City Council Agenda

SAGINAW CITY COUNCIL
NOTICE OF MEETING AND PUBLIC HEARING

Meeting, Public Hearing, and/or Executive Session Agenda
6:00 PM - Tuesday, September 3, 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--Dr. Danny Howe, First Baptist Church

(3) Audience Participation

(4) Consent Agenda

(a) Action regarding Minutes, August 20, 2019--Janice England, City Secretary

(b) Action regarding Resolution No. 2019-16, Revised Investment Policy--Kim Quin, Finance Director

(c) Action regarding Ordinance No. 2019-14 Settlement Agreement Between ACSC and Atmos Energy--Dolph Johnson, Asst. City Manager

(d) Action regarding Purchase of Two Chevrolet 1500 Pickup Trucks for the Parks and Drainage Departments--Rick Trice, P.E., Director of Public

Works

(5) PUBLIC HEARING - Proposed 2019 Property Tax Rate for Fiscal Year 2019-2020--Gabe Reaume, City Manager

(6) 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 4, Abstract 1849, A.F. Albright Survey located at the Northeast Corner of N. Knowles Drive and W. McLeroy Blvd. (Ordinance No. 2019-15) (Tabled at 7-23-2019 Meeting)--Rick Trice, P.E., Director of Public Works

(7) PUBLIC HEARING - Consideration and Action regarding a Request for Approval of a Specific Use Permit to be allowed to operate a Skilled Nursing Facility (Nursing Home) on Property Located at the Northeast Corner of N. Knowles Drive and W. McLeroy Blvd., a Portion of Tract 4, Abstract 1849, A.F. Albright Survey (Ordinance No. 2019-16)--Rick Trice, P.E., Director of Public Works

(8) Consideration and Action regarding Approval of Change Order #1 to Willow Creek Park Playground (Willow Creek Station) Contract--Rick Trice, P.E., Director of Public Works

(9) Consideration and Action regarding Award of Contract for Fairmount 15-inch Sanitary Sewer, Phase 1--Rick Trice, P.E., Director of Public Works

(10) Consideration and Action regarding Resolution No. 2019-17 Creating the Citizens' Bond Committee and Appointing Members--Dolph Johnson, Asst. City Manager

(11) 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--116 N. Saginaw Blvd. and 128 N. Saginaw Blvd.

(12) Adjournment--Todd Flippo, Mayor

City of Saginaw

Meeting Date: 9/3/2019

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Minutes, August 20, 2019

BACKGROUND/DISCUSSION:
The minutes of the August 20, 2019 City Council Meeting are being presented for approval.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Minutes 8-20-2019

CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND WORKSHOP
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
AUGUST 20, 2019

Present at the meeting:

Mayor	Todd Flippo
Councilmember	Charles Beasley
Councilmember	Patrick Farr
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
Director of Public Works	Rick Trice, P.E.
Director of Comm. Services	Keith Rinehart
Director of Human Resources	Melanie McManus
Director of Economic Dev.	Alora Wachholz
Library Director	Ellen Ritchie
Management Analyst	Stacy Lomeli
Police Officer	T. Manning

Absent from the meeting:

Mayor Pro-Tem	Valerie Tankersley
City Secretary	Janice England

Visitors at the meeting:

Barbara Beerling
DeVonte Jones
Dennis Hudson
Lawrence Scheid
Lola Scheid
Jon Julien
Malinda Julien
Lewis McClain
Larry Little
Andrew Freidman
Leroy Grawunder

(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

Pastor Dennis Hudson of the Saginaw Park Baptist Church gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, August 6, 2019

b. Action regarding Minutes, August 10, 2019

c. Action regarding Minutes, August 13, 2019

d. Action authorizing the City Manager to Execute an Agreement with Spectrum Enterprise to provide Internet Connection Services to the Depot

Summary: The 2018-2019 Budget included $25,000 for the purchase of a temporary building for use by Code Enforcement and Inspections Staff at Public Works. Upon the discontinued use of the Depot Building by the Saginaw Area Chamber of Commerce the decision was made to utilize the space by moving Code Enforcement and Building Inspection personnel to the Depot in lieu of the temporary building. In order to provide connection to the City's internal network and allow processing of credit card payments, an optical ETHR Internet point to point connection is required. Spectrum Enterprise has provided a Service Order (Agreement) that provides for the installation of the required facilities for a one-time fee of $250.00 and a monthly fee of $475.00 for thirty-six (36) months. The facilities will provide a 50 MBPS optical ETHR Internet point to point connection. The total financial impact will be $17,350 over the life of the agreement. Funds to cover this expense will come from the IT budget under telephone expenses (01-6850-14).

e. Action regarding Appointment of Crime Control and Prevention District Board of Directors for Members with Terms Expiring September 1, 2019

Summary: The following Crime Control and Prevention District Board of Directors Members have terms that will expire September 1, 2019: Valerie Tankersley, Patrick Farr, Charles Beasley, and Charles Tucker. The Council needs to take action to reappoint these members. Terms of office are two years.

f. Action regarding Purchase of Two Chevrolet 1500 Pickup Trucks for the Parks and Drainage Departments, and One Chevrolet 2500 Pickup Truck for the Public Services Department

Summary: The 2018-2019 Parks and Drainage Departments budgets included funds in the amount of $20,000 each for the purchase of a new service truck. The Parks and Drainage Departments trucks will be 2019 Chevrolet 1500 Pickup Trucks. The Public Services Department truck will be a 2019 Chevrolet 2500 pickup truck. Funds in the amount of $20,000 are budgeted for replacement of the Parks Department truck (Parks Department, Account 01-7000-07, Capital Outlay/Special Request). Funds in the amount of $20,000 are budgeted for replacement of the Drainage Department truck (Drainage Utility Fund, Account 14-7000-00, Capital Outlay/Special Request). Funds in the amount of $35,000 are budgeted for replacement of the Public Services Department truck (Public Services Fund, Account 01-7000-06, Capital Outlay/Special Request).

Item 4f was pulled from the Consent Agenda. It will be revised and placed on a future agenda for consideration.

Motion was made by Councilmember Farr with a second by Councilmember Bighorse to approve the consent agenda items 4a through 4e. Motion carried. 6-0-0-1

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

Against: None

Abstain: None

Absent: Mayor Pro-Tem Tankersley

(5) Consideration and Action on Approval of an Ordinance authorizing the Issuance and Sale of City of Saginaw, Texas Limited Tax Note, Series 2019; Levying an annual Ad Valorem Tax and Providing for the security for and payment of said Note; Providing an Effective Date; and Enacting other provisions related to the subject (Ordinance No. 2019-13)

City Manager Reaume explained the issuance of a tax note in the amount of $2 million for future projects including land purchases for City facilities, parking lot expansion of the police department, and playground upgrades. Mr. Andrew Friedman, of Samco Capital Markets, explained the results of the competitive bond bidding process which yielded interest rates lower than expected. Mr. Friedman explained the most favorable bid came from First National Bank Texas in Killeen at 1.4% fixed rate for seven years.

Motion was made by Councilmember Copeland with a second by Councilmember Tucker to approve Item 5, Consideration and Action on Approval of an Ordinance authorizing the Issuance and Sale of City of Saginaw, Texas Limited Tax Note, Series 2019; Levying an annual Ad Valorem Tax and providing for the security for and payment of said Note; Providing an Effective Date; and Enacting other provisions related to the subject (Ordinance No. 2019-13) Motion carried. 5-1-0-1

For: Mayor Flippo, Councilmembers Beasley, Tucker, Bighorse, and Copeland

Against: Councilmember Farr

Abstain: None

Absent: Mayor Pro-Tem Tankersley

(6) Presentation of Effective Tax Rate and Action to Place Adoption of Proposed Tax Rate on September 17, 2019 Agenda and Schedule Public Hearings on September 3, 2019 and September 10, 2019 for the Proposed Tax Rate

City Manager Reaume explained it is required by the State of Texas that public notification and public hearings be made regarding City tax rates. The effective tax rate and fiscal year 2020 budget is scheduled to be discussed for final adoption at the September 3rd and September 10th city council meetings.

Motion was made by Councilmember Farr with a second by Councilmember Bighorse to place the adoption of the proposed tax rate on the September 17, 2019 agenda and schedule public hearings on September 3, 2019 and September 10, 2019 for the proposed tax rate. Motion carried. 6-0-0-1

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

Against: None

Abstain: None

Absent: Mayor Pro-Tem Tankersley

(7) Consideration and Action regarding Employee Insurance Benefits for 2019-2020

Director of Human Resources, Melanie McManus, explained the review process completed by the insurance committee regarding available insurance options. After reviewing several options with the aid of an insurance broker, the committee recommends staying with United HealthCare for medical and dental coverage, and Standard Life for life insurance.

Motion was made by Councilmember Farr with a second by Councilmember Tucker to approve staff recommendation as presented. Motion carried. 6-0-0-1

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

Against: None

Abstain: None

Absent: Mayor Pro-Tem Tankersley

At this point Item 12 was moved up on the agenda.

(12) 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

Mayor Flippo declared the meeting recessed into Executive Session at 6:14 p.m

Mayor Flippo declared the meeting back in Regular Session at 6:29 p.m.

(8) Recess into Workshop

Mayor Flippo declared the meeting recessed into Workshop at 6:29 p.m.

(9) Multi Year Financial Plan Review

Lewis McClain, financial consultant, presented his analysis of the City's historical financial and population trends. In addition, Mr. McClain presented projections spanning ten years into the future. From this schedule, different financial scenarios could be appreciated with varying budget, tax levy, and population values. Mr. McClain's analysis aids the City in long-term financial planning.

(10) Discussion and Direction regarding Future Bond Election

Assistant City Manager Johnson explained the proposed May 2020 bond election and sought direction from the City Council. Councilmembers expressed they would like to give citizens the opportunity to express their opinions and provide input in an open-house or town hall meeting. In addition, Councilmembers agreed to establish a committee of citizens to provide input and direction.

(11) Reconvene Back into Regular Session

Mayor Flippo declared the meeting back in Regular Session at 8:13 p.m.

(12) 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:

b. Any Posted Item

b. Private Use of City Logo

(13) Adjournment

Motion was made by Councilmember Farr with a second by Councilmember Bighorse to adjourn the meeting. Motion carried. 6-0-0-1

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

Against: None

Abstain: None

Absent: Mayor Pro-Tem Tankersley

Mayor Flippo declared the City Council Meeting of August 20, 2019 adjourned at 8:14 p.m.

ATTEST:

_____
City Secretary Janice England

APPROVED:

_____
Mayor Todd Flippo

City of Saginaw

Meeting Date: 9/3/2019

Agenda Items: (4)(b)

Staff Contact: Kim Quin
Finance Director

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:
Action regarding Resolution No. 2019-16, Revised Investment Policy

BACKGROUND/DISCUSSION:
Chapter 2256 of the Government Code, also known as "The Public Funds Investment Act" requires the City to have a written investment policy that must be reviewed by the governing body. Attached is a copy of our investment policy which was last revised in October, 2017. The investment policy has been reviewed by the Investment Committee, which is comprised of the Mayor, the City Manager, the Assistant City Manager, and the Finance Director. The committee has determined that the only revisions to the policy that are necessary are changes that refer to the position Assistant City Manager/Finance Director. That position no longer exists and the investment duties have been assigned to the Finance Director. The Investment Committee recommends approval of the resolution approving the amended investment policy.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
The Investment Committee recommends approval of Resolution No. 2019-16, Revised Investment Policy.

