survey and Engineering)
2a) East Cement Creek Improvements - Phase 2
2b) East Cement Creek Improvements - Phase 3
3) Saginaw Blvd. System #2 - Phase VI, VII
4) Saginaw Blvd. System #3
D
City of Saginaw
City of Saginaw, Texas
2019 CIP Update
DRAINAGE CIP
Kimley»Horn
July 2019
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City of Saginaw – 2019 CIP Update

Outline

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City of Saginaw – 2019 CIP Update

Community Facilities – CIP Review

City of Saginaw

2016-2021 Capital Improvements Plan

Community Facilities

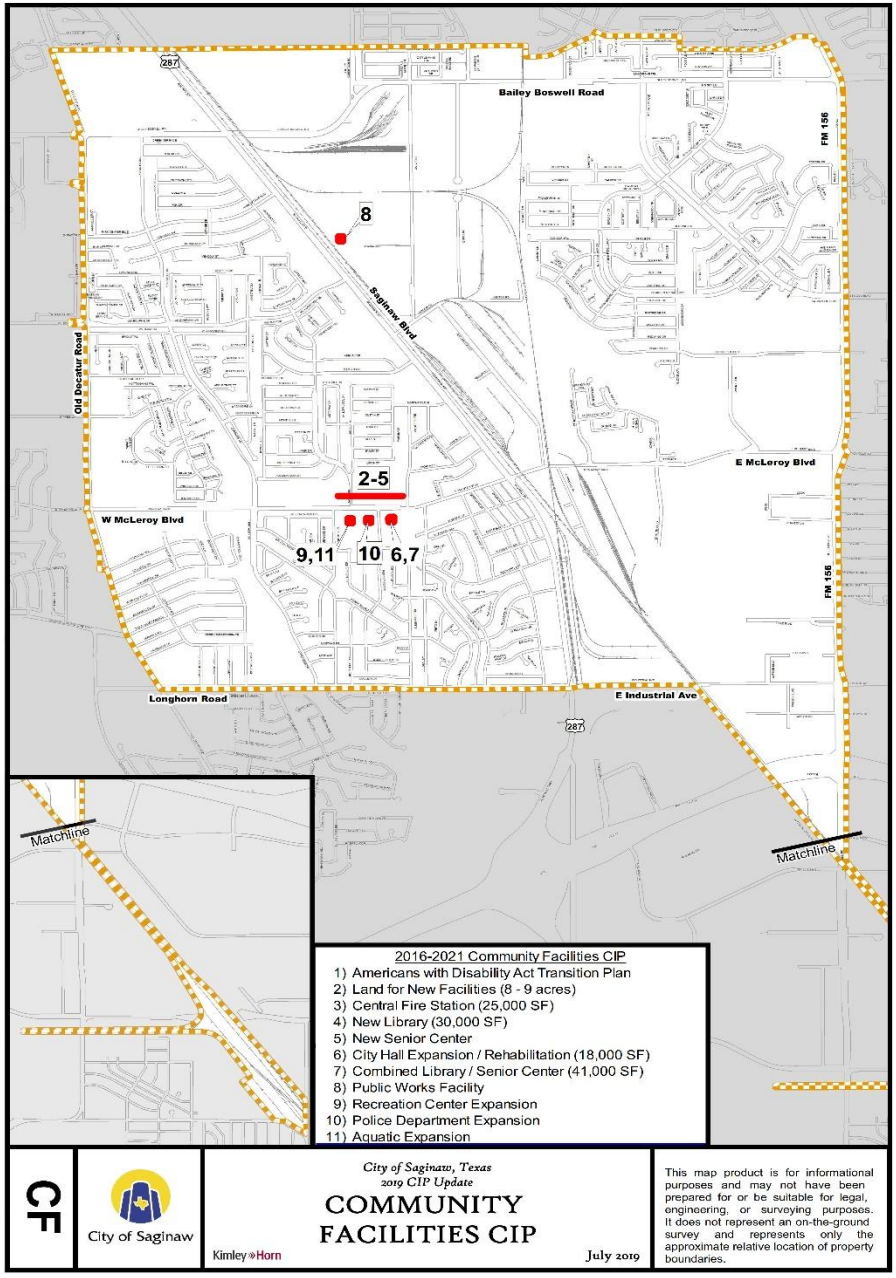
Updated: July 2019

Community Facilities System CIP Project Description	Total	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
1) Americans with Disability Act Transition Plan	**$240,000**					
Phase 1 - Programs, Procedures, and Policies	–	*Complete*				
Phase 2A - Park Evaluation	*$0*		*Complete*			
Phase 2B - Builiding Evaluation	*$0*			*Complete*		
Phase 3A - Intersection Evaluation	*$50,000*				*$50,000*	
Phase 3B - Intersection Evaluation	*$50,000*					*$50,000*
Phase 4A - Sidewalk Evaluation	*$70,000*					*$70,000*
Phase 4B - Sidewalk Evaluation	*$70,000*					*$70,000*
City Community Facilities Subtotal:	**$240,000**	--	--	--	**$50,000**	**$190,000**
2) Land for New Facilities (8 - 9 acres)	**$1,650,000**					
3) Central Fire Station (25,000 SF)	**$14,500,000**					
4) New Library (30,000 SF)	**$17,700,000**					
5) New Senior Center	**Unknown**					
6) City Hall Expansion / Rehabilitation (18,000 SF)	**$5,800,000**					
7) Combined Library / Senior Center (41,000 SF)	**$24,000,000**					
8) Public Works Facility	**Unknown**					
9) Recreation Center Expansion	**Unknown**					
10) Police Department Expansion	**Unknown**					
11) Aquatic Expansion	**Unknown**					

Future

Notes:

****Project budgets are based on a planning level analysis, on 2019 dollars, and on best available 2019 construction prices***


Bailey Boswell Road
FM 156
8
Saginaw Blvd
Old Decatur Road
2-5
E McLeroy Blvd
W McLeroy Blvd
9,11
10
6,7
FM 156
Longhorn Road
E Industrial Ave
287
Matchline
Matchline
2016-2021 Community Facilities CIP
1) Americans with Disability Act Transition Plan
2) Land for New Facilities (8 - 9 acres)
3) Central Fire Station (25,000 SF)
4) New Library (30,000 SF)
5) New Senior Center
6) City Hall Expansion / Rehabilitation (18,000 SF)
7) Combined Library / Senior Center (41,000 SF)
8) Public Works Facility
9) Recreation Center Expansion
10) Police Department Expansion
11) Aquatic Expansion
CF
City of Saginaw
City of Saginaw, Texas
2019 CIP Update
COMMUNITY FACILITIES CIP
Kimley»Horn
July 2019
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City of Saginaw – 2019 CIP Update

Outline

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City of Saginaw – 2019 CIP Update