ATTACHMENTS:

Description

Investment Committee memo
Investment Committee Meeting minutes
Investment Policy Reolution
Revised Investment Policy with edits
Revised Investment Policy

City of Saginaw

333 West McLeroy
P.O. Box 79070
Saginaw, Texas 76179
817-232-4640
Fax 817-232-4644
www.ci.saginaw.tx.us

MEMORANDUM

DATE: August 20, 2019

TO: City Council Members

FROM: Kim Quin, Finance Director

RE: Investment Policy Review / Resolution

Chapter 2256 of the Government Code, also known as "The Public Funds Investment Act" requires the City to have a written investment policy that must be reviewed by the governing body. Attached is a copy of our investment policy which was last revised in October, 2017. The investment policy has been reviewed by the Investment Committee, which is comprised of the Mayor, the City Manager, the Assistant City Manager, and myself. The committee has determined that the only revisions to the policy that are necessary are changes that refer to the position Assistant City Manager/Finance Director. That position no longer exists and the investment duties have been assigned to the Finance Director. Please contact me if you have any questions about the policy or our investments. The Investment Committee recommends approval of the resolution approving the amended investment policy.

MEETING MINUTES FOR
CITY OF SAGINAW
INVESTMENT COMMITTEE

Date: August 20, 2019

Time: 5:20 p.m.

Committee Members:

Mayor, Todd Flippo
City Manager, Gabe Reaume
Assistant City Manager, Dolph Johnson
Finance Director, Kim Quin

Members Absent: None

1. The Committee reviewed and approved the minutes from the 9-12-17 meeting.

2. The Committee reviewed the City's investment policy and allowable investments.

3. The Committee reviewed the current rates of return for the allowed investments.

4. The Committee reviewed the current collateral requirements.

5. The Committee reviewed public funds investment training requirements. Finance Director Quin's training requirements are current.

6. There have been no state legislative actions that would require changes to the City's investment policy. Proposed changes to the investment policy relate to positon and title changes. There are no proposed substantive changes to the policy.

7. Texpool will remain as the authorized investment pool for the City.

8. The Committee reviewed the proposed resolution.

9. The meeting was adjourned at 5:35 p.m.

CITY OF SAGINAW RESOLUTION NO. 2019-16

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, ADOPTING AND APPROVING A REVISED CITY OF SAGINAW, TEXAS, INVESTMENT POLICY

WHEREAS, the City Staff has prepared revisions to the City of Saginaw, Texas Investment Policy as adopted on January 26, 1988, and as heretofore revised on September 6, 1988, February 6, 1990, March 5, 1996, September 18, 2001, December 7, 2010, and October 3, 2017;

WHEREAS, the Investment Committee has heretofore studied and made its changes to such proposed revised policies, and there is attached to this Resolution a complete copy of the City of Saginaw, Texas Investment Policy, as revised on the date of adoption of this Resolution; NOW, THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

1. That the City Council of the City of Saginaw, Texas, does hereby formally approve and adopt the REVISED CITY OF SAGINAW, TEXAS INVESTMENT POLICY, as a copy is attached to this Resolution and as revised and amended on the 3rd day of September, 2019.

2. That henceforth the Revised Investment Policy hereby adopted shall be in full force and effect and shall supersede and amend any prior such policy and provisions thereof.

ADOPTED AND APPROVED this 3rd day of September, 2019.

APPROVED:

_____
Todd Flippo, Mayor
of the City of Saginaw, Texas

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

CITY OF SAGINAW, TEXAS
INVESTMENT POLICY



Amended September 3, 2019 –Resolution 2019-16

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WHEREAS, the Investment Committee has heretofore studied and made its changes to such proposed revised policies, and there is attached to this Resolution a complete copy of the City of Saginaw, Texas Investment Policy, as revised on the date of adoption of this Resolution; NOW, THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

1. That the City Council of the City of Saginaw, Texas, does hereby formally approve and adopt the REVISED CITY OF SAGINAW, TEXAS INVESTMENT POLICY, as a copy is attached to this Resolution and as revised and amended on the 3rd day of September, 2019.

2. That henceforth the Revised Investment Policy hereby adopted shall be in full force and effect and shall supersede and amend any prior such policy and provisions thereof.

ADOPTED AND APPROVED this 3rd day of September, 2019.

APPROVED:

_____
Todd Flippo, Mayor
of the City of Saginaw, Texas

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

INTRODUCTION

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Saginaw in order to achieve the goals of safety, liquidity, yield, and public trust for all investment activity. The policy and strategy shall be reviewed annually by the Investment Committee and any modifications must be approved by the Investment Committee and forwarded to the City Council for final approval. This Investment Policy, as approved, is in compliance with Chapter 2256 of the Government Code, also known as "The Public Funds Investment Act".

INVESTMENT STRATEGY

The City of Saginaw maintains portfolios which utilize four specific investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios:

A. Investment strategies for operating funds and commingled pools containing operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure, which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short- to medium-term securities, which will complement each other in laddered or barbell maturity structure. The dollar weighted average maturity of these funds will remain within the six to nine month range.

B. Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity date that exceeds the debt service payment date.

C. Investment strategies for debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate debt service fund from securities with a low degree of volatility. Securities should be of high quality and, except as may be required by the bond ordinance specific to an individual issue, of short to intermediate-term maturities. Such securities will tend to hold their value during economic cycles. The stated final maturity dates of securities held should not exceed two years.

D. Investment strategies for capital improvement projects or special purpose funds should allow for flexibility and unanticipated project outlays by having a portion of their investments in highly liquid securities. The stated final maturity dates of securities held should not exceed the estimated project completion date.

INVESTMENT POLICY

I. SCOPE

This investment policy applies to all financial assets of the City of Saginaw. These funds are accounted for in the City's Comprehensive Annual Financial Report (CAFR) and include:

* General Fund
* Special Revenue Funds
* Debt Service Funds
* Capital Projects Funds
* Enterprise Fund
* Trust and Agency Funds

These funds, as well as funds that may be created from time-to-time, shall be administered in accordance with the provisions of these policies. All funds will be pooled for investment purposes. The strategy developed for this pooled fund group will address the varying needs, goals, and objectives of each fund.

II. OBJECTIVES

The City of Saginaw shall manage and invest its cash with four objectives, listed in order of priority: safety, liquidity, yield, and public trust. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with State and Local law.

The city shall maintain a comprehensive cash management program, which includes collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to insure maximum cash availability and maximum yield on short-term investment of pooled idle cash.

Safety

The primary objective of the City's investment activity is the preservation of capital in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid capital losses.

Liquidity

The City's investment portfolio will remain sufficiently liquid to enable the City to meet all obligations in a timely manner. This shall be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

Yield

The City's cash management portfolio shall be designed with the objective of regularly exceeding the average rate of return on three-month U.S. Treasury Bills. The investment program shall seek to augment returns above this threshold consistent with risk limitations identified herein and prudent investment policies.

Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment officials shall avoid any transaction, which might impair public confidence in the City's ability to govern effectively.

III. RESPONSIBILITY AND CONTROL

Investment Committee

An Investment Committee, consisting of the Mayor, the City Manager, ~~and~~ the Assistant City Manager, and the Finance Director shall meet as needed to determine operational strategies and to monitor results. The Investment Committee shall include in its deliberation such topics as: performance reports, economic outlook, portfolio diversification, maturity structure, potential risk to the City's funds, authorized brokers and dealers, and the target rate of return on the investment portfolio. The Investment Committee shall be authorized to invite advisors to the meetings as needed including, but not limited to, the City Attorney, the City Council, or outside advisors. The Investment Committee shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City.

Delegation of Authority and Training

Authority to manage the City's investment program is derived from a resolution of the City Council. The ~~Assistant City Manager/~~Finance Director is designated as investment officer of the City and is responsible for investment decisions and activities. The ~~Assistant City Manager/~~Finance Director shall establish written procedures for the operation of the investment program, consistent with this investment policy. The investment officer shall attend at least one training session containing at least ten hours of instruction relating to the officer's responsibility under the Act within twelve months after assuming duties and attend an investment training session not less than once in a two year period and receive not less than ten hours of instruction relating to the investment responsibilities. Approved independent training sources include the

Government Finance Officers Association of Texas, the Government Treasurers Organization of Texas, and the University of North Texas Center for Public Management.

Internal Controls

The ~~Assistant City Manager~~/Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. Accordingly, the ~~Assistant City Manager/~~Finance Director shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures.

Prudence

The standard of prudence to be applied by the investment officer shall be the "prudent investor" rule, which states: "Investments shall be made with judgment and care, under prevailing circumstances, which persons of prudence, discretion and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

A. The investment of all funds, or funds under the City's control, over which the officer has responsibility rather than a consideration as to the prudence of a single investment.

B. Whether the investment decision was consistent with the written investment policy of the City.

The investment officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific security's credit risk or market price changes, provided that these deviations are reported immediately and that appropriate action is taken to control adverse developments.

Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. Officers and employees shall disclose to the City Manager any material financial interests in financial institutions that conduct business

with the City and they shall further disclose positions that could be related to the performance of the City's portfolio. Officers and employees shall subordinate their personal financial transactions to those of the City, particularly with regard to timing of purchases and sales.

An investment officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the City.

An officer or employee involved in the investment process has a personal business relationship with a business organization if:

A. The officer or employee owns ten percent or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization.

B. Funds received by the officer or employee from the business organization exceed ten percent of his/her gross income for the previous year; or

C. The officer or employee has acquired from the business organization during the previous year investments with a book value of $2,500 or more for his/her personal account.

IV. REPORTING

Quarterly Reporting

The ~~Assistant City Manager/~~Finance Director shall submit not less than quarterly a signed investment report that summarizes current market conditions economic developments and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter, and describe the portfolio in terms of investment securities, maturities, risk characteristics, and shall explain the total investment return for the quarter. The report shall be in compliance with the Public Fund Investment Act.

V. AUTHORIZED AND SUITABLE INVESTMENT SECURITIES

Active Portfolio Management

The City intends to pursue an active versus a passive portfolio management philosophy. That is, securities may be sold before they mature if market conditions present an opportunity for the City to benefit from the trade.

Authorized Investments

Assets of the City of Saginaw may be invested in the following instruments; provided, however, that at no time shall assets of the City be invested in any instrument or security not authorized for investment under the Act, as the Act may from time to time be amended.

A. Obligations issued, guaranteed, or insured by the United Stated or its agencies and instrumentalities.

B. Deposits in financial institutions with a main office or branch in Texas, guaranteed or insured by the Federal Deposit Insurance or its successor or collateralized as defined in the Safekeeping and Custody section of this Policy. In addition, Certificates of Deposit obtained through a depository institution that has its main office or a branch office in Texas and that contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 256.010(b) of the Act are authorized investments.

C. Fully collateralized direct repurchase agreements with a defined termination date secured by obligations of the United States or its Agencies and Instrumentalities, pledged to the City, held in the City's name, and deposited with a third party, selected by the ~~Assistant City Manager/~~Finance Director, other than an agency for the pledgor. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a bank domiciled in Texas.

D. Local government investment pools organized in conformity with Chapter 2256 (Public Funds Investment Act) of the Government Code that:

    1. Have a dollar-weighted average stated maturity of 90 days or fewer
    2. Seek to maintain a stable net asset value of $1 per share
    3. Are rated not less than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.
    4. Have provided the City with an offering circular and other information required by the Public Funds Investment Act.

To become eligible, investment pools must meet all the requirements of state law as determined under Chapter 2256 of the Government Code, as amended; and be approved by a City Council action. Investments will be made in a local government pool only after a thorough investigation of the pool and approval by the Investment Committee which shall, at least annually, review, revise, and adopt a list of approved pools.

Holding Period

The City of Saginaw intends to match the holding periods of investment funds with liquidity needs of the City. In no case will the average maturity of investments of the City's operating

funds exceed one year. The maximum final stated maturity of any investment shall not exceed two years.

Risk and Diversification

The City of Saginaw recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification which shall be achieved by the following general guidelines:

A. Risk of issuer default is controlled by limited investments to those instruments allowed by the Act, which are described herein.

B. Risk of market price changes shall be controlled by avoiding over-concentration of assets in a specific maturity sector, limitation of average maturity of operating funds instruments to one year, and avoidance of over-concentration of assets in specific instruments other than U.S. Treasury Securities and Insured or Collateralized Certificates of Deposits.

C. Risk of illiquidity due to technical complications shall be controlled by the selection of securities as described herein.

VI. SELECTION OF BANKS AND DEALERS

Depository

Periodically, a Depository shall be selected through the City's banking services procurement process, which shall include a formal request for proposal (RFP). In selecting a depository, the credit worthiness of institutions shall be considered, and the ~~Assistant City Manger/~~Finance Director shall conduct a comprehensive review of prospective depositories credit characteristics and financial history.

Certificates of Deposit

Banks seeking to establish eligibility for the City's competitive certificate of deposit purchase program shall submit for review annual financial statements, evidence of federal insurance and other information as required by the ~~Assistant City Manager/~~Finance Director.

Securities Dealers

For brokers and dealers of government securities, the City shall select only those dealers reporting to the Market Reports Division of the Federal Reserve Board of New York, also known

as the "Primary Government Security Dealer", unless a comprehensive credit and capitalization analysis reveals that other firms are adequately financed to conduct public business. Investment officials shall not knowingly conduct business with any firm with whom public entities have sustained losses on investments. All securities dealers shall provide the City with references from public entities that they are currently serving.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the following as appropriate:

- audited financial statements
- proof of National Association of Securities Dealers (NASD) certification
- proof of state registration
- completed broker/dealer questionnaire
- certification of having read the City's investment policy signed by a registered principal of the organization
- acknowledgment that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization.

An annual review of the financial condition and registration of qualified bidders will be conducted by the ~~Assistant City Manager/~~Finance Director.

VII. SAFEKEEPING AND CUSTODY

Insurance of Collateral

All deposits and investments of City funds other than direct purchases of U.S. Treasuries or Agencies shall be secured by pledged collateral. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC or FSLIC. Evidence of the pledged collateral shall be maintained by the ~~Assistant City Manager/~~Finance Director or a third party financial institution. Repurchase agreements shall be documented by a specific agreement noting the collateral pledge in each agreement. Collateral shall be reviewed monthly to assure that the market value of the pledged securities is adequate.

Safekeeping Agreement

Collateral pledged to secure deposits of the City shall be held by a safekeeping institution in accordance with a Safekeeping Agreement which clearly defines the procedural steps for gaining access to the collateral should the City of Saginaw determine that the City's funds are in jeopardy. The safekeeping institution, or Trustee, shall be the Federal Reserve Bank or an institution not affiliated with the firm pledging the collateral. The safekeeping agreement shall include the signatures of authorized representatives of the City of Saginaw, the firm pledging the collateral, and the Trustee.

Collateral Defined

The City of Saginaw shall accept the following securities as collateral:

A. FDIC and FSLIC insurance coverage.

B. A bond, certificate of indebtedness, or Treasury Note of the United States, or other evidence of indebtedness of the United States that is guaranteed as to principal and interest by the United States.

C. Obligations, the principal and interest on which, are unconditionally guaranteed or insured by the State of Texas.

D. A bond of the State of Texas or of a county, city, or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency.

Subject to Audit

All collateral shall be subject to inspection and audit by the ~~Assistant City Manager/~~Finance Director or the City's independent auditors.

Delivery vs. Payment

Treasury Bills, Notes, Bonds and Government Agencies' securities shall be purchased using the delivery vs. payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the Trustee. The security shall be held in the name of the City or held on behalf of the City. The Trustee's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

VIII. INVESTMENT POLICY ADOPTION

The City of Saginaw investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed for effectiveness on an annual basis by the Investment Committee and any modifications will be recommended for approval to the City Council.

INVESTMENT POLICY FOR THE
CITY OF SAGINAW, TEXAS

TEXAS PUBLIC FUNDS INVESTMENT ACT
DEALER CERTIFICATION

This certification is executed on behalf of the City of Saginaw (the Investor) and _____ (the Dealer) pursuant to the Public Funds Investment Act, Chapter 2256, Government Code, Texas Codes Annotated (the Act) in connection with investment transactions conducted between the Investor and Dealer.

The undersigned Qualified Representative of the Dealer hereby certifies on behalf of the Dealer that:

1. The Dealer Qualified Representative is duly authorized to execute this Certification on behalf of the Dealer, and

2. The Dealer Qualified Representative has received and reviewed the Investment Policy furnished by the Investor, and

3. The Dealer has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Dealer and the Investor that are not authorized by the entity's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the entity's entire portfolio or requires an interpretation of subjective investment standards.

Dealer Qualified Representative

_____
Signature

_____
Name (Printed)

_____
Title

_____
Date

GLOSSARY

AGENCIES: Federal agency securities.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BARBELL MATURITY STRATEGY: A maturity pattern within a portfolio in which maturities of the assets in the portfolio are concentrated in both the short and long ends of the maturity spectrum.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination (over $100,000) CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR): The official annual report for the City of Saginaw. It includes five combined statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities

with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued a discount and redeemed at maturity for full face value, e.g. U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns, to reduce risk inherent in particular securities.

FACE VALUE: The principal amount due and payable to a bondholder at maturity; par value. Also, the amount on which coupon interest is computed.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g. S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $300,000 per depositor ($100,000 for non-interest bearing demand deposits, $100,000 for interest bearing demand, savings or time deposits and a separate $100,000 for interest and sinking funds)

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks (currently 12 regional banks) which lend funds and provide correspondent banking service to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related asset of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owner corporation. The

corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market and as means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA or FMHM mortgages. The term "pass-throughs" is often used to describe Ginnie Maes.

INVESTMENT POOL: An entity created under the Government Code to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield.

LADDERED MATURITY STRATEGY: A maturity pattern within a portfolio in which maturities of the assets in the portfolio are equally spaced.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase agreements that establish each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PREMIUM: The amount by which the price paid for a security exceeds its face value.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRINCIPAL: The face or par value of an instrument, exclusive of the accrued interest.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

QUALIFIED REPRESENTATIVE: A person who holds a position with and is authorized to act on behalf of a business organization (as defined by the Public Funds Investment Act)

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be amortized yield to maturity on a bond the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, that is, increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by government sponsored enterprises (FHLB, FNMA, SLMA, etc.) and corporations which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage.

a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security.
b) **NET YIELD** or **YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

CITY OF SAGINAW, TEXAS
INVESTMENT POLICY



Amended September 3, 2019 –Resolution 2019-16

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CITY OF SAGINAW RESOLUTION NO. 2019-16

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, ADOPTING AND APPROVING A REVISED CITY OF SAGINAW, TEXAS, INVESTMENT POLICY

WHEREAS, the City Staff has prepared revisions to the City of Saginaw, Texas Investment Policy as adopted on January 26, 1988, and as heretofore revised on September 6, 1988, February 6, 1990, March 5, 1996, September 18, 2001, December 7, 2010, and October 3, 2017;

WHEREAS, the Investment Committee has heretofore studied and made its changes to such proposed revised policies, and there is attached to this Resolution a complete copy of the City of Saginaw, Texas Investment Policy, as revised on the date of adoption of this Resolution; NOW, THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

1. That the City Council of the City of Saginaw, Texas, does hereby formally approve and adopt the REVISED CITY OF SAGINAW, TEXAS INVESTMENT POLICY, as a copy is attached to this Resolution and as revised and amended on the 3rd day of September, 2019.

2. That henceforth the Revised Investment Policy hereby adopted shall be in full force and effect and shall supersede and amend any prior such policy and provisions thereof.

ADOPTED AND APPROVED this 3rd day of September, 2019.

APPROVED:

_____
Todd Flippo, Mayor
of the City of Saginaw, Texas

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

INTRODUCTION

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Saginaw in order to achieve the goals of safety, liquidity, yield, and public trust for all investment activity. The policy and strategy shall be reviewed annually by the Investment Committee and any modifications must be approved by the Investment Committee and forwarded to the City Council for final approval. This Investment Policy, as approved, is in compliance with Chapter 2256 of the Government Code, also known as "The Public Funds Investment Act".

INVESTMENT STRATEGY

The City of Saginaw maintains portfolios which utilize four specific investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios:

A. Investment strategies for operating funds and commingled pools containing operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure, which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short- to medium-term securities, which will complement each other in laddered or barbell maturity structure. The dollar weighted average maturity of these funds will remain within the six to nine month range.

B. Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity date that exceeds the debt service payment date.

C. Investment strategies for debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate debt service fund from securities with a low degree of volatility. Securities should be of high quality and, except as may be required by the bond ordinance specific to an individual issue, of short to intermediate-term maturities. Such securities will tend to hold their value during economic cycles. The stated final maturity dates of securities held should not exceed two years.

D. Investment strategies for capital improvement projects or special purpose funds should allow for flexibility and unanticipated project outlays by having a portion of their investments in highly liquid securities. The stated final maturity dates of securities held should not exceed the estimated project completion date.

INVESTMENT POLICY

I. SCOPE

This investment policy applies to all financial assets of the City of Saginaw. These funds are accounted for in the City's Comprehensive Annual Financial Report (CAFR) and include:

* General Fund
* Special Revenue Funds
* Debt Service Funds
* Capital Projects Funds
* Enterprise Fund
* Trust and Agency Funds

These funds, as well as funds that may be created from time-to-time, shall be administered in accordance with the provisions of these policies. All funds will be pooled for investment purposes. The strategy developed for this pooled fund group will address the varying needs, goals, and objectives of each fund.

II. OBJECTIVES

The City of Saginaw shall manage and invest its cash with four objectives, listed in order of priority: safety, liquidity, yield, and public trust. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with State and Local law.

The city shall maintain a comprehensive cash management program, which includes collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to insure maximum cash availability and maximum yield on short-term investment of pooled idle cash.

Safety

The primary objective of the City's investment activity is the preservation of capital in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid capital losses.

Liquidity

The City's investment portfolio will remain sufficiently liquid to enable the City to meet all obligations in a timely manner. This shall be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

Yield

The City's cash management portfolio shall be designed with the objective of regularly exceeding the average rate of return on three-month U.S. Treasury Bills. The investment program shall seek to augment returns above this threshold consistent with risk limitations identified herein and prudent investment policies.

Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment officials shall avoid any transaction, which might impair public confidence in the City's ability to govern effectively.

III. RESPONSIBILITY AND CONTROL

Investment Committee

An Investment Committee, consisting of the Mayor, the City Manager, the Assistant City Manager, and the Finance Director shall meet as needed to determine operational strategies and to monitor results. The Investment Committee shall include in its deliberation such topics as: performance reports, economic outlook, portfolio diversification, maturity structure, potential risk to the City's funds, authorized brokers and dealers, and the target rate of return on the investment portfolio. The Investment Committee shall be authorized to invite advisors to the meetings as needed including, but not limited to, the City Attorney, the City Council, or outside advisors. The Investment Committee shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City.

Delegation of Authority and Training

Authority to manage the City's investment program is derived from a resolution of the City Council. The Finance Director is designated as investment officer of the City and is responsible for investment decisions and activities. The Finance Director shall establish written procedures for the operation of the investment program, consistent with this investment policy. The investment officer shall attend at least one training session containing at least ten hours of instruction relating to the officer's responsibility under the Act within twelve months after assuming duties and attend an investment training session not less than once in a two year period and receive not less than ten hours of instruction relating to the investment responsibilities. Approved independent training sources include the Government Finance Officers Association of

Texas, the Government Treasurers Organization of Texas, and the University of North Texas Center for Public Management.

Internal Controls

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. Accordingly, the Finance Director shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures.

Prudence

The standard of prudence to be applied by the investment officer shall be the "prudent investor" rule, which states: "Investments shall be made with judgment and care, under prevailing circumstances, which persons of prudence, discretion and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

A. The investment of all funds, or funds under the City's control, over which the officer has responsibility rather than a consideration as to the prudence of a single investment.