Parks – CIP Review

City of Saginaw

2016-2021 Capital Improvements Plan

Parks

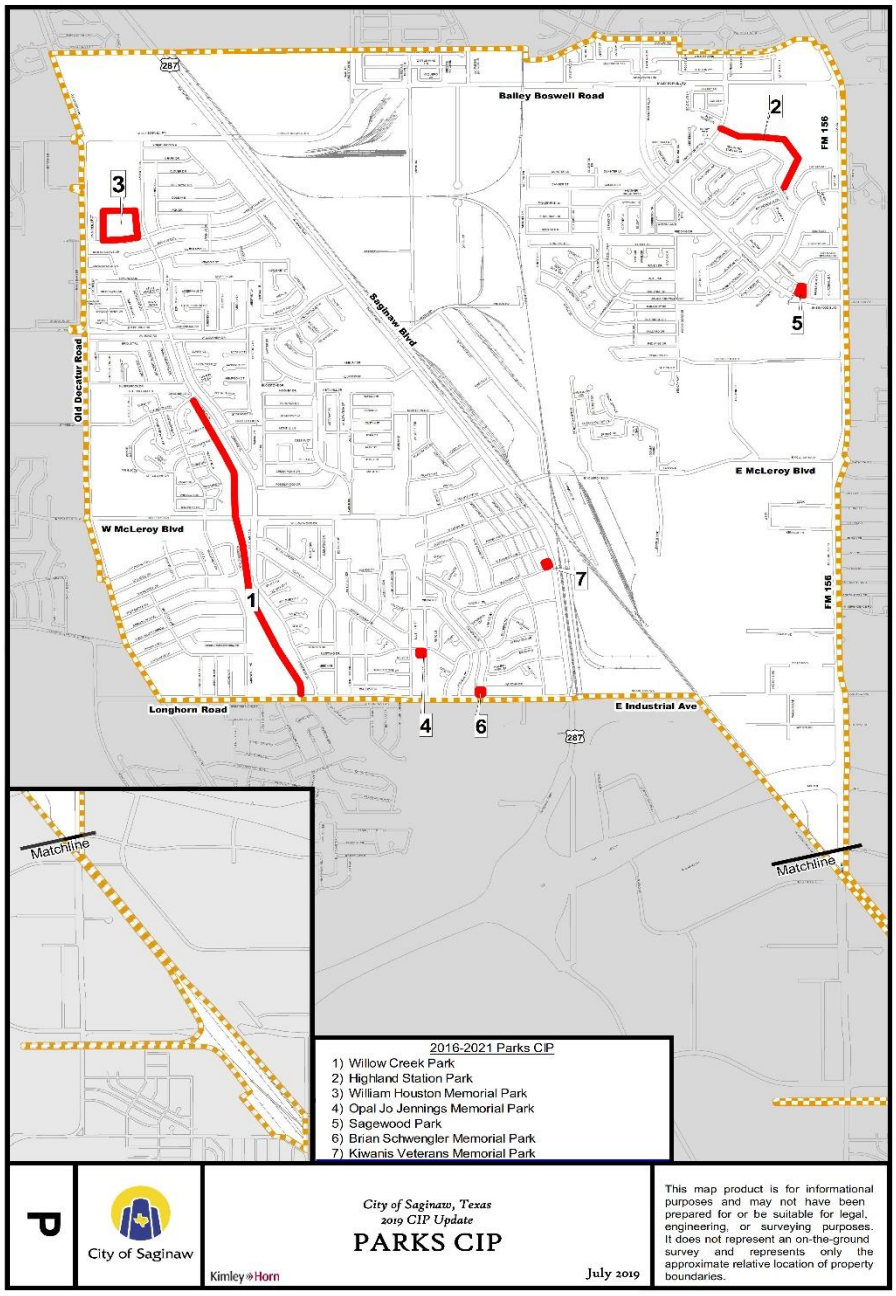
Updated: July 2019

Parks CIP Project Description	Total	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
1) Willow Creek Park	$12,000,000 - $14,000,000					
Phase 1	*TBD*					
Phase 2	*TBD*					
Phase 3	*TBD*					
2) Highland Station Park	$8,500,000 - $10,000,000					
Phase 1	*TBD*					
Phase 2	*TBD*					
Phase 3	*TBD*					
3) William Houston Memorial Park	$5,400,000 - $7,000,000					
Phase 1	*TBD*					
Phase 2	*TBD*					
4) Opal Jo Jennings Memorial Park	$1,000,000 - $1,500,000					
Phase 1	*TBD*					
Phase 2	*TBD*					
5) Sagewood Park	$1,000,000 - $1,500,000					
Phase 1	*TBD*					
Phase 2	*TBD*					
6) Brian Schwengler Memorial Park	$1,130,000 - $1,630,000					
Phase 1	*TBD*					
Phase 2	*TBD*					
7) Kiwanis Veterans Memorial Park	$650,000 - $1,000,000					
Phase 1	*TBD*					
Phase 2	*TBD*					

Future

Notes:

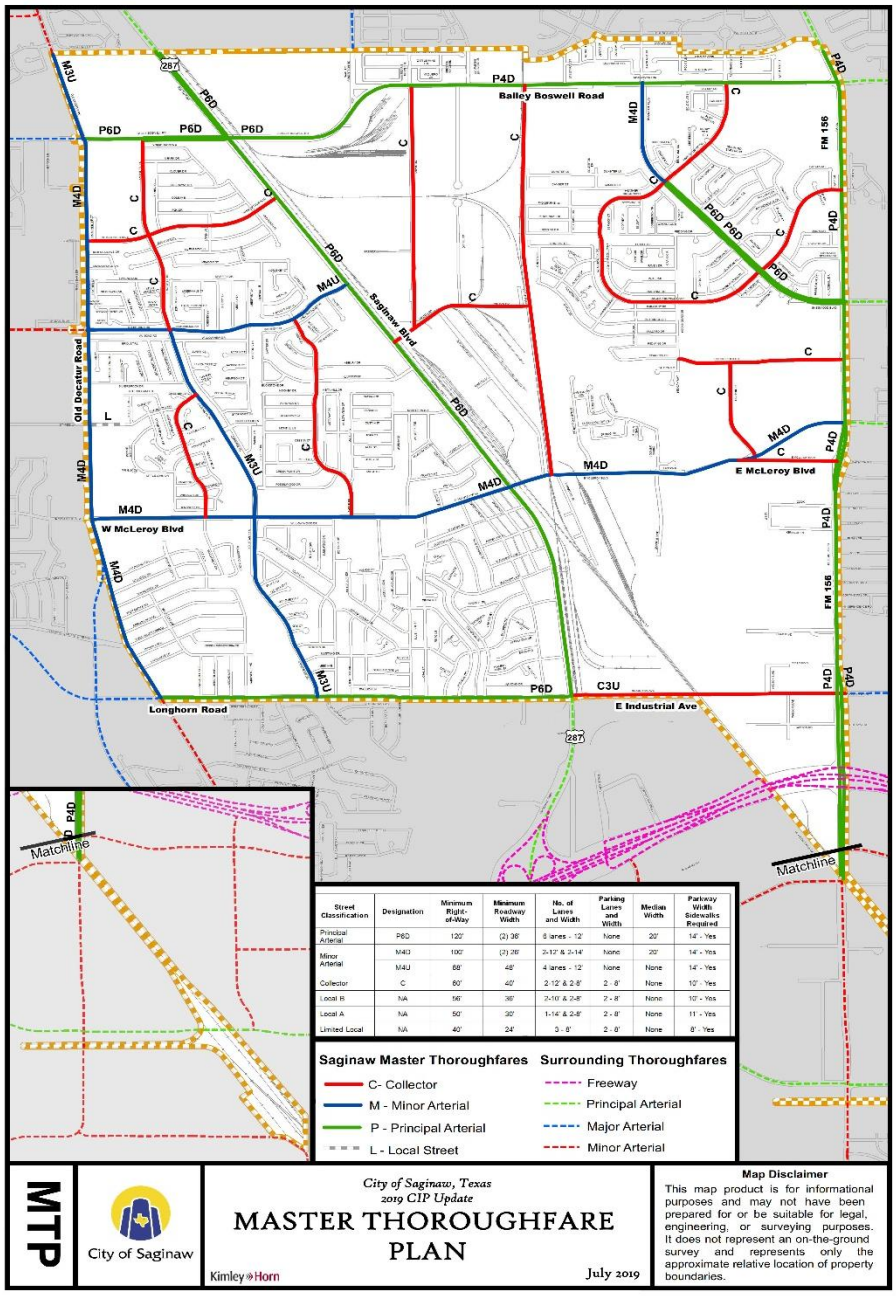
****Project budgets are based on a planning level analysis, on 2019 dollars, and on best available 2019 construction prices***


Balley Boswell Road
FM 156
Saginaw Blvd
Old Decatur Road
E McLeroy Blvd
W McLeroy Blvd
Longhorn Road
E Industrial Ave
287
Matchline
Matchline
2016-2021 Parks CIP
1) Willow Creek Park
2) Highland Station Park
3) William Houston Memorial Park
4) Opal Jo Jennings Memorial Park
5) Sagewood Park
6) Brian Schwengler Memorial Park
7) Kiwanis Veterans Memorial Park
D
City of Saginaw
City of Saginaw, Texas
2019 CIP Update
PARKS CIP
Kimley»Horn
July 2019
This map product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

City of Saginaw – 2019 CIP Update

Outline

1) Population
2) Water
3) Wastewater
4) Drainage
5) Community Facilities
6) Parks
7) Streets



Street Classification	Designation	Minimum Right-of-Way	Minimum Roadway Width	No. of Lanes and Width	Parking Lanes and Width	Median Width	Parkway Width Sidewalks Required
Principal Arterial	P6D	120'	(2) 38'	6 lanes - 12'	None	20'	14' - Yes
Minor Arterial	M4D	100'	(2) 28'	2-12' & 2-14'	None	20'	14' - Yes
	M4U	68'	48'	4 lanes - 12'	None	None	14' - Yes
Collector	C	60'	40'	2-12' & 2-8'	2 - 8'	None	10' - Yes
Local B	NA	56'	36'	2-10' & 2-8'	2 - 8'	None	10' - Yes
Local A	NA	50'	30'	1-14' & 2-8'	2 - 8'	None	11' - Yes
Limited Local	NA	40'	24'	3 - 8'	2 - 8'	None	8' - Yes

City of Saginaw – 2019 CIP Update

Streets – CIP Review

City of Saginaw — **Streets**

2016-2021 Capital Improvements Plan — Updated: July 2019

Streets CIP Project Description	Total	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
1) Bailey Boswell Ph. 2 & 3 Reconstruction (Saginaw Blvd. to Approx. 500' west of Ash Meadow Dr.)	**$14,407,596**					
A. Construction Cost	*$10,798,465.10*			*Complete*		
B. Railroad Fee (3)	*$3,359,634*			*Complete*		
C. Enbridge Gas Relocation	*$184,852*					
D. Right-of-Way / Easements	*$64,645*					
2) Bailey-Boswell Overpass (1) (Intersection of Bailey Boswell and Saginaw Blvd.)	**$12,930,000**					
A. Final Design	*$0*					
B.Local Project Advance Funding Agreement Fee	*$0*					
C. Construction	*$11,700,000*				*$8,000,000*	*$3,700,000*
D. Walmart Easement and Cranz Construction Easement	*$30,000*				*$30,000*	
E. Construction Inpsection and Testing (4)	*$800,000*				*$500,000*	*$300,000*
F. Railroad Inspection Fees (5)	*$400,000*				*$300,000*	*$100,000*
3) Basswood Blvd.	**Complete**					
a) Basswood Blvd. Extension to High Country Trail (2 Lanes for 600 feet, Whistle Stop Drive to High Country Trail)	*Complete*	*Complete*				
b) Basswood Blvd. Extension to Bailey Boswell (4 lanes for 1,700 feet, High Country Trail to Bailey Boswell)	*Complete*		*Complete*			
City Streets Subtotal:	**$12,930,000**	**$0**	**$0**	**$0**	**$8,830,000**	**$4,100,000**
4) E. McLeroy Blvd. Ph. 2 Reconstruction (Saginaw Blvd. to S-Curve)	**$11,900,000**					
5) W. McLeroy Blvd. Ph. 3 Reconstruction (4 Lane Divided Per MTP) (Saginaw Blvd. to Knowles Dr.)	**$10,400,000**					
5A) W. McLeroy Blvd. Ph. 3 Reconstruction - (Urban Municipal Section) (7) (Saginaw Blvd. to Knowles Dr.)	**$10,200,000**		**Future**			
6) W. McLeroy Blvd. Ph. 4 Reconstruction (Old Decatur Rd. to Knowles Dr.)	**$6,700,000**					
7) Knowles Dr. Ph. 1 Reconstruction to 2 Lanes and Drainage Improvements (400 FT South of Woodcrest Dr to Edwards Dr)	**$7,600,000**					
8) Knowles Dr.Ph. 2 Reconstruction to 3 Lanes and Roundabout at McLeroy (W. McLeroy Blvd. to 400 FT South of Woodcrest Dr)	**$5,500,000**					

Notes:

****Project budgets are based on a planning level analysis, on 2019 dollars, and on best available 2019 construction prices***

(1) Project constructed using Tarrant County matching funds of $5.5 million

(2) Projects possibly constructed by Developers

(3) Updated per invoices from Railroads

(4) Updated to show 3rd Party Inspection - TxDOT no longer inspecting

(5) Updated per recent discussions with Railroads - 3rd Party Inspector will be on site 2 days a week for non crticial work and 5 days a week during critical work over RR ROW

(6) $652,770 is in escrow from developers with additional $549,573.20 pending for The Square

(7) Municipal Town Center Cross Section Alternative

City of Saginaw – 2019 CIP Update

Streets – CIP Review

City of Saginaw — **Streets**

2016-2021 Capital Improvements Plan

Updated: July 2019

Streets CIP Project Description	Total	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
9) Knowles Dr. Ph. 3 Reconstruction to 3 Lanes and Drainage Improvements (Longhorn to W. McLeroy Blvd)	$7,300,000					
10) Signal at Knowles & Bailey Boswell (Knowles & Bailey Boswell)	$400,000					
11) W.J. Boaz (Old Decatur Rd. to Knowles Dr.)	$1,000,000					
12) Industrial Blvd. Reconstruction Phase 1 (200 Feet East of Railroad Tracks to FM 156)	$3,000,000					
13) Industrial Blvd. Reconstruction Phase 2 (1000' East of Saginaw Blvd. to 200 East of Railroad Tracks)	$3,200,000					
14) Old Decatur Road North [6] (Bailey Boswell to City Limits)	$1,800,000					
15) Bailey Boswell to McLeroy North-South Collector (Bailey Boswell to McLeroy)	$10,200,000					
16) Railroad Quiet Zone Implementation (Location TBD)						
Future City Streets Subtotal:	$69,000,000					
17) Heather Ridge Pkwy. Extension [2] (400' North of Raven Dr. to Woodcrest Development)	Complete					
18) E. McLeroy Blvd. (Western Center Extension) [2] (FM 156 to S-Curve)	$6,400,000					
Developer Streets Subtotal:	$6,400,000					

Future

Developer

Notes:

**Project budgets are based on a planning level analysis, on 2019 dollars, and on best available 2019 construction prices*

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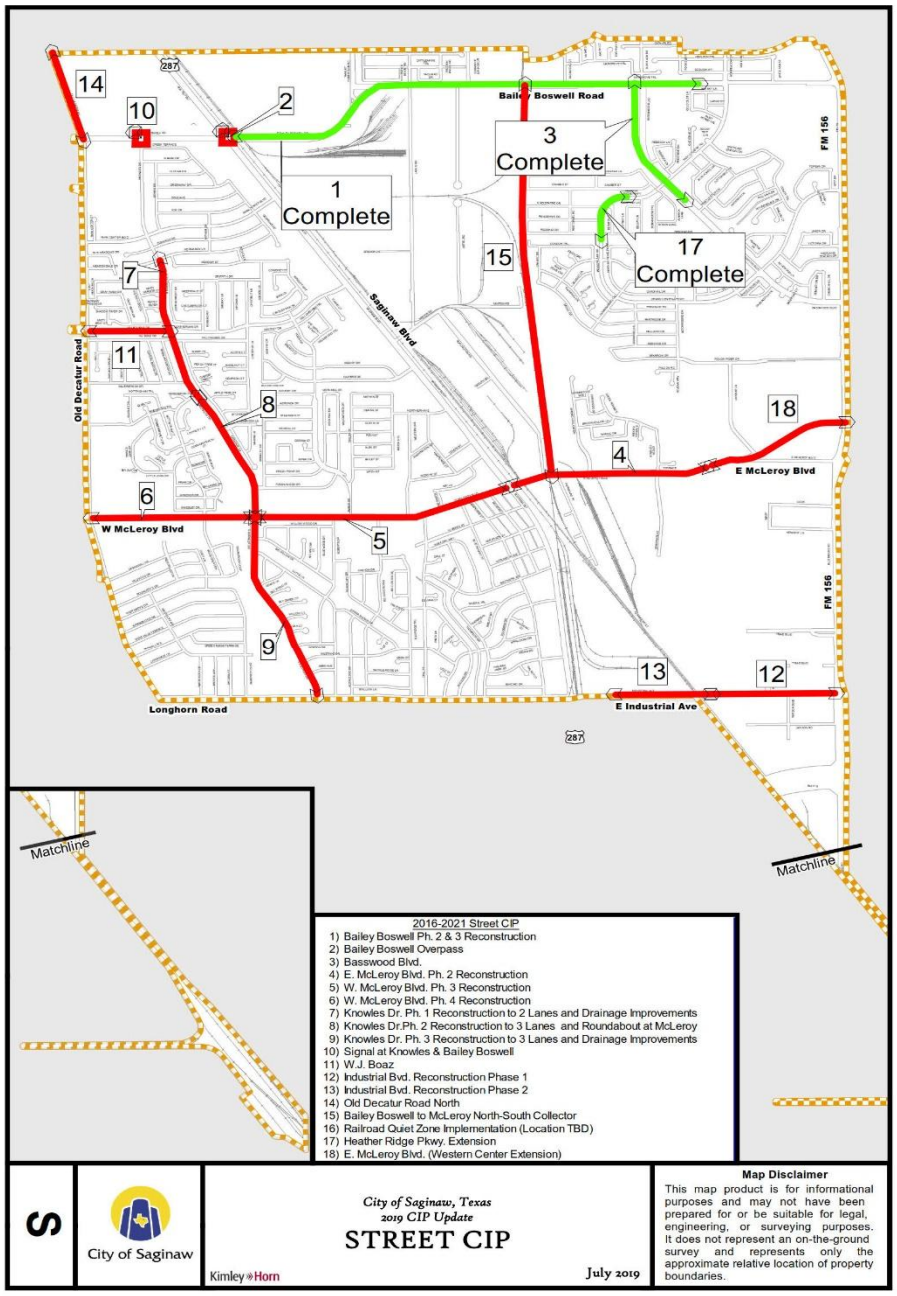
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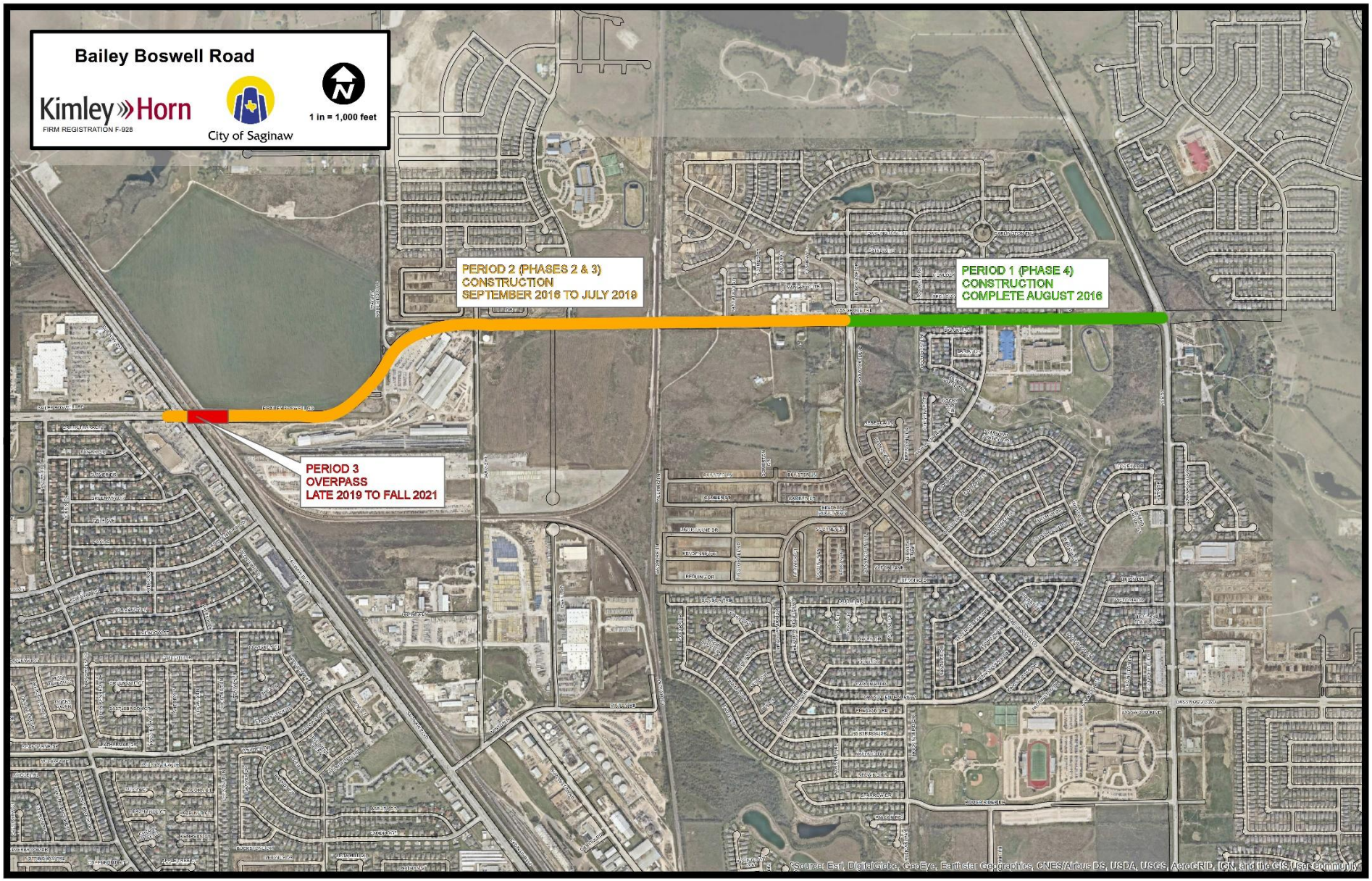
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[7] Municipal Town Center Cross Section Alternative