B. Whether the investment decision was consistent with the written investment policy of the City.

The investment officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific security's credit risk or market price changes, provided that these deviations are reported immediately and that appropriate action is taken to control adverse developments.

Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. Officers and employees shall disclose to the City Manager any material financial interests in financial institutions that conduct business

with the City and they shall further disclose positions that could be related to the performance of the City's portfolio. Officers and employees shall subordinate their personal financial transactions to those of the City, particularly with regard to timing of purchases and sales.

An investment officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the City.

An officer or employee involved in the investment process has a personal business relationship with a business organization if:

A. The officer or employee owns ten percent or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization.

B. Funds received by the officer or employee from the business organization exceed ten percent of his/her gross income for the previous year; or

C. The officer or employee has acquired from the business organization during the previous year investments with a book value of $2,500 or more for his/her personal account.

IV. REPORTING

Quarterly Reporting

The Finance Director shall submit not less than quarterly a signed investment report that summarizes current market conditions economic developments and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter, and describe the portfolio in terms of investment securities, maturities, risk characteristics, and shall explain the total investment return for the quarter. The report shall be in compliance with the Public Fund Investment Act.

V. AUTHORIZED AND SUITABLE INVESTMENT SECURITIES

Active Portfolio Management

The City intends to pursue an active versus a passive portfolio management philosophy. That is, securities may be sold before they mature if market conditions present an opportunity for the City to benefit from the trade.

Authorized Investments

Assets of the City of Saginaw may be invested in the following instruments; provided, however, that at no time shall assets of the City be invested in any instrument or security not authorized for investment under the Act, as the Act may from time to time be amended.

A. Obligations issued, guaranteed, or insured by the United Stated or its agencies and instrumentalities.

B. Deposits in financial institutions with a main office or branch in Texas, guaranteed or insured by the Federal Deposit Insurance or its successor or collateralized as defined in the Safekeeping and Custody section of this Policy. In addition, Certificates of Deposit obtained through a depository institution that has its main office or a branch office in Texas and that contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 256.010(b) of the Act are authorized investments.

C. Fully collateralized direct repurchase agreements with a defined termination date secured by obligations of the United States or its Agencies and Instrumentalities, pledged to the City, held in the City's name, and deposited with a third party, selected by the Finance Director, other than an agency for the pledgor. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a bank domiciled in Texas.

D. Local government investment pools organized in conformity with Chapter 2256 (Public Funds Investment Act) of the Government Code that:

    1. Have a dollar-weighted average stated maturity of 90 days or fewer
    2. Seek to maintain a stable net asset value of $1 per share
    3. Are rated not less than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.
    4. Have provided the City with an offering circular and other information required by the Public Funds Investment Act.

To become eligible, investment pools must meet all the requirements of state law as determined under Chapter 2256 of the Government Code, as amended; and be approved by a City Council action. Investments will be made in a local government pool only after a thorough investigation of the pool and approval by the Investment Committee which shall, at least annually, review, revise, and adopt a list of approved pools.

Holding Period

The City of Saginaw intends to match the holding periods of investment funds with liquidity needs of the City. In no case will the average maturity of investments of the City's operating

funds exceed one year. The maximum final stated maturity of any investment shall not exceed two years.

Risk and Diversification

The City of Saginaw recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification which shall be achieved by the following general guidelines:

A. Risk of issuer default is controlled by limited investments to those instruments allowed by the Act, which are described herein.

B. Risk of market price changes shall be controlled by avoiding over-concentration of assets in a specific maturity sector, limitation of average maturity of operating funds instruments to one year, and avoidance of over-concentration of assets in specific instruments other than U.S. Treasury Securities and Insured or Collateralized Certificates of Deposits.

C. Risk of illiquidity due to technical complications shall be controlled by the selection of securities as described herein.

VI. SELECTION OF BANKS AND DEALERS

Depository

Periodically, a Depository shall be selected through the City's banking services procurement process, which shall include a formal request for proposal (RFP). In selecting a depository, the credit worthiness of institutions shall be considered, and the Finance Director shall conduct a comprehensive review of prospective depositories credit characteristics and financial history.

Certificates of Deposit

Banks seeking to establish eligibility for the City's competitive certificate of deposit purchase program shall submit for review annual financial statements, evidence of federal insurance and other information as required by the Finance Director.

Securities Dealers

For brokers and dealers of government securities, the City shall select only those dealers reporting to the Market Reports Division of the Federal Reserve Board of New York, also known as the "Primary Government Security Dealer", unless a comprehensive credit and capitalization

analysis reveals that other firms are adequately financed to conduct public business. Investment officials shall not knowingly conduct business with any firm with whom public entities have sustained losses on investments. All securities dealers shall provide the City with references from public entities that they are currently serving.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the following as appropriate:

- audited financial statements
- proof of National Association of Securities Dealers (NASD) certification
- proof of state registration
- completed broker/dealer questionnaire
- certification of having read the City's investment policy signed by a registered principal of the organization
- acknowledgment that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization.

An annual review of the financial condition and registration of qualified bidders will be conducted by the Finance Director.

VII. SAFEKEEPING AND CUSTODY

Insurance of Collateral

All deposits and investments of City funds other than direct purchases of U.S. Treasuries or Agencies shall be secured by pledged collateral. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC or FSLIC. Evidence of the pledged collateral shall be maintained by the Finance Director or a third party financial institution. Repurchase agreements shall be documented by a specific agreement noting the collateral pledge in each agreement. Collateral shall be reviewed monthly to assure that the market value of the pledged securities is adequate.

Safekeeping Agreement

Collateral pledged to secure deposits of the City shall be held by a safekeeping institution in accordance with a Safekeeping Agreement which clearly defines the procedural steps for gaining access to the collateral should the City of Saginaw determine that the City's funds are in jeopardy. The safekeeping institution, or Trustee, shall be the Federal Reserve Bank or an institution not affiliated with the firm pledging the collateral. The safekeeping agreement shall include the signatures of authorized representatives of the City of Saginaw, the firm pledging the collateral, and the Trustee.

Collateral Defined

The City of Saginaw shall accept the following securities as collateral:

A. FDIC and FSLIC insurance coverage.

B. A bond, certificate of indebtedness, or Treasury Note of the United States, or other evidence of indebtedness of the United States that is guaranteed as to principal and interest by the United States.

C. Obligations, the principal and interest on which, are unconditionally guaranteed or insured by the State of Texas.

D. A bond of the State of Texas or of a county, city, or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency.

Subject to Audit

All collateral shall be subject to inspection and audit by the Finance Director or the City's independent auditors.

Delivery vs. Payment

Treasury Bills, Notes, Bonds and Government Agencies' securities shall be purchased using the delivery vs. payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the Trustee. The security shall be held in the name of the City or held on behalf of the City. The Trustee's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

VIII. INVESTMENT POLICY ADOPTION

The City of Saginaw investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed for effectiveness on an annual basis by the Investment Committee and any modifications will be recommended for approval to the City Council.

INVESTMENT POLICY FOR THE
CITY OF SAGINAW, TEXAS

TEXAS PUBLIC FUNDS INVESTMENT ACT
DEALER CERTIFICATION

This certification is executed on behalf of the City of Saginaw (the Investor) and _____ (the Dealer) pursuant to the Public Funds Investment Act, Chapter 2256, Government Code, Texas Codes Annotated (the Act) in connection with investment transactions conducted between the Investor and Dealer.

The undersigned Qualified Representative of the Dealer hereby certifies on behalf of the Dealer that:

1. The Dealer Qualified Representative is duly authorized to execute this Certification on behalf of the Dealer, and

2. The Dealer Qualified Representative has received and reviewed the Investment Policy furnished by the Investor, and

3. The Dealer has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Dealer and the Investor that are not authorized by the entity's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the entity's entire portfolio or requires an interpretation of subjective investment standards.

Dealer Qualified Representative

_____
Signature

_____
Name (Printed)

_____
Title

_____
Date

GLOSSARY

AGENCIES: Federal agency securities.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BARBELL MATURITY STRATEGY: A maturity pattern within a portfolio in which maturities of the assets in the portfolio are concentrated in both the short and long ends of the maturity spectrum.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination (over $100,000) CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR): The official annual report for the City of Saginaw. It includes five combined statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities

with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued a discount and redeemed at maturity for full face value, e.g. U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns, to reduce risk inherent in particular securities.

FACE VALUE: The principal amount due and payable to a bondholder at maturity; par value. Also, the amount on which coupon interest is computed.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g. S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $300,000 per depositor ($100,000 for non-interest bearing demand deposits, $100,000 for interest bearing demand, savings or time deposits and a separate $100,000 for interest and sinking funds)

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks (currently 12 regional banks) which lend funds and provide correspondent banking service to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related asset of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owner corporation. The

corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market and as means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA or FMHM mortgages. The term "pass-throughs" is often used to describe Ginnie Maes.

INVESTMENT POOL: An entity created under the Government Code to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield.

LADDERED MATURITY STRATEGY: A maturity pattern within a portfolio in which maturities of the assets in the portfolio are equally spaced.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase agreements that establish each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PREMIUM: The amount by which the price paid for a security exceeds its face value.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRINCIPAL: The face or par value of an instrument, exclusive of the accrued interest.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

QUALIFIED REPRESENTATIVE: A person who holds a position with and is authorized to act on behalf of a business organization (as defined by the Public Funds Investment Act)

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be amortized yield to maturity on a bond the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, that is, increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by government sponsored enterprises (FHLB, FNMA, SLMA, etc.) and corporations which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage.

a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security.
b) **NET YIELD** or **YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

City of Saginaw

Meeting Date: 9/3/2019

Agenda Items: (4)(c)

Staff Contact: Dolph Johnson
Asst. City Manager

E-mail: djohnson@saginawtx.org

Phone: 817-230-0325

SUBJECT:
Action regarding Ordinance No. 2019-14 Settlement Agreement Between ACSC and Atmos Energy

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BACKGROUND/DISCUSSION:
See attached staff report on the rate setting process and the settlement agreement.

FINANCIAL IMPACT:
Gas rates in the settlement agreement become effective October 1, 2019.

RECOMMENDATION:
Staff recommends approval of Ordinance 2019-14.

ATTACHMENTS:

Description

Ordinance 2019-14
Staff memo
FAQ for ACSC History and the Ratemaking Process

ORDINANCE NO. 2019-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2019 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Saginaw, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by

the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2019, Atmos Mid-Tex filed its 2019 RRM rate request with ACSC Cities based on a test year ending December 31, 2018; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2019 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $35.4 million applicable to ACSC Cities; and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $35.4 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2019 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $35.4 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 4. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 5. That amortization of regulatory liability shall be consistent with the schedule found in attached Exhibit C attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2019 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2019.

Section 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2019.

_____
Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

2557/31/7897503

August 16, 2019

STAFF REPORT

BACKGROUND AND SUMMARY

The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2019, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2018, entitled it to additional system-wide revenues of $70 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to $54 million, $39.3 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $38.7 million instead of the claimed $54 million. The amount of the $38.7 million deficiency applicable to ACSC members would be $28.2 million.

After the Company reviewed ACSC's consultants' report, ACSC's Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of $35.4 million from ACSC Cities.

The Executive Committee recommends a settlement at this amount. The Effective Date for new rates is October 1, 2019. ACSC members should take action approving the Ordinance before the end of September.

PROOF OF REVENUES

Atmos generated proof that the rate tariffs attached to the Ordinance will generate $35.4 million in additional revenues from ACSC Cities. That proof is attached as Attachment 1 to this Staff Report. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of $2.05 on a monthly basis, or 3.7 percent. The increase for average commercial usage will be $6.18 or 2.31 percent. A bill impact comparison is attached as Attachment 2.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2019, ACSC residents will have a slight economic monthly advantage over comparable GRIP and comparable DARR rates (see Attachment 3).