14
10
2
1
Complete
3
Complete
17
Complete
15
7
11
8
18
4
6
5
9
13
12
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FM 156
Saginaw Blvd
Old Decatur Road
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City of Saginaw
City of Saginaw, Texas
2019 CIP Update
STREET CIP
Kimley»Horn
July 2019
Map Disclaimer
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Bailey Boswell Road
Kimley»Horn
FIRM REGISTRATION F-928
City of Saginaw
1 in = 1,000 feet
PERIOD 2 (PHASES 2 & 3)
CONSTRUCTION
SEPTEMBER 2016 TO JULY 2019
PERIOD 1 (PHASE 4)
CONSTRUCTION
COMPLETE AUGUST 2016
PERIOD 3
OVERPASS
LATE 2019 TO FALL 2021
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



CONCEPT PLANT SCHEDULE

ORNAMENTAL TREE
DESERT WILLOW / CHILOPSIS LINEARIS
CHASTE TREE / VITEX AGNUS-CASTUS

CANOPY TREE
LIVE OAK / QUERCUS VIRGINIANA
CEDAR ELM / ULMUS CRASSIFOLIA
LACEBARK ELM / ULMUS PARVIFOLIA

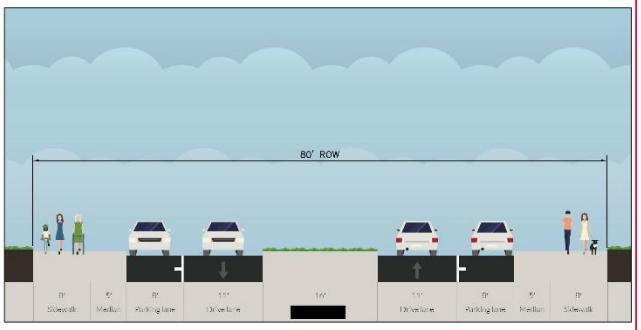
ORNAMENTAL GRASS
BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'
MEXICAN FEATHERGRASS / NASSELLA TENUISSIMA 'PONY TAILS'

ACCENT SHRUB
BRAKELIGHTS RED YUCCA / HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM
YELLOW YUCCA / HESPERALOE PARVIFLORA 'YELLOW'

EVERGREEN SHRUB
ABELIA / ABELIA X GRANDIFLORA 'KALEIDOSCOPE'
BLUSH PINK NANDINA / NANDINA DOMESTICA 'BLUSH PINK'

GROUNDCOVER
PURPLE WINTERCREEPER / EUONYMUS COLORATUS
ASIAN JASMINE / TRACHELOSPERMUM ASIATICUM





LEGEND

CONCRETE PAVEMENT
CONCRETE SIDEWALK
COLORED/STAMPED CONCRETE PED BUFFER

City of Saginaw

Kimley»Horn

MCLEROY URBAN MUNICIPAL SECTION

City of Saginaw – 2019 CIP Update

WATER



SEWER



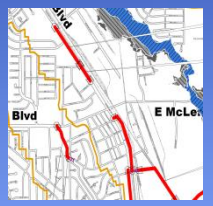
MTP



ROADS



DRAINAGE



City of Saginaw

Meeting Date: 7/23/2019

Agenda Items: (17)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Discussion of Strategic Plan--Annual Action Plan

BACKGROUND/DISCUSSION:
City Manager Reaume will present Strategic Plan--Annual Action Plan.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

SP--Action Plan 1
SP--Action Plan 2
SP--Action 3

City of Saginaw: Strategic Plan

VISION 2034

Saginaw Vision 2034
SAGINAW 2034 is the
"HOMETOWN CHOICE FOR FAMILIES".

SAGINAW 2034 is a
BEAUTIFUL COMMUNITY
with VIBRANT COMMERCIAL CORRIDORS and ACTIVITY CENTERS, *and a* STRONG LOCAL ECONOMY.

In 2034, SAGINAW RESIDENTS will enjoy
GREAT NEIGHBORHOODS WITH QUALITY AFFORDABLE HOUSING,
ABUNDANT LEISURE FACILITIES AND PROGRAMS FOR ALL and
EASY MOBILITY.
A COMMUNITY FOR A LIFETIME!*!*

GOALS 2024

Maintain a Financially Sound City Providing Superior Services

Improve Mobility and Traffic Flow

More Beautiful, Livable Community

Develop Vibrant Activity Centers/Major Corridors

Expand Community Quality of Life Amenities

POLICY AGENDA 2019

City Facilities Master Plan
Long Range Financial Plan [with 5 year projections]
Code of Ordinances Update
Multi-use Trail/Bike Lane System Master Plan
Traffic Signal Synchronization Plan
Knowles Road/Drainage Project
East McLeroy Project
East McLeroy Partial Reconstruction Plan
Code Enforcement/Compliance
Parks Master Plan: Assessment and Development
Saginaw Boulevard Overlay District
Public Arts Policy: Direction
National Guard Armory: Relocating
Municipal Center Master Plan
Cranz Farm Master Plan for Mixed use Development
Community Policing: Concept Definition
Citywide: ADA Assessment and Compliance
Quality of Life Bond Package

MANAGEMENT AGENDA 2019

Financial Policies: Review/Refinement
City Organization Assessment
Charter Review and Election
Outdoor Warning Sirens
Departmental Accreditation
Succession Planning
Bridge Over Railroad
Bridge Construction: Short Term Impacts and Public Education
Multi-family Rental Property Registration, Inspection and Enforcement
Building and Fire Code: Adoption
Green Ribbon Program
Economic Development Strategic Plan
TIRZ Feasibility Study: Direction
Farmers Market Development
Food Truck Events
Grain/Train History: Development of Historic Assets and Event
East McElroy Partial Reconstruction Plan

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MANAGEMENT IN PROGRESS 2019

EMS Field Reporting Program: Implementation
New Fire Pumper: Operational
Countywide Mutual Aid Agreement: Revision
City Core Values: Development
Fire K-9 Vehicle: Operational
Electronic Time Clock
Court System: Update
TMRS Retirement Contribution Percentage Increase
Performance Evaluation System: Refinement
Public Works Accreditation: Launch
Texas Fire Chiefs Best Practices: Recognition
Emergency Management Exercise
New Medical Director: Hired
Cyber Security Records and Operating Systems
City Auditor: Bid and Decision RFP
SCBA Replacement
Mobile App: Development
Kids Fire Camp 2019
Saginaw Junior Police Academy 2019
Active Shooter Exercise
Healthcare Coverage Cost Containment: Actions
ESD Grant
Texas Police Chiefs' Association Best Practices Certification: Completion
Management and Employee Succession Planning/Program
Traffic Count
Keep Saginaw Beautiful: By Laws/State Acceptance
Adopt A Spot Program: Expansion (6/12)
Youth Council: Creation
Images of Saginaw Photo Contest
Concerts in the Park: Expansion
Run the Rails 5K Event
Sister Cities Process/Selection
Dive-in Movies: Expansion
Train and Grain Festival

MAJOR PROJECTS 2019

Knowles Avenue Drainage Project: Short Term
Public Safety Radio System Replacement
East Bailey Boswell Road Phase 2 & 3: Completion
West Cement Creek I&I Study Phase 2
Food Truck Court / Farmers Market
FM 156 Utility Relocation: Construction
Project Dream Play Construction
Saginaw Blvd. 16" Water Line Phase 2: Design
Little Fossil Creek I&I Sewer Repairs: Construction
East Cement Creek Drainage Improvements Phase 2&3: Design
ADA Phase 2B Building Evaluations
Fairmont 12" Sanitary Sewer Rehab
Bailey Boswell Bridge Construction
East Bailey Boswell Project: Phase 2 & 3
Bailey Boswell Bridge Construction – Begin 2019
Food Truck Court/Farmers Market
Fruit Tree Orchard/Butterfly Garden
Willow Creek Park Parking Expansion

Saginaw City Government: Our Mission

The **MISSION OF SAGINAW CITY GOVERNMENT**
is to provide
EXCEPTIONAL CUSTOMER SERVICE[(1)],
to work in
PARTNERSHIP WITH OUR COMMUNITY[(2)]
and to act in a
FINANCIALLY RESPONSIBLE MANNER[(3)]
resulting in
SUPERIOR CITY SERVICES[(4)]
and a
MORE LIVABLE COMMUNITY[(5)]*!*

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Table of Contents

EXECUTIVE SUMMARY

Strategic Framework for the City of Saginaw	**1**
Saginaw Vision 2034	**2**
Saginaw City Government: Mission	**7**
City of Saginaw Plan 2019 – 2024	**11**
City of Saginaw Action Agenda 2019	**22**

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STRATEGIC FRAMEWORK

VISION 2034

"Desired Destination for Saginaw"

PLAN 2023

"Map to Saginaw's Destination"

EXECUTION

"Route for Next Year"

MISSION

"Responsibilities of Saginaw's City Government"

BELIEFS

"How Saginaw's City Government Should Operate"

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Saginaw
Vision 2034

SAGINAW VISION 2034

SAGINAW 2034 *is the*
"HOMETOWN CHOICE FOR FAMILIES"(1).

SAGINAW 2034 *is a*
BEAUTIFUL COMMUNITY(2)
with **VIBRANT COMMERCIAL CORRIDORS and ACTIVITY CENTERS(3), *and a* STRONG LOCAL ECONOMY(4)**.

In 2034, ***SAGINAW RESIDENTS*** *will enjoy*
GREAT NEIGHBORHOODS WITH QUALITY AFFORDABLE HOUSING(5),

ABUNDANT LEISURE FACILITIES AND PROGRAMS FOR ALL(6) and

EASY MOBILITY.(7)

A COMMUNITY FOR A LIFETIME!

Vision 2034
Guiding Principles

PRINCIPLE 1	"HOMETOWN CHOICE FOR FAMILIES"

- **Means**
  1. Strong sense of community pride and identity – common community values
  2. Neighbors knowing and helping neighbors
  3. Residents feeling safe and secure any place in the community – at home, in the neighborhood and throughout the community
  4. Strong community events and celebrations that bring neighbors together
  5. City employees involved in the community
  6. Opportunities for multi-generation interaction and learning
  7. Active partnerships among the City, community organizations and institutions, and residents – working together for community benefit
  8. Residents involved in community and civic affairs
  9. Top quality public schools

PRINCIPLE 2	BEAUTIFUL COMMUNITY

- **Means**
  1. Attractive and distinctive entrances and gateways that distinguishes Saginaw
  2. Beautiful, well-maintained parks and other public assets
  3. Grain elevators with art and lights – year round
  4. Attractive, well-maintained streetscapes major corridors and streets
  5. Well-designed, well-built and well-maintained City Hall and other City facilities
  6. Well-maintained, updated housing stock
  7. Fruit trees and orchards throughout the community
  8. Underground utilities on major corridors
  9. Well landscaped, well maintained by property owners, incorporating native plants
  10. Sense of pride in property appearance – residential and commercial

PRINCIPLE 3	VIBRANT COMMERCIAL CORRIDORS AND ACTIVITY CENTERS

- **Means**
  1. Mixed use development incorporating residential opportunities with commercial businesses
  2. Destination for residents – no need to leave the Saginaw community
  3. State-of-the-art technology infrastructure
  4. Sustainable retail development with a mix of small unique local and national retailers
  5. Municipal campus with City Hall, Fire Station and public/community gathering place
  6. Pedestrian-friendly Centers
  7. Creative residential options for millennials and seniors
  8. Major movie complex

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PRINCIPLE 4	STRONG LOCAL ECONOMY

- **Means**
  1. Heavy industrial
  2. Light industrial
  3. Distribution/warehouse/logistic management
  4. Small and growing local businesses
  5. Sustainable retail businesses
  6. Ag related businesses
  7. Education

PRINCIPLE 5	GREAT NEIGHBORHOODS WITH QUALITY AFFORDABLE HOUSING

- **Means**
  1. Senior housing opportunities from senior communities to assisted living facilities
  2. Homeowners investing in the maintenance and upkeep of their homes
  3. Neighborhood events and celebrations bringing neighbors together
  4. New developments designed as neighborhoods and promoting neighbor-neighbor interactions
  5. Well-maintained neighborhood infrastructure
  6. City supporting neighborhoods and community pride
  7. Range of housing options: types and prices
  8. Quality multi-family that is well maintained

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PRINCIPLE 6	ABUNDANT LEISURE FACILITIES AND PROGRAMS FOR ALL

- **Means**
  1. Expanded Recreation Center – facility and programs
  2. Expanded Aquatic Center – facility and programs
  3. Strong community events with active participation by residents
  4. Active, successful Farmers' Market
  5. Great community parks with a variety of venues
  6. Recreational programming and activities for all family generations
  7. Expanded senior center with a variety of programs and services responsive to the needs of seniors
  8. Multi purpose sports field

PRINCIPLE 7	EASY MOBILITY

- **Means**
  1. Synchronized traffic signs that promote traffic flow
  2. Well-designed, well-maintained, and well-lighted City streets
  3. Improved traffic flow, reduced traffic congestion
  4. Network of multi use trails connected to the regional Fort Worth trail system
  5. Well-designed, well-maintained and well-lighted major highways – TxDOT
  6. More walkable and pedestrian/bike friendly community
  7. Through traffic having minimal impact on the Saginaw community

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Saginaw City Government: Our Mission

The **MISSION OF SAGINAW CITY GOVERNMENT**

is to provide

EXCEPTIONAL CUSTOMER SERVICE(1),

to work in

PARTNERSHIP WITH OUR COMMUNITY(2)

and to act in a

FINANCIALLY RESPONSIBLE MANNER(3)

resulting in

SUPERIOR CITY SERVICES(4)

and a

MORE LIVABLE COMMUNITY(5)*!*

Mission:
Guiding Principles

PRINCIPLE 1	EXCEPTIONAL CUSTOMER SERVICE

- **Means**
  1. Presenting a positive image for City government – appearance, equipment and workplace
  2. Going the extra mile to serve the customer
  3. If you must say "no", taking the time to explain your decision and actions
  4. Representing the City in a positive manner
  5. Listening to the customer
  6. Understanding the customer's concerns, problems and needs

PRINCIPLE 2	PARTNERSHIP WITH OUR COMMUNITY

- **Means**
  1. Responding tactically to misinformation about the City and City government
  2. Keeping the community informed on City services, finances, projects, programs and activities
  3. Seeking community input on major developments
  4. Being an advocate for the Saginaw community
  5. Engaging the community in the governance processes through participation on boards/commissions and input on issues and planning
  6. Developing opportunities for residents to serve the community (e.g. CERT and others)
  7. Cultivating and developing partnership with the business community

PRINCIPLE 3	FINANCIALLY RESPONSIBLE MANNER

- **Means**
  1. Developing a balanced annual budget
  2. Maintaining City financial reserves consistent with City policies and national standards
  3. Providing accurate and timely financial reports to the Mayor and City Council and the community
  4. Delivering City services in the most cost effective and efficient manner
  5. Providing competitive compensation for City employees
  6. Developing a comprehensive capital improvement program/budget and a community investment plan

PRINCIPLE 4 SUPERIOR CITY SERVICES

- **Means**
  1. Providing City services responsive to the needs of the Saginaw community
  2. Recognizing managers and employees for superior performance and major achievements
  3. Seeking and using feedback from the community in order to continuously improve service delivery
  4. Developing and training the City workforce, including maintaining professional certifications
  5. Obtaining and maintaining departmental accreditations
  6. Knowing national/state "best practices" and applying to the City of Saginaw
  7. Having City departments collaborating to better serve the community
  8. Supporting creative thinking and innovative actions

PRINCIPLE 5 MORE LIVABLE COMMUNITY

- **Means**
  1. Planning for the City future
  2. Maintaining a safe community
  3. Providing facilities and amenities for recreation and leisure
  4. Providing timely response for emergency and non-emergency calls for service
  5. Providing reliable utility services necessary for urban/suburban living
  6. Growing the local economy
  7. Upgrading and maintaining the community appearance
  8. Celebrating our community history

City of Saginaw
Goals 2024

Maintain a Financially Sound City Providing Superior Services

Improve Mobility and Traffic Flow

More Beautiful, Livable Community

Develop Vibrant Activity Centers/Major Corridors

Expand Community Quality of Life Amenities

GOAL 1	MAINTAIN A FINANCIALLY SOUND CITY PROVIDING SUPERIOR SERVICES

▶ Objectives

1. Hire and retain a top quality City workforce dedicated to serving the Saginaw community
2. Invest in the maintenance and upgrade of City facilities
3. Have up-to-date information technology
4. Have adequate resources to support defined City services and levels of service
5. Deliver City services in an efficient, cost effective manner
6. Have a responsible budget with affordable tax rate
7. Have competitive City employee compensation

▶ Short-Term Challenges and Opportunities

1. Changing City operations and service delivery through best practices and innovation
2. Residents understanding City government, including finances, services and operations
3. Aging City infrastructure needing maintenance, upgrade or replacement
4. Outdated City Charter and Code of Ordinance
5. Using information technology to improve City operations and service delivery
6. Loss of long term employees (50% eligible in next five/ten years) and institutional knowledge
7. Having competitive compensation for public safety in the Metroplex
8. Communicating with the community

▶ Actions 2019

Policy Agenda

1. City Facilities Master Plan
2. Long Range Financial Plan [With 5 Year Projections]
3. Code of Ordinances Update

Management Agenda

1. Financial Policies: Review/Refinement
2. City Organization Assessment
3. Charter Review and Election (5/19): Major Clean Up
4. Outdoor Warning Sirens
5. Departmental Accreditations
6. Succession Planning

Management in Progress

1. EMS Field Reporting Program: Implementation
2. New Fire Pumper: Operational
3. Countywide Mutual Aid Agreement: Revision
4. City Core Values: Development
5. Fire K-9 Vehicle: Operational
6. Electronic Time Clock: Acquisition and Implementation
7. Court System: Update
8. TMRS Retirement Contribution Percentage Increase: Direction
9. Performance Evaluation System: Refinement
10. Public Works Accreditation: Launch
11. Texas Fire Chiefs Best Practices: Recognition: Initial Steps
12. Emergency Management Exercise
13. New Medical Director: Hired
14. Cyber Security Records and Operating Systems: Training
15. City Auditor: Bid and Decision RFP
16. SCBA Replacement
17. Mobile App: Development
18. Kids Fire Camp 2019
19. Saginaw Junior Police Academy 2019
20. Active Shooter Exercise
21. Healthcare Coverage Cost Containment: Actions
22. ESD Grant
23. Texas Police Chiefs' Association Best Practices Certification: Completion
24. Management and Employee Succession Planning/Program: Next Steps