EXPLANATION OF "BE IT ORDAINED" PARAGRAPHS:

1. This section approves all findings in the Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $35.4 million from ACSC Cities.
4. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
5. This section approves an exhibit to be used in future rate cases or RRM filings regarding recovery of regulatory liabilities, such as excess deferred income taxes.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Ordinance.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.

10. This section provides for an effective date upon passage.

11. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $70 million in additional system-wide revenues, or $54 million from ACSC Cities, the RRM settlement at $35.4 million for ACSC Cities reflects substantial savings to ACSC Cities in the amount of $18.6 million. ACSC's consultants produced a report indicating that Atmos had justified increased revenues for ACSC Cities of at least $32.7 million. Settlement at $35.4 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Ordinance before September 30, 2019. New rates become effective October 1, 2019.

August 20, 2019

FREQUENTLY ASKED QUESTIONS REGARDING
ACSC HISTORY AND THE RRM RATEMAKING PROCESS

What is the role of Cities in ratemaking?

Cities have historically exercised original jurisdiction over the level of gas rates charged within their boundaries. Generally, gas distribution utilities have filed rate cases at the City level and have only gone to the Railroad Commission of Texas ("RCT" or "Commission") with an appeal of City action or when they could not reach a settlement with Cities. If a utility and Cities reach an agreement, the utility may then file a case at the RCT to implement the same rates approved by Cities in areas outside municipal boundaries.

Once a case is at the RCT, the Commission Staff generally expects Cities to intervene and do most of the discovery, cross-examination, briefing, and sponsor opposing witnesses. There is no consumer advocate at the RCT. If Cities do not participate in hearings at the RCT, the request of a regulated utility is likely to be rubber-stamped.

How and why was the Atmos Cities Steering Committee created?

The Atmos pipeline and distribution systems were built, owned, and operated by Lone Star Gas ("LSG"), which maintained over 200 rate jurisdictions until it sold its assets to Texas Utilities ("TXU") in the late 1990's. That meant that many Cities had their own unique distribution rates and that individual Cities had to process rate cases at the local level. LSG-Pipeline served all 200-plus distribution systems, and pipeline rates were set by the RCT.

From the early 1980's through the late 1990's, LSG filed no pipeline or system-wide rate cases at the RCT. When LSG was finally brought before the RCT to show cause why its rates should not be reduced, approximately 80 Cities intervened and created an *ad hoc* group known as the Steering Committee of Cities Served by Lone Star. In Gas Utilities Division ("GUD") docket number 8664, three separate groups of Cities and a number of independent Cities (jointly the "Aligned Cities") participated and coordinated their efforts to oppose the rate increase.

TXU purchased the LSG assets in the late 1990's and immediately commenced consolidating 200-plus ratemaking jurisdictions into regions. As regional cases were filed, Cities within each region created an *ad hoc* committee to form a common strategy and negotiating position. Once TXU had aggregated the Cities into five or six jurisdictions, each with a different rate, Texas Utilities Gas Company filed a system-wide case to bring all of the old LSG territory under one common rate. The different City regional committees then united and formed the Allied Coalition of Cities ("ACC"). While the gas utility assets were owned and controlled by TXU, the coalition transformed itself from an *ad hoc* group that came together only in response to rate filings by the utility into a permanent standing coalition.

In Gas Utilities Docket ("GUD") No. 9400 in 2004, TXU's request for a $61.6 million system-wide increase was aggressively opposed by ACC. Cities achieved disallowances of $42.9 million of a regulatory asset and $87.8 million of capitalized gas utility plant. The company received only a $2.01 million increase. Unhappy with that result, TXU decided that owning a gas system was neither as fun nor as profitable as the deregulated electric system, and they sold the system to Atmos Energy Corporation ("Atmos" or "Company"). ACC was then transformed into the Steering Committee of

Cities Served by Atmos and then renamed Atmos Cities Steering Committee to obtain an easy to remember acronym, "ACSC."

What is the Atmos Cities Steering Committee?

ACSC is a coalition of 170 Cities that unite in common purpose to address gas utility rate and franchise issues related to Atmos Energy Corporation. Its objectives are to: (1) ensure that gas utility rates charged to Cities and their residents are fair and reasonable; (2) maintain reasonable franchise fee revenues for Cities; (3) protect Cities' original jurisdiction over rates and services; (4) be a voice for consumers where no state agency assumes such a role; and (5) promote sound ratemaking policies in the public interest.

Cities join the permanent standing committee by passing a resolution and agreeing to support the work of ACSC through modest occasional *per capita* assessments that support ongoing administrative and legislative advocacy and all expenses where Cities are not entitled to reimbursement. Each member City designates a representative to ACSC. Member representatives may volunteer to serve on the ACSC Executive Committee. The Executive Committee sets policy, hires legal counsel and consultants, directs litigation, establishes a legislative agenda, sets assessments on members as needed, and meets quarterly with Atmos executives. The Settlement Committee is directly involved in negotiating resolution of contested matters with Atmos executives. The list of current members is attached.

What is the benefit of membership in ACSC?

One hundred seventy Cities speaking as one voice is much more effective in advocacy before the Railroad Commission and legislature than any one City or multiple small groups of Cities.

The legislature has given gas utilities a right to an annual increase in rates. Resources (both financial and human) of individual Cities are conserved by membership in ACSC. Additionally, membership enhances institutional memory of ratemaking issues, public policy debates, and right-of-way and franchise fee battles.

What has ACSC accomplished?

Going into the 82nd Legislative Session, in December 2010, ACSC released a 48-page report, "Natural Gas Consumers and the Texas Railroad Commission." More than 200 television, newspaper and radio news sites posted information on, and a link to, the report that may be found on ACSC's website, TexasGasConsumers.org.

ACSC has also been instrumental in ongoing Sunset Commission reviews of the RCT. The agency has undergone three Sunset reviews since 2010, and in each case ACSC has maintained a watchful eye on the process to ensure that provisions that could harm the interest of gas utility ratepayers are excluded from the legislation. ACSC representatives also visited on several occasions with the Sunset Commission Staff, and several ACSC recommendations for reform were included in Sunset Commission Reports on the agency. Several ACSC member representatives testified before the legislature regarding the Sunset review of the Railroad Commission.

During the 2011 legislative session, lobbying efforts by ACSC were critical in killing two gas utility bills that would have undermined traditional regulation, deprived Cities of certain rights, and led to even greater rate increases.

ACSC has also resolved a major issue involving franchise fees. In 2010, Atmos unilaterally, without notice, ceased inclusion of franchise fees in the calculations of gross receipts regardless of whether specific franchises included such payments. Several Cities were willing to pursue the matter through litigation. However, counsel for ACSC was able to negotiate a resolution that allowed each member City to determine whether it desired an increase in franchise fee payments based on inclusion of franchise fees in the calculation of gross receipts. If a City opted for inclusion of fee-on-fee revenues, it had the further option of retroactive payments back to the point in time that Atmos decided to curtail fee-on-fee payments. Each member had these options regardless of the wording of the then-valid franchise agreement. This resolution spared significant litigation costs and anxiety and was only possible because of the clout of the ACSC membership.

One of the most significant accomplishments of ACSC occurred in 2007 via a settlement of the then-pending, system-wide rate case. Approximately 50 ACSC City representatives showed up in Arlington for a meeting with Atmos executives who were shocked at the vocal opposition to Atmos' practices, the unfairness of annual Gas Reliability Infrastructure Program ("GRIP") rate filings that precluded City and citizen review, and the Company's lack of coordination with Cities. That meeting led to the creation of the Rate Review Mechanism ("RRM") process and improved ongoing communications between the Company and ACSC.

In 2010, these improved communications between ACSC and the Company led to a workable solution to the need to replace steel service lines in a manner that accommodated Cities' needs to control their rights-of-way, while moderating the rate impact and focusing first on the riskiest service lines based on leak repair histories. This compromise precluded a more onerous (from a City and consumer perspective) program threatened by the RCT.

What is an RRM case?

The concept of an RRM proceeding emerged as a three-year experimental substitute for GRIP cases as part of the settlement of Atmos Mid-Tex's 2007 system-wide rate case. In 2003, the Texas Legislature added Section 104.301, Interim Adjustment for Changes in Investment, to the Gas Utility Regulatory Act. While not identified as such in the law, § 104.301 was referred to as the Gas Reliability Infrastructure Program or GRIP. The GRIP adjustments allowed gas companies to recover changes to invested capital without a review of whether increased revenues or declining expenses offset the invested capital costs. Both Atmos Pipeline and Atmos Mid-Tex filed GRIP cases as soon as the RCT adopted rules to implement the interim adjustments. As explained below, it quickly became apparent that the GRIP adjustments were terrible public policy.

As an alternative to GRIP, ACSC entered into a negotiated agreement with Atmos in 2007 to establish the RRM process. Unlike GRIP, the RRM provided for an annual review of all portions of Mid-Tex's cost of service. It fixed an authorized rate of return on equity for the three-year period at 9.6% (which was less than what the RCT would have authorized) and set caps on the extent to which expenses or investments could increase from one year to the next. More importantly, it allowed Cities to make a comprehensive evaluation of all aspects of the utility's business—investment, operation and maintenance expenses, and revenues—unlike GRIP that only allows consideration of changes to invested capital.

Why is RRM superior to GRIP?

GRIP cases guarantee a one-sided, rubber-stamp approval of the utility's rate request. ACSC attempted to participate in the first two GRIP proceedings filed by both Atmos Pipeline and Atmos Mid-Tex at the RCT. Not only were Cities' motions to intervene denied, but also, ACSC's comments were ignored. At the City level, ACSC consultants determined that Atmos was not only including items such as artwork, chairs, computers, and meals in interim rate adjustments that were allegedly intended to promote pipeline safety, but the Company was also over-earning its previously authorized rate of return. ACSC attacked the Commission's rule in court because it denied City participation, denied a hearing on a contested matter, and denied Cities' recovery of any expenses associated with resisting GRIP rate increases. The courts were not helpful to Cities. In 2011, the Texas Supreme Court upheld the Commission's rule implementing the GRIP statute.

Cities have contended that the GRIP process is terrible public policy since it authorizes what would, from the perspective of a history of public interest regulation, be regarded as unlawful—piecemeal ratemaking. GRIP allows rates to increase if the utility's invested capital net of depreciation increases year-over-year. An increase in rates is mandated under GRIP if investment increases, even if increasing revenues and declining expenses more than offset the costs associated with increased investment.

The RRM process negotiated by ACSC solves the piecemeal ratemaking problem by providing for a comprehensive review of Atmos' expenses and revenues. Furthermore, the RRM process benefitted ACSC by: (1) allowing Cities' participation that would be denied under GRIP; (2) allowing Cities to recover, at utility shareholders' expense, all their ratemaking costs; and (3) avoiding both litigation and RCT jurisdiction.

The legislature has functionally authorized annual increases in gas utility rates through the GRIP process. Since consumers are otherwise stuck with annual rate increases, it is better to have Cities participate in the comprehensive RRM process than be unable to participate in a piecemeal process.

What has been the history of the RRM efforts?

A total of eleven RRM filings have been made by the Company. These filings all resulted in settlements at the City level, except for the 2014 filing, which the ACSC Cities denied. The Company appealed the denial to the RCT, and ACSC was ultimately able to settle that proceeding before it reached the stage of a final RCT order. The results of these filings from a system-wide perspective are as follows (continued on next page):

RRM Filing	Year	Atmos Request	ACSC Settlement
#1	2008	$33.5 million	$20 million
#2	2009	$20.2 million	$2.6 million
#3	2010	$70.2 million	$27 million
#4	2011	$15.7 million	$6.6 million
#5	2013	$22.7 million	$16.6 million
#6	2014	$45.7 million	$43.8 million
#7	2015	$28.8 million	$22.8 million
#8	2016	$35.4 million	$29.6 million
#9	2017	57.4 million	$48 million

RRM Filing	Year	Atmos Request	ACSC Settlement
#10	2018	$27.4 million	$24.9 million
#11	2019	$54 million	$35.4 million

Unable to reach agreement to perpetuate the original RRM terms, Atmos filed a traditional rate case with Cities in 2012 (GUD No. 10170), which was then appealed to the Railroad Commission. A final order in that case was entered in December 2012. The ratemaking decisions of the Commission then became the basis of renewal negotiations on the RRM process. The renewed RRM included some modifications that enhanced the original RRM process. Among these modifications were:

- A limit on the percentage of increase to be included in the monthly customer charge;
- A prohibition against capital post-test year adjustments;
- A time limit for known and measurable adjustments to operating and maintenance expenses;
- A guaranteed reduction in the Company's requested increase of at least $3 million annually; and
- A limitation on the amount of equity in the Company's capital structure.

Changes to the RRM process

As noted in a communication to ACSC in May 2017, the rate of return on equity ("ROE") embedded in the RRM process between 2013 and 2017 of 10.5% is excessive by at least 100 basis points, based upon a reasonable rate of return that reflects the market conditions in which the Company, and its parent Atmos Energy, operates. Because this ROE cannot be altered except by (1) changing the terms of the RRM tariff, or (2) a Commission order coming out of a new rate case, ACSC informed the Company that the 2017 RRM will be the last filing by the Company under the current tariff. Atmos agreed to renegotiate the terms and conditions of a revised RRM tariff in 2017.

In February and March 2018, ACSC adopted a new RRM tariff ordinance that implemented new procedures and criteria for the RRM process. The revised RRM tariff reduced the allowed ROE from 10.5% to 9.8% and captured the reduced federal income tax rate of 21%. The new tariff expanded Cities' review period from three months to five months. It also required Atmos Mid-Tex to accept ACSC's position regarding incentive compensation related to Atmos' Shared Services Unit. The 2019 RRM filing is the second under the new tariff.

When must Cities approve new rates?

ACSC's Tariff Ordinance adopted around March 2018 declares that new rates become effective October 1st of each year. While it is preferable that ordinances or resolutions adopting new tariffs are passed before the end of September, there is no adverse consequence if final action cannot take place until sometime in October. The only thing that will frustrate new rates becoming effective on October 1, 2019 is City action that specifically denies the increase.

What would happen if a City Council denies the RRM rate increase?

Atmos would either appeal the denial to the Railroad Commission or initiate imposition of GRIP rates or both. Rates for residents of that City would be higher than rates of other ACSC member residents. Rate case expenses (both the City and Company) associated with litigation at the Railroad Commission would likely be surcharged back to the City that denied the increase.

If you have other questions please contact me at (512) 322-5875 and/or gmg@lglawfirm.com, or Georgia Crump at (512) 322-5832 and/or gcrump@lglawfirm.com.

Geoffrey Gay
ACSC, General Counsel

City of Saginaw

Meeting Date: 9/3/2019

Agenda Items: (4)(d)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action regarding purchase of Two Chevrolet 1500 pickup trucks for the Parks and Drainage Departments

BACKGROUND/DISCUSSION:
The 2018-19 Parks and Drainage Departments included budgeted funds in the amount of $20,000 each for the purchase of a new service truck. The Parks and Drainage Departments trucks will both be a 2019 Chevrolet 1500.

The trucks were competitively bid. James Wood Motors submitted the low bid for the two vehicles totaling $45,436.20.

The total amount of the purchase is $45,436.20.

FINANCIAL IMPACT:
The total financial impact will be $45,436.20. Funds in the amount of $20,000 are budgeted for replacement of the Parks Department truck (Parks Department, Account 01-7000-07-00, Capital Outlay/Special Request). Funds in the amount of $20,000 are budgeted for the replacement of the Drainage Department truck (Drainage Utility Fund, Account 14-7000-00-00, Capital Outlay Special Request). The remaining $5,436.20 will come from Fund Balance.

RECOMMENDATION:
Staff recommends approval of the purchase of two Chevrolet 1500 pickup trucks for the Parks and Drainage Departments from James Wood Motors in the amount of $45,436.20.

ATTACHMENTS:

Description

Parks Budget Info
Drainage Budget Info

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**

CITY OF SAGINAW
BUDGET SUPPLEMENT
2018-2019

DRAINAGE UTILITY FUND EXPENDITURES

14-2559-00-00 TSF TO ENT FD-REIM SAL/OPER $ 73,955
This account will reimburse the Enterprise Fund for one-half the cost of salary and benefits of the Environmental Specialist and Environmental Assistant.

14-2560-00-00 TSF TO ENT FD-REIM GLTD $ -
This account will reimburse the Enterprise Fund for a portion of the vactor truck capital lease payment.

14-2561-00-00 TSF TO GEN FD-REIM SAL/OPER $ 122,960
This account will reimburse the General Fund for the cost of salary and benefits of two (2) Drainage Utility Maintenance Workers.

14-9206-00-00 TSF TO CAPITAL PROJECTS FUND $ -
This account will transfer funds to the capital projects fund

$	-
$	-

14-4200-00-00 UNIFORMS $ 1,200
This account is to supply uniforms. The Department is under contract with a uniform company. They launder the uniforms and make needed repairs which keep the employees looking neat and professional.

14-4620-00-00 SUPPLIES $ 45,000
This account is for rental equipment, supplies, and subcontractors for drainage utility projects.

14-4630-00-00 DISPOSAL COSTS $ 10,000
This is needed for disposing of debris from cleaning out the inlets and drainage canals throughout the city.

14-4900-00-00 MAINTENANCE & REPAIRS $ -

14-5100-00-00 BAD DEBTS $ -
Represents the amount owed to the City of Saginaw that is written off as uncollectible. Accounts that are more than one year past due.

14-6150-00-00 EDUCATIONAL TRAINING/TRAVEL $ 1,000
This is used to send two employees to annual continued education courses in Gradeall operation, Street Sweeper operation and mosquito abatement.

14-6200-00-00 ENGINEERING FEES $ 25,000
This represents the design cost of drainage projects as needed.

14-6205-00-00 PERMIT FEES $ 1,500
State mandated municipal Stormwater permit fee. (MS4 - 5 year permit)
The permitting process is a long one. Currently operating under extension of old permit.
This account reduced in FY16/17 by 90% to $3,000 because of delays on the part of the state in implementing new storm water fees.

14-7000-00-00 CAPITAL OUTLAY/SPECIAL REQUEST $ 450,500

Knowles temporary drainage	$	-
Grapler bucket attachment	$	5,500
Pickup Truck	$	20,000
Design for Phases 2 and 3 East Cement Creek drainage	$	425,000
	$	450,500

TOTAL $ 731,115

City of Saginaw

Meeting Date: 9/3/2019

Staff Contact: Gabe Reaume
City Manager

Agenda Items: (5)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Public Hearing - Proposed 2019 Property Tax Rate for Fiscal Year 2019-2020

BACKGROUND/DISCUSSION:
This is the first of two required public hearings to be held for public input on the proposed 2019 tax rate. This item is for public input only. Other than holding the public hearing, no action will be taken.

FINANCIAL IMPACT:
This public hearing is necessary to adopt the proposed tax rate of 45.9 cents, which is a primary funding source of the fiscal year 2019-2020 budget.

RECOMMENDATION:
After the public hearing is closed, the Mayor must announce that the 2nd public hearing on the proposed tax rate increase will be held on September 10, 2019 at 6:00 p.m. at the Saginaw City Hall and that the adoption of the proposed tax rate increase will be considered at the City Council Meeting on September 17, 2019 at 6:00 p.m. at the Saginaw City Hall.

NOTE: THESE ANNOUNCMENTS ARE VERY IMPORTANT AND MUST BE MADE TO SATISFY THE TRUTH IN TAXATION LAW REQUIREMENTS.

ATTACHMENTS:

Description

Public Hearing Notice
Required Actions Memo
Changes to the proposed budget

NOTICE OF 2019 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF SAGINAW

A tax rate of $0.469000 per $100 valuation has been proposed for adoption by the governing body of City of Saginaw. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of the City of Saginaw proposes to use revenue attributable to the tax rate increase for the purpose of increased public safety and market competitive employee compensation.

PROPOSED TAX RATE	$0.469000 per $100
PRECEDING YEAR'S TAX RATE	$0.471800 per $100
EFFECTIVE TAX RATE	$0.430869 per $100
ROLLBACK TAX RATE	$0.469175 per $100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Saginaw from the same properties in both the 2018 tax year and the 2019 tax year.

The rollback tax rate is the highest tax rate that City of Saginaw may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

property tax amount= (rate) x (taxable value of your property)/100

For assistance or detailed information about tax calculations, please contact:

Kim Quin
Finance Director, City of Saginaw
333 West McLeroy
817-230-0332
kquin@saginawtx.org
ci.saginaw.tx.us

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: September 3, 2019 at 6:00 PM at Saginaw City Hall.

Second Hearing: September 10, 2019 at 6:00 PM at Saginaw City Hall.

City of Saginaw

333 West McLeroy
P.O. Box 79070
Saginaw, Texas 76179
817-232-4640
Fax 817-232-4644
www.ci.saginaw.tx.us

MEMORANDUM

DATE: August 12, 2019

TO: Gabe Reaume, City Manager
Dolph Johnson, Assistant City Manager

FROM: Kim Quin, Finance Director

CC: Janice England, City Secretary

SUBJECT: City Council actions required to adopt the FY19/20 tax rate and budget

Attached is the Notice of Proposed Property Tax Rate that is required by state law and must be published in the Star Telegram and posted on the City's website by Saturday, August 24, 2019. We plan to publish on Thursday, August 22, 2019.

The effective tax rate is .430869 and the rollback tax rate is .469175. The proposed 2019 tax rate is .469000. State law requires certain Truth-In-Taxation procedures must be followed if the City increases the tax rate above the effective tax rate or the rollback tax rate, whichever is lower. The proposed tax rate is 8.85% higher than the effective tax rate and will generate 11.65% more tax revenues than last year.

Therefore, if the City Council plans to adopt the proposed tax rate of .469000 and FY19/20 budget, the Truth-In-Taxation requirements are triggered and the following procedures must be followed:

- At the August 20st City Council Meeting, the Council must vote to consider a tax rate of .469000 which is an increase of 8.85% above the effective tax rate. A motion must be made to propose that the Council place on the September 17th agenda the adoption of the proposed tax rate and schedule two public hearings, September 3th and September 10th, on the proposal for increasing the tax rate.

- Publish the "Notice of 2019 Tax Year Proposed Property Tax Rate" in the newspaper before August 24th.

- File a copy of the FY19/20 Proposed Budget with the City Secretary and post to the City website by August 17th.

- At the September 3rd Council Meeting, the City Council will hold the first public hearing on the tax rate increase. The City Council will not take any action on the tax rate at this meeting, but will hear any public comments about the proposed tax rate. After the end of the Public Hearing, the City Council must announce the date, time, and location at which they will vote on the tax rate.

- By September 5th the City must advertise a public hearing on the FY 19/20 Proposed Budget. This advertisement will state the proposed 11.65% increase in tax revenues.

- At the Special Council Meeting on September 10th, the City Council will hold the second public hearing on the tax rate increase. The City Council will hear any public comments about the proposed tax rate. After the end of the Public Hearing, the City Council must announce the date, time, and location at which they will vote on the tax rate.

- At the September 17th Council Meeting, the City Council must hold a public hearing on the FY19/20 Proposed Budget. After the hearing has ended, the Council must take separate votes on the budget, then the tax rate increase, and lastly the tax rate. The wording of the resolutions and motion to set the tax rate must include specific language to conform to the Truth-In-Taxation laws.