▶ Actions 2019 *(Continued)*

Major Projects

1. Knowles Avenue Drainage Project: Short Term
2. Public Safety Radio System Replacement
3. East Bailey Boswell Road Phase 2 & 3: Completion
4. West Cement Creek I&I Study Phase 2
5. Food Truck Court / Farmers Market
6. FM 156 Utility Relocation: Construction
7. Project Dream Play Construction
8. Saginaw Blvd. 16” Water Line Phase 2: Design
9. Little Fossil Creek I&I Sewer Repairs: Construction
10. East Cement Creek Drainage Improvements Phase 2&3: Design
11. ADA Phase 2B Building Evaluations
12. Fairmont 12” Sanitary Sewer Rehab: Phase 1 Construction
13. Bailey Boswell Bridge Construction

GOAL 2	IMPROVE MOBILITY AND TRAFFIC FLOW

▶ Objectives

1. Improve traffic flow within and through Saginaw
2. Become a more bicycle and pedestrian friendly City and community
3. Make major highway corridors more beautiful through streetscapes and design
4. Upgrade the quality of major highways and City streets
5. Increase use of roundabouts
6. Develop and expand trail network
7. Become a "user-friendly community for alternative transportation modes – Uber, Lyft and others

▶ Short-Term Challenges and Opportunities

1. Funding for City streets with aging streets and highways needing maintenance and upgrades (City: 83 miles)
2. Trail sidewalks widening and connectivity
3. Lack of sidewalk and trails master plan
4. Traffic volume and road capacity
5. Access to local businesses
6. Crossing the rail tracks with railroad traffic (75–100 per day)

▶ Actions 2019

Policy Agenda

1. Multi-use Trail/Bike Lane System Master Plan
2. Traffic Signal Synchronization Plan
3. Knowles Road/Drainage Project
4. East McElroy Project

Management Agenda

1. Bridge Over Railroad
2. Bridge Construction: Short Term Impacts and Public Education

Management in Progress

1. Traffic Count

Major Projects

1. East Bailey Boswell Project: Phase 2 & 3
2. Bailey Boswell Bridge Construction – Begin 2019

GOAL 3	MORE BEAUTIFUL, LIVABLE COMMUNITY

▶ Objectives

1. Have attractive, well-designed mixed-use development
2. Have beautiful streetscapes with underground utilities
3. Have a safe community with a low crime rate
4. Enhance landscaping throughout the City
5. Have beautiful highway corridors that are well- maintained
6. Have attractive grain elevators – a community symbol and asset
7. Have well-designed, beautiful new developments – commercial and residential

▶ Short-Term Challenges and Opportunities

1. Aging commercial businesses along major highway corridors
2. Degree of proactive code enforcement
3. Upgrading City entrances/gateways/signage
4. Private property owners not investing or unwillingness to sell
5. Creating an overlay district for Saginaw Boulevard
6. Involving the community and residents in maintaining a safe community
7. Updating City development codes and regulations
8. Public spaces incorporated into new developments

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▶ Actions 2019

Policy Agenda

1. Code Enforcement/Compliance
2. Parks Master Plan: Assessment and Development
3. Saginaw Boulevard Overlay District
4. Public Arts Policy: Direction

Management Agenda

1. Multi-family Rental Property Registration, Inspection and Enforcement
2. Building and Fire Code: Adoption
3. Green Ribbon Program ($500,000)

Management in Progress

1. Keep Saginaw Beautiful: By Laws/State Acceptance
2. Adopt A Spot Program: Expansion (6/12)

Major Projects

1. Food Truck Court/Farmers Market
2. Fruit Tree Orchard/Butterfly Garden

GOAL 4	DEVELOP VIBRANT ACTIVITY CENTER/MAJOR CORRIDORS

▶ Objectives

1. Develop the Municipal Campus activity center
2. Revitalize Main Street corridor
3. Initiate business retention and expansion program
4. Have a proactive economic development function that produces results
5. Attract new businesses to Saginaw
6. Develop industrial/commercial center
7. Support small business start-ups and growth in Saginaw

▶ Short-Term Challenges and Opportunities

1. Attracting entertainment businesses and restaurants
2. Attracting developers to Saginaw and negotiating development agreements
3. Defining the City role: redevelopment and economic development
4. Attracting new industrial businesses to Saginaw
5. Address National Guard opportunity
6. Impact of overpass on business – short term and long term
7. Aging commercial centers needing redevelopment
8. Complexity of closing the economic development deal

▶ Actions 2019

Policy Agenda

1. National Guard Armory: Relocating
2. Municipal Center Master Plan
3. North Farm Master Plan for Mixed use Development
4. Economic Development

Management Agenda

1. Economic Development Strategic Plan
2. TIRZ: Feasibility Study

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GOAL 5	EXPAND COMMUNITY QUALITY OF LIFE AMENITIES

▶ Objectives

1. Attract new restaurants – destination for residents and the region
2. Develop Eastside Park
3. Expand Recreation Center
4. Expand Recreation Center hours
5. Develop additional community park(s)
6. Expand Senior Center facility and programming
7. Attract a modern movie theater complex
8. Expand community events and festivals
9. Attract entertainment businesses
10. Expand Library

▶ Short-Term Challenges and Opportunities

1. Lack of an entertainment venue(s)
2. Lack of quality hotels with community rooms
3. Lack of quality dining with a regional reputation
4. Aging parks needing upgrade or a refresh
5. Lack of successful community events and festivals
6. Unattractive corridors and highways
7. Funding for expanding City facilities
8. Defining the City's role and funding for incentives

▶ Actions 2019

Policy Agenda

1. Community Policing: Concept Definition
2. Citywide ADA Assessment and Compliance
3. Senior Center Plan: Needs Assessment
4. Quality of Life Bond Package

Management Agenda

1. Farmers Market Development
2. Food Truck Events
3. Grain/Train History: Development of Historic Assets and Event
4. East McLeroy Partial Reconstruction Plan

Management in Progress

1. Youth Council: Creation
2. Images of Saginaw Photo Contest
3. Concerts in the Park: Expansion
4. Run the Rails 5K Event
5. Sister Cities Process/Selection
6. Dive-in Movies: Expansion
7. Train and Grain Festival

Major Projects

1. Willow Creek Park Parking Expansion [30 parking spaces]

Policy Agenda 2019
City of Saginaw

City Facilities Master Plan

Long Range Financial Plan [with 5 year projections]

Code of Ordinances Update

Multi-use Trail/Bike Lane System Master Plan

Traffic Signal Synchronization Plan

Knowles Road/Drainage Project

East McLeroy Project

East McLeroy Partial Reconstruction Plan

Code Enforcement/Compliance

Parks Master Plan: Assessment and Development

Saginaw Boulevard Overlay District

Public Arts Policy: Direction

National Guard Armory: Relocating

Municipal Center Master Plan

Cranz Farm Master Plan for Mixed use Development

Community Policing: Concept Definition

Citywide: ADA Assessment and Compliance

Quality of Life Bond Package

Management Agenda 2019
City of Saginaw

Financial Policies: Review/Refinement

City Organization Assessment

Charter Review and Election

Outdoor Warning Sirens

Departmental Accreditation

Succession Planning

Bridge Over Railroad

Bridge Construction: Short Term Impacts and Public Education

Multi-family Rental Property Registration, Inspection and Enforcement

Building and Fire Code: Adoption

Green Ribbon Program

Economic Development Strategic Plan

TIRZ Feasibility Study: Direction

Farmers Market Development

Food Truck Events

Grain/Train History: Development of Historic Assets and Event

East McElroy Partial Reconstruction Plan

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City of Saginaw
Management in Progress 2019

1. EMS Field Reporting Program: Implementation
2. New Fire Pumper: Operational
3. Countywide Mutual Aid Agreement: Revision
4. City Core Values: Development
5. Fire K-9 Vehicle: Operational
6. Electronic Time Clock: Acquisition and Implementation
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26. Keep Saginaw Beautiful: By Laws/State Acceptance
27. Adopt A Spot Program: Expansion (6/12)
28. Youth Council: Creation
29. Images of Saginaw Photo Contest
30. Concerts in the Park: Expansion

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31. Run the Rails 5K Event
32. Sister Cities Process/Selection
33. Dive-in Movies: Expansion
34. Train and Grain Festival

City of Saginaw
Major Projects 2019

1. Knowles Avenue Drainage Project: Short Term
2. Public Safety Radio System Replacement
3. East Bailey Boswell Road Phase 2 & 3: Completion
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13. Bailey Boswell Bridge Construction
14. East Bailey Boswell Project: Phase 2 & 3
15. Bailey Boswell Bridge Construction – Begin 2019
16. Food Truck Court/Farmers Market
17. Fruit Tree Orchard/Butterfly Garden
18. Willow Creek Park Parking Expansion [30 parking spaces]

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Saginaw
Vision 2034

SAGINAW VISION 2034

SAGINAW 2034 *is the*
"HOMETOWN CHOICE FOR FAMILIES".

SAGINAW 2034 *is a*
BEAUTIFUL COMMUNITY
with **VIBRANT COMMERCIAL CORRIDORS and ACTIVITY CENTERS,** ***and a*** **STRONG LOCAL ECONOMY**.

In 2034, ***SAGINAW RESIDENTS*** *will enjoy*
GREAT NEIGHBORHOODS WITH QUALITY AFFORDABLE HOUSING,

ABUNDANT LEISURE FACILITIES AND PROGRAMS FOR ALL and

EASY MOBILITY.