CITY OF SAGINAW FY 19/20 PROPOSED BUDGET CHANGES

PROPOSED GENERAL FUND REVENUES	$	16,735,445
Additional tax levy		212,595
Tarrant County Fire Run		8,820
Lake Worth Emergency Mgt		71,235
Changes made 8/6/19	$	17,028,095
No additional tax levy	$	(212,595)
Lake Worth contribution		(47,365)
Increase Animal Services fees		5,600
Increase summer camp fees		12,000
Increase Rec/Aquatic fees		36,840
Increase alarm permit fee		3,000
Re-estimate Garbage FF		14,990
Re-estimate Utility FF		35,850
Changes made 8/10/19		16,876,415

PROPOSED FEE INCREASES

POLICE DEPARTMENT	CURRENT	PROPOSED
Security Alarm Permits	$ 10.00	$ 15.00
Animal Services Fees		
City Registration and Tags 1yr tag	$ 3.00	$ 10.00
City Registration and Tags 3yr tag	$ 9.00	$ 30.00
1st impound fee	$ 30.00	$ 40.00
2nd impound fee	$ 35.00	$ 60.00
3rd impound fee	$ 55.00	$ 100.00
Owner Surrender (Pets over 7 months)	$ 40.00	$ 50.00
Owner Surrender (Pets under 7 months)	$ 20.00	$ 50.00
Adoption	$ 20.00	$ 40.00

PROPOSED FEE INCREASES

Recreation Center	CURRENT	PROPOSED
Saginaw Residents		
Adult Membership (ages 16-54)	$ 45.00	$ 50.00
Youth Membership (ages 15&under)	$ 35.00	$ 40.00
Family Membership (Family of Four)	$ 145.00	$ 160.00
Addn Family Member (Youth)	$ 25.00	$ 30.00
Non-Residents		
Adult Membership (ages 16-54)	$ 140.00	$ 160.00
Youth Membership (ages 15&under)	$ 70.00	$ 90.00
Senior Adult Membership (ages 55-64)	$ 40.00	$ 50.00
Family Membership (Family of Four)	$ 360.00	$ 440.00
Addn Family Member (Adult)	$ 80.00	$ 100.00
Addn Family Member (Youth)	$ 45.00	$ 65.00
City of Saginaw Employees		
Family Members		
Adult (ages 16-54)	$ 40.00	$ 50.00
Youth (ages 15&under)	$ 30.00	$ 40.00
Family Membership (Family of Four)	$ 75.00	$ 100.00
Addn Family Member (Adult)	$ 35.00	$ 40.00
Addn Family Member (Youth)	$ 20.00	$ 30.00
Summer Kids Camp - weekly	$ 100.00	$ 120.00

PROPOSED FEE INCREASES

Aquatic Center	CURRENT	PROPOSED
Saginaw Residents		
Adult Membership (ages 16-54)	$ 45.00	$ 50.00
Youth Membership (ages 3-15)	$ 45.00	$ 50.00
Family Membership (Family of Four)	$ 150.00	$ 175.00
Non-Residents		
Adult Daily Fee (ages 16-54)	$ 8.00	$ 10.00
Youth Daily Fee (ages 3-15)	$ 8.00	$ 10.00
Adult Membership (ages 16-54)	$ 100.00	$ 110.00
Youth Membership (ages 3-15)	$ 100.00	$ 110.00
Family Membership (Family of Four)	$ 325.00	$ 375.00
Addn Family Member	$ 75.00	$ 90.00
Combined Rec & Aquatic Center		
SAGINAW RESIDENTS ONLY		
Youth Membership (ages 3-15)	$ 65.00	$ 75.00
Adult Membership (ages 16-54)	$ 75.00	$ 85.00
Senior Adult Membership (ages 55-64)	$ 20.00	$ 25.00
Family Membership (Family of Four)	$ 245.00	$ 285.00
Addn Family Member (Adult)	$ 45.00	$ 55.00
Addn Family Member (Youth)	$ 30.00	$ 40.00

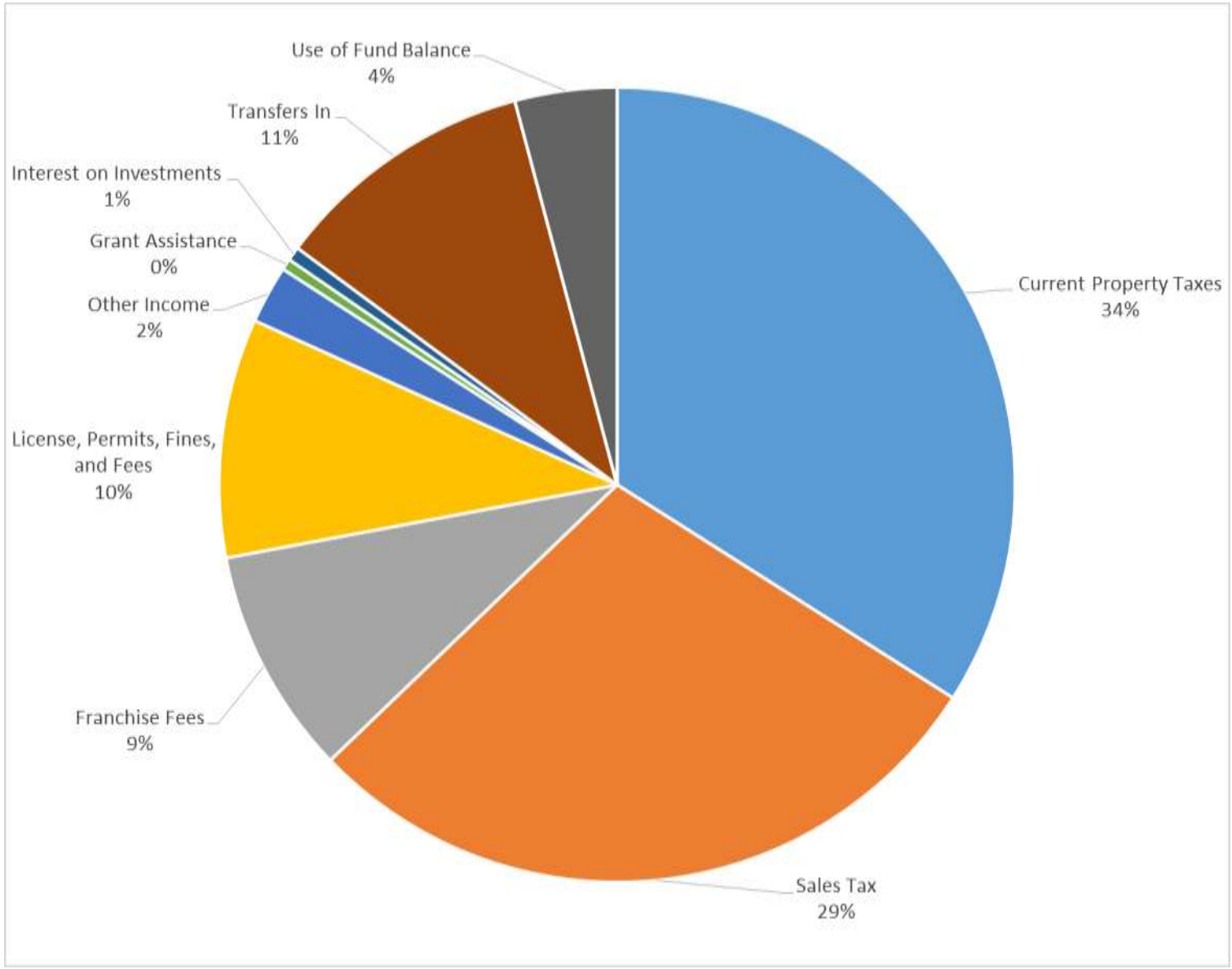
PROPOSED FEE INCREASES

OUTDOOR FACILITIES	CURRENT	PROPOSED	
Willow Creek Park			
Large Pavilion	$ 30.00	$ 40.00	for 3 hrs Resident
	$ 60.00	$ 80.00	for 3 hrs Non-Resident
Small Pavilion	$ 20.00	$ 30.00	for 3 hrs Resident
	$ 40.00	$ 60.00	for 3 hrs Non-Resident
Gazebo	$ 20.00	$ 30.00	for 3 hrs Resident
	$ 40.00	$ 60.00	for 3 hrs Non-Resident
North Pavilion	$ 20.00	$ 30.00	for 3 hrs Resident
	$ 40.00	$ 60.00	for 3 hrs Non-Resident
Softball Field	$ 10.00	$ 15.00	per hour
Softball Field Lights	$ 25.00	$ 30.00	per hour for lights
William Houston Park Pavilion			
	$ 30.00	$ 40.00	for 3 hrs for Resident
	$ 60.00	$ 80.00	for 3 hrs for Non-Resident
Highland Station Park			
Pavilion	$ 30.00	$ 40.00	for 3 hrs for Resident
	$ 60.00	$ 80.00	for 3 hrs for Non-Resident
Aquatic Center			
Entire Facility Rental (2 hrs. Sat., 3 hrs. Sun.)	$ 200.00	$ 225.00	per hr for Non-Resident
Daycare Reservation Fees	$ 3.00	$ 4.00	per person Saginaw
	$ 6.00	$ 8.00	per person for Non-Saginaw
Blue Pavilion (during business hours)	$ 45.00	$ 50.00	per 3 hrs for Resident
	$ 85.00	$ 100.00	per 3 hrs for Non-Resident
Green Pavilion (during business hours)	$ 35.00	$ 40.00	per 3 hrs for Resident
	$ 65.00	$ 80.00	per 3 hrs for Non-Resident

PROPOSED FEE INCREASES

INDOOR FACILITIES	CURRENT	PROPOSED	
Recreation Center			
Resident Rate	$ 55.00	$ 60.00	per hour for 1 Room
Non-Resident Rate	$ 55.00	$ 70.00	per hour for 1 Room
Resident Rate	$ 75.00	$ 80.00	per hour for 2 Rooms
Non-Resident Rate	$ 75.00	$ 90.00	per hour for 2 Rooms
Resident Rate	$ 90.00	$ 95.00	per hour for 3 Rooms
Non-Resident Rate	$ 90.00	$ 105.00	per hour for 3 Rooms
Resident Rate	$ 100.00	$ 105.00	per hour for 4 Rooms
Non-Resident Rate	$ 100.00	$ 115.00	per hour for 4 Rooms
Resident Rate	$ 95.00	$ 100.00	per hour for Gynmasium
Non-Resident Rate	$ 95.00	$ 110.00	per hour for Gynmasium
Resident Rate	$ 40.00	$ 45.00	per hour for Gym Stage
Non-Resident Rate	$ 40.00	$ 55.00	per hour for Gym Stage
Community Center	$ 75.00	$ 100.00	Refundable Deposit
	$ 30.00	$ 40.00	per hour for Resident
	$ 60.00	$ 85.00	per hour for Non-Resident
Senior Center	$ 75.00	$ 100.00	Refundable Deposit
	$ 40.00	$ 50.00	per hour for Resident
	$ 70.00	$ 95.00	per hour for Non-Resident