A COMMUNITY FOR A LIFETIME!

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Policy Agenda 2019
City of Saginaw

City Facilities Master Plan

Long Range Financial Plan [with 5 year projections]

Code of Ordinances Update

Multi-use Trail/Bike Lane System Master Plan

Traffic Signal Synchronization Plan

Knowles Road/Drainage Project

East McLeroy Project

East McLeroy Partial Reconstruction Plan

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Citywide: ADA Assessment and Compliance

Quality of Life Bond Package

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Management Agenda 2019
City of Saginaw

Financial Policies: Review/Refinement

City Organization Assessment

Charter Review and Election

Outdoor Warning Sirens

Departmental Accreditation

Succession Planning

Bridge Over Railroad

Bridge Construction: Short Term Impacts and Public Education

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Green Ribbon Program

Economic Development Strategic Plan

TIRZ Feasibility Study: Direction

Farmers Market Development

Food Truck Events

Grain/Train History: Development of Historic Assets and Event

East McElroy Partial Reconstruction Plan

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Action Outlines 2019
City of Saginaw

GOAL 1	MAINTAIN A FINANCIALLY SOUND CITY PROVIDING SUPERIOR SERVICES

ACTION: CITY FACILITIES MASTER PLAN

PRIORITY
Policy

Activities/Milestones	*Time*
1. Receive architect interim report	3/19
2. Finalize architect report	6/19
3. Council approves CIP project list and financial plan	7/19
4. Council appoints citizen bond committee	8/19
5. Committee Workshops	9/19 – 11/19
6. Committee recommendations to Council	12/19
7. Council action on recommendations	1/20
8. Council calls the election	2/20
9. Election	5/20

Responsibility: Assistant City Manager Dolph Johnson

ACTION: CITYWIDE SERVICES AND STAFFING

[Moved to On the Horizon: 2020 – 2024]

ACTION: LONG RANGE FINANCIAL PLAN [WITH 5 YEAR PROJECTIONS]

PRIORITY
Policy

Issues

- Growth

Activities/Milestones	*Time*
1. Hire consultant	Completed
2. Submit financial information	2/19
3. Complete bond analysis	3/19
4. Council Workshop: Bond Analysis	3/19
5. Submit Financial Plan with Projections	5/19
6. Review Financial Plan	6/19
7. Council Workshop: Presentation	7/19
8. Finance/Audit Committee: Draft Plan Review	8/19
9. Council Decision: Plan	9/19

Responsibility: City Manager Gabe Reaume
Finance Direction Kimberly Quin

ACTION: CODE OF ORDINANCES UPDATE

PRIORITY
Policy

Activities/Milestones	*Time*
A. Smoke Free Ordinance	
1. Finalize ordinance	1/19
2. Decision: Ordinance Adoption	2/19
B. Fire Code	
1. Finalize Fire Code	3/19
2. Decision: Fire Code Adoption	5/19

Responsibility: Public Works Director Rick Trice
Fire Chief Doug Spears

ACTION: FINANCIAL POLICIES: REVIEW/REFINEMENT

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Receive consultant comments	5/19
2. Decision: Policies	6/19

Responsibility: Finance Director Kimberly Quin

ACTION: CITY ORGANIZATION ASSESSMENT

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Report: Year Update	Ongoing
2. Presentation: City Organization	Ongoing

Responsibility: City Manager Gabe Reaume

ACTION: CHARTER REVIEW AND ELECTION (5/19): MAJOR CLEAN UP

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Charter Review: Recommendations	12/18
2. Workshop: Charter	1/19
3. Decision: Set Election	2/19
4. City Attorney Draft Ballot Language	2/19

Responsibility: Assistant City Manager Dolph Johnson

ACTION: OUTDOOR WARNING SIRENS

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Develop budget proposal – Two Sirens Upgrade $60,000	5/19
2. Budget Workshop	8/19
3. Decision: Budget FY ’20 Funding	9/19

Responsibility: Fire Chief Doug Spears

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ACTION: DEPARTMENTAL ACCREDITATIONS

PRIORITY
Mgmt

A. Police Accreditation	
1. Complete Policy and Procedures	12/18
2. Review staff – support	2/19
3. Decision: Budget FY ‘20	9/19
4. Completion	2021
B. Fire Accreditation	
1. Establish time table	1/19
2. Review staff	3/19
3. Decision: Budget FY ‘20	9/19
4. Completion	2021
C. Public Works Accreditation	
1. Complete self assessment	9/19
2. Review staff	12/19
3. Completion	2020

Responsibility: City Manager Gabe Reaume

ACTION: SUCCESSION PLANNING

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Finalize Core Values	12/18
2. Council Decision: Core Values	1/19
3. Change performance evaluation form	3/19
4. Initiate performance evaluations	5/19
5. Identify training needs/employee development	6/19
6. Prepare budget	6/19
7. Decision: Budget FY ’20 Funding	9/19

Responsibility: Human Resources Director Melanie McManus

▶ Management in Progress 2019

		TIME
1.	EMS Field Reporting Program: Implementation	Completed
2.	New Fire Pumper: Operational	Completed
3.	Countywide Mutual Aid Agreement: Revision	Completed
4.	City Core Values: Development	12/18
5.	Fire K-9 Vehicle: Operational	12/18
6.	Electronic Time Clock: Acquisition and Implementation	1/19
7.	Court System: Update	1/19
8.	TMRS Retirement Contribution Percentage Increase: Direction	1/19
9.	Performance Evaluation System: Refinement	1/19
10.	Public Works Accreditation: Launch	1/19
11.	Texas Fire Chiefs Best Practices: Recognition: Initial Steps	1/19
12.	Emergency Management Exercise	2/19
13.	New Medical Director: Hired	3/19
14.	Cyber Security Records and Operating Systems: Training	3/19
15.	City Auditor: Bid and Decision RFP	4/19
16.	SCBA Replacement	5/19
17.	Mobile App: Development	6/19
18.	Kids Fire Camp 2019	6/19
19.	Saginaw Junior Police Academy 2019	7/19
20.	Active Shooter Exercise	8/19
21.	Healthcare Coverage Cost Containment: Actions	9/19
22.	ESD Grant	10/19
23.	Texas Police Chiefs' Association Best Practices Certification: Completion	2020
24.	Management and Employee Succession Planning/Program: Next Steps	Ongoing

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▶ Major Projects 2018 – 2019

		TIME
1.	Knowles Avenue Drainage Project: Short Term	10/18
2.	Public Safety Radio System Replacement	1/19
3.	East Bailey Boswell Road Phase 2 & 3: Completion	6/19
4.	West Cement Creek I&I Study Phase 2	7/19
5.	Food Truck Court / Farmers Market	7/19
6.	FM 156 Utility Relocation: Construction	8/19
7.	Project Dream Play Construction	8/19
8.	Saginaw Blvd. 16” Water Line Phase 2: Design	9/19
9.	Little Fossil Creek I&I Sewer Repairs: Construction	9/19
10.	East Cement Creek Drainage Improvements Phase 2&3: Design	9/19
11.	ADA Phase 2B Building Evaluations	9/19
12.	Fairmont 12” Sanitary Sewer Rehab: Phase 1 Construction	10/19
13.	Bailey Boswell Bridge Construction	2019-2021

GOAL 2 IMPROVE MOBILITY AND TRAFFIC FLOW

ACTION: MULTI-USE TRAIL/BIKE LANE SYSTEM MASTER PLAN

PRIORITY
Policy

Activities/Milestones	*Time*
1. Define projects	5/19
2. Develop budget proposal	6/19
3. Decision: Budget FY '20	9/19

Responsibility: Public Works Director Rick Trice

ACTION: TRAFFIC SIGNAL SYNCHRONIZATION PLAN

PRIORITY
Policy

Key Issues
- Funding
- TxDOT

Activities/Milestones	*Time*
1. Work with TxDOT	Ongoing
2. Secure TxDOT Funding	TBD

Responsibility: Public Works Director Rick Trice

ACTION: KNOWLES ROAD/DRAINAGE PROJECT

PRIORITY
Policy

Activities/Milestones	*Time*
1. Engineering for preliminary design/concept plan • Construction/Final Design Funding: $18 million ➢ Phase 1 – 3.4 ➢ Phase 2 – 2.5 ➢ Phase 3 – 4.3 ➢ Phase 4 – 1.2	6/19
2. Decision: Funding Direction	7/19
3. Complete design	TBD
4. Decision: Bond Project Final Design and Construction	1/20

Responsibility: Public Works Director Rick Trice

ACTION: EAST MCLEROY PROJECT

PRIORITY
Policy

Activities/Milestones	*Time*
1. Define the project and costs • Funding • $10.4 Phase 2 • Developer $4 million	2/19
2. Council Decision: Bond Project [Construction: 2023]	1/20

Responsibility: Public Works Director Rick Trice

ACTION: BRIDGE OVER RAILROAD

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Decision: Direction $12.3 million estimate	5/19
2. TxDOT and Railroad responses	TBD
3. Issue RFP for inspection services [Completion: 2021]	TBD

Responsibility: Public Works Director Rick Trice

ACTION: BRIDGE CONSTRUCTION: SHORT TERM IMPACTS AND PUBLIC EDUCATION

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Develop signage	TBD
2. Develop public education	TBD

Responsibility: Public Works Director Rick Trice

▶ Management in Progress 2019

TIME
Completed

1. Traffic Count

▶ Major Projects 2019

TIME
6/19

1. East Bailey Boswell Project: Phase 2 & 3

GOAL 3	MORE BEAUTIFUL, LIVABLE COMMUNITY

ACTION: CODE ENFORCEMENT/COMPLIANCE

PRIORITY
Policy

Activities/Milestones	*Time*
1. Increase social media for community education	7/19
2. Review current practices and process	9/19
3. Memo: Overview	10/19

Responsibility: Public Works Director Rick Trice

ACTION: PARKS MASTER PLAN: ASSESSMENT AND DEVELOPMENT

PRIORITY
Policy

Activities/Milestones	*Time*
1. Complete assessment	4/19
2. Complete initial draft plan	4/19
3. Park Board: Plan Review	4/19 – 5/19
4. Decision: Direction/Plan Adoption	6/19

Responsibility: Public Works Director Rick Trice

ACTION: SAGINAW BOULEVARD OVERLAY DISTRICT

PRIORITY
Policy

Activities/Milestones	*Time*
1. Revise options: zoning uses	Completed
2. Decision: Direction/Adoption	5/19

Responsibility: City Manager Gabe Reaume

ACTION: PUBLIC ARTS POLICY: DIRECTION

PRIORITY
Policy

Activities/Milestones	*Time*
1. Finalize report	3/19
2. Workshop: Presentation and Direction	5/19
3. Prepare draft policy	6/19
4. "Keep Saginaw Beautiful" Committee Review	8/19
5. Decision: Policy Adoption	9/19
6. Keep Saginaw Beautiful Committee: Kick Off	11/19

Responsibility: ED Director Alora Wachholz

ACTION: MULTI-FAMILY RENTAL PROPERTY REGISTRATION, INSPECTION AND ENFORCEMENT

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Training for landlords	2/19
2. Launch: Program	3/19
3. Memo: Update	10/19

Responsibility: Public Works Director Rick Trice

ACTION: BUILDING AND FIRE CODE: ADOPTION

PRIORITY
Mgmt

Activities/Milestones	*Time*
A. Building Code	
1. Decision: Code Adoption	1/19
2. Implement Code	2/19
B. Fire Code	
1. Legal review	4/19
2. Decision: Code Adoption	5/19
3. Implement Code	6/19

Responsibility: Public Works Director Rick Trice
Fire Chief Doug Spears

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ACTION: GREEN RIBBON PROGRAM ($500,000)

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Complete Boulevard Landscape	10/19

Responsibility: Public Works Director Rick Trice

▶ Management in Progress 2019

	TIME
1. Keep Saginaw Beautiful: By Laws/State Acceptance	1/19
2. Adopt A Spot Program: Expansion (6/12)	Ongoing

▶ Major Projects 2019

	TIME
1. Food Truck Court/Farmers Market	7/19
2. Fruit Tree Orchard/Butterfly Garden	8/19

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GOAL 4 DEVELOP VIBRANT ACTIVITY CENTER/MAJOR CORRIDORS

ACTION: NATIONAL GUARD ARMORY: RELOCATING

PRIORITY
Policy

Activities/Milestones	*Time*
1. Meet with State Representatives	4/19
2. Report: Status	5/19

Responsibility: City Manager Gabe Reaume

ACTION: MUNICIPAL CENTER MASTER PLAN

PRIORITY
Policy

Activities/Milestones	*Time*
1. Complete Facility Assessment	6/19
2. Workshop: Direction and Priority for Bond Project, Quality of Life	7/19
3. Decision: Bond Election	1/20

Responsibility: City Manager Gabe Reaume

ACTION: CRANZ FARM MASTER PLAN FOR MIXED USE DEVELOPMENT

PRIORITY
Policy

Activities/Milestones	*Time*
1. Review concept	Completed
2. Select Master Developer (Private)	4/19
3. Close on Property	12/19
4. Market to Developers (Private)	Ongoing

Responsibility: Public Works Rick Trice

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ACTION: ECONOMIC DEVELOPMENT STRATEGIC PLAN

PRIORITY
Mgmt

Activities/Milestones	*Time*
A. Annual Plan	
1. Develop Annual Action Plan	Completed
2. Implement Annual Action Plan	Ongoing
B. Formal Plan	
1. Complete Plan	11/19
2. Workshop: Presentation/Review	12/19

Responsibility: ED Director Alora Wachholz

ACTION: TIRZ: FEASIBILITY STUDY

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Finalize contract	Completed
2. Decision: Contract for Feasibility Study	4/19
3. Complete Study	8/19
4. Workshop: Review/Direction on TIRZ	9/19

Responsibility: ED Director Alora Wachholz

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GOAL 5	EXPAND COMMUNITY QUALITY OF LIFE AMENITIES

ACTION: COMMUNITY POLICING: CONCEPT DEFINITION

PRIORITY
Policy

Activities/Milestones	*Time*
1. Update Report	7/19
2. Workshop: Community Policing Review	12/19

Responsibility: Public Chief Lee Howell

ACTION: CITYWIDE ADA ASSESSMENT AND COMPLIANCE

PRIORITY
Policy

Activities/Milestones	*Time*
1. Complete Building Assessment	9/19
2. Budget FY ’21 for Funding	9/20

Responsibility: Public Works Director Rick Trice

ACTION: SENIOR CENTER PLAN: NEEDS ASSESSMENT

[In Municipal Center Master Plan]

ACTION: QUALITY OF LIFE BOND PACKAGE

PRIORITY
Policy

Activities/Milestones	*Time*
1. Finalize Project list and financing	7/19
2. Appoint citizen bond committee	8/19
3. Committee review of CIP and financing	9/19-11/19
4. Committee recommendations to Council	12/19
5. Council Decision: Bond election	1/20
6. Council Decision: Call for Election	2/20
7. Election	5/20

Responsibility: Assistant City Manager Dolph Johnson

ACTION: FARMERS MARKET DEVELOPMENT

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Issue RFP for Operator Evaluate Proposal/Recommendations	5/19
2. Decision: Operator	6/19

Responsibility: Public Works Director Rick Trice
ED Director Alora Wachholz

ACTION: FOOD TRUCK EVENTS

PRIORITY
Mgmt

Activities/Milestones	*Time*
1. Permit	6/19
2. Educate Truck Operator	7/19
3. Apply for Permit	Ongoing

Responsibility: ED Director Alora Wachholz

ACTION: TRAIN AND GRAIN EVENT

PRIORITY
Mgmt

Key Issues	*Activities/Milestones*	*Time*
	1. Decision: Main Attraction Contract	4/19
	2. Event	10/19
	3. Solicit vendors/performers	Ongoing

Responsibility: City Secretary Janice England

ACTION: EAST MCLEROY PARTIAL RECONSTRUCTION PLAN

PRIORITY
Mgmt

Key Issues	*Activities/Milestones*	*Time*
	1. Contract: Curb and Gutter Replacement	4/19
	2. Complete Curb and Gutter Construction	12/19
	3. Asphalt	2020

Responsibility: Public Works Director Rick Trice

▶ Management in Progress 2018 – 2019

		TIME
	1. Youth Council: Creation	Completed
	2. Images of Saginaw Photo Contest	1/19 – 5/19
$	3. Concerts in the Park: Expansion	3/19 – 12/19
	4. Run the Rails 5K Event	6/19
	5. Sister Cities Process/Selection	6/19
$	6. Dive-in Movies: Expansion	6/19 – 8/19
	7. Train and Grain Festival	10/19

▶ Major Projects 2018 – 2019

		TIME
	1. Willow Park Parking Expansion [30 parking spaces]	6/19

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Policy Calendar 2019
City of Saginaw

MONTH

JANUARY 2019

1. Presentation: City Organization

2. Workshop: City Charter

3. Decision: Building Code Adoption

4. Decision: Core Values

MONTH

FEBRUARY 2019

1. Decision: Fire Station

2. Decision: Smoke Free Ordinance

3. Decision: City Charter Election

MONTH

MARCH 2019

1. Workshop: Bond Analysis

MONTH

APRIL 2019

1. Workshop: Public Art Policy

2. Decision: TIRZ Feasibility Study Contract

3. Decision: Train and Grain Event Main Attraction Contract

MONTH

MAY 2019

1. Decision: Fire Code Adoption

2. Decision: Financial Policies

3. Report: National Guard Armory Status

4. Decision: Saginaw Boulevard Overlay District Adoption

5. Workshop: Presentation and Direction Public Arts Policy

MONTH

JUNE 2019

1. Decision: Projects and Election Date

2. Decision: Bridge Over Railroad Direction

3. Decision: Parks Master Plan Adoption

4. Decision: Farmers Market Operator

5. Decision: Knowles Road/Drainage Project

MONTH

JULY 2019

1. Workshop: Long Range Financial Plan

2. Report: Community Policing Update

3. Presentation: City Facilities Projects, Election, Fire Station

4. Decision: Funding Direction Knowles Road/Drainage Project

5. Workshop: Municipal Center Master Plan Direction and Priority for Bond Project

MONTH

AUGUST 2019

1. Budget Workshop

2. Decision: Public Art Policy Adoption

MONTH

SEPTEMBER 2019

1. Decision: Financial Plan

2. Decision: Budget FY ’20 Adoption

3. Decision: ADA Plan

4. Decision: Policy Adoption Public Arts

5. Workshop: TIRZ Direction

6. Workshop: City Facilities Master Plan

MONTH

OCTOBER 2019

1. Memo: Code Enforcement/Compliance

2. Memo: Multi-Family Rental Property Update

MONTH

NOVEMBER 2019

1. Workshop: City Facilities Master Plan

MONTH

DECEMBER 2019

1. Workshop: Economic Development Plan

2. Workshop: Community Policing Review

MONTH

JANUARY 2020

1. Decision: Knowles Road Drainage Project Final Design and Construction

2. Decision: East McLeroy Bond Project

3. Decision: Bond Election Quality of Life Bond Package

MONTH

FEBRUARY 2020

1. Decision: City Facilities Ballot Measures (3) – Call for Election

2. Decision: Call for Election – Quality of Life Bond Package