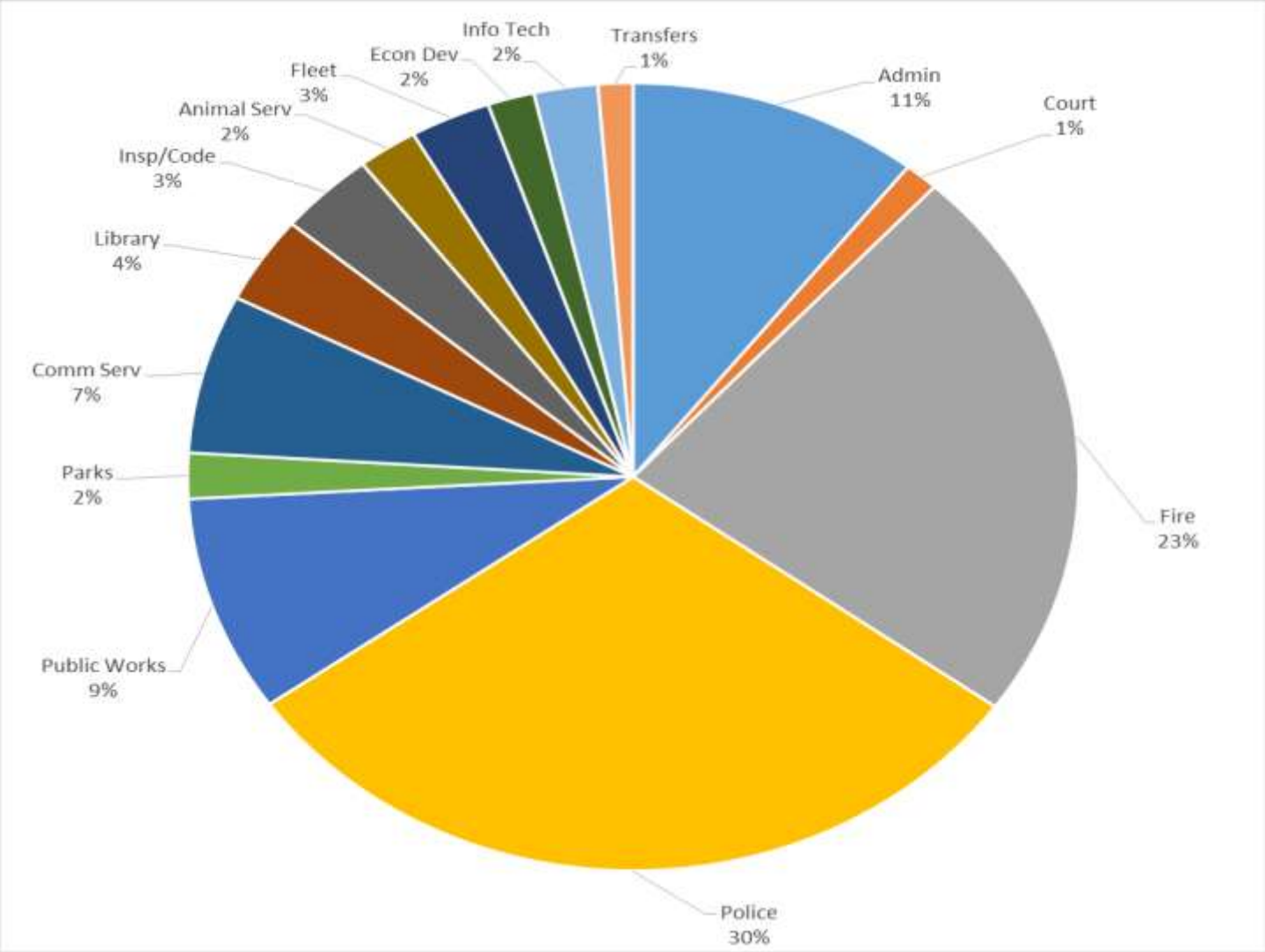
General Fund Revenues



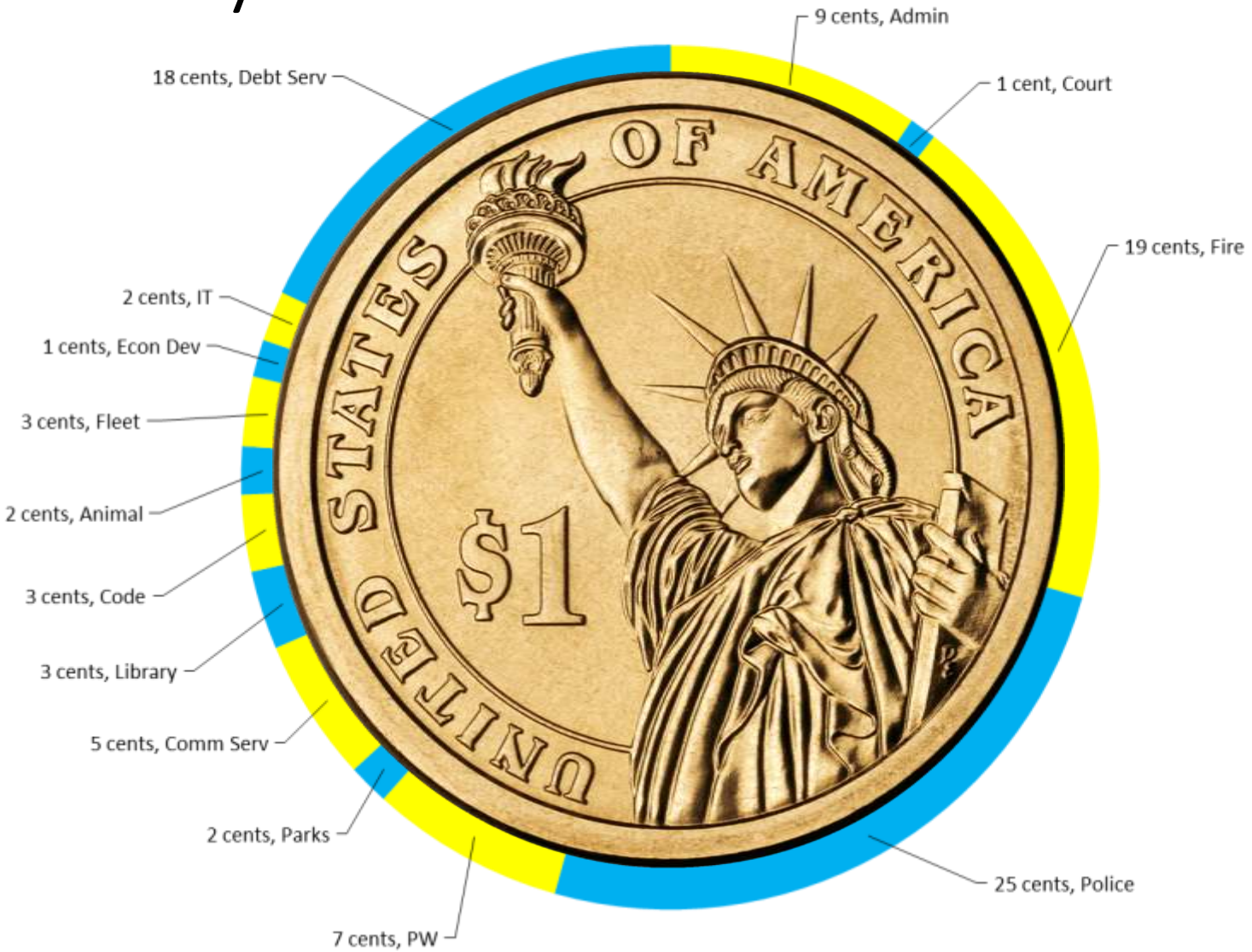
CITY OF SAGINAW FY 19/20 PROPOSED BUDGET CHANGES

PROPOSED GENERAL FUND EXPENDITURES	$	17,902,025
Emergency Manager		95,465
Emergency Manager equipment		47,000
Police Officer		90,035
Police Officer equipment		5,500
Firefighter		98,585
Firefighter equipment		5,000
reduction in BB transfer		(495,000)
Changes made 8/6/19		17,748,610
Reduce fuel budget	$	(56,000.00)
Emergency Manager 6 months		(48,990.00)
Police Offer 9 months		(24,340.00)
Firefighter 9 months		(26,130.00)
Telephone expense for Depot		5,700.00
Equipment replacement		6,910.00
Balance Admin		(265.00)
Changes made 8/10/19		17,605,495

General Fund Expenditures

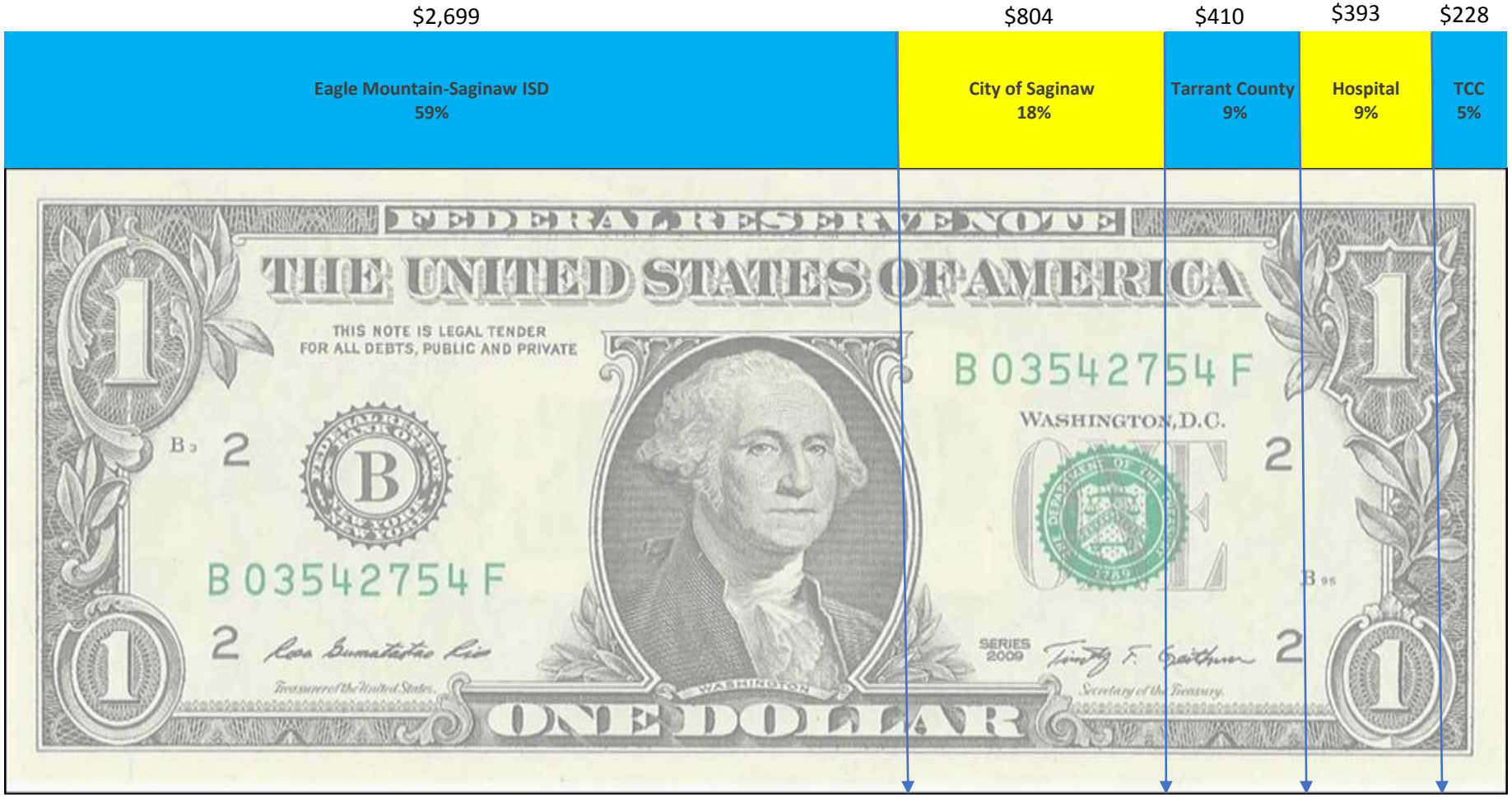


Where your tax Dollar Goes



Property Tax Distribution for and average Saginaw home

Total Tax Bill $4,534



City of Saginaw

Meeting Date: 9/3/2019

Agenda Items: (6)

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 4, Abstract 1849, A.F. Albright Survey Located at the Northeast Corner of N. Knowles Drive and W. McLeroy Boulevard (Ordinance No. 2019-15)

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

The applicant plans to develop a skilled nursing facility. The use will require a Special Use Permit that was

approved by the Planning and Zoning Commission at its August 13, 2019 meeting.

This item was considered at the City Council meeting of July 23, 2019. The City Council delayed action pending the Special Use Permit for the same property so that they could be considered together. Staff re-noticed the action to allow opportunity for additional public comments.

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
Zoning Ordinance

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)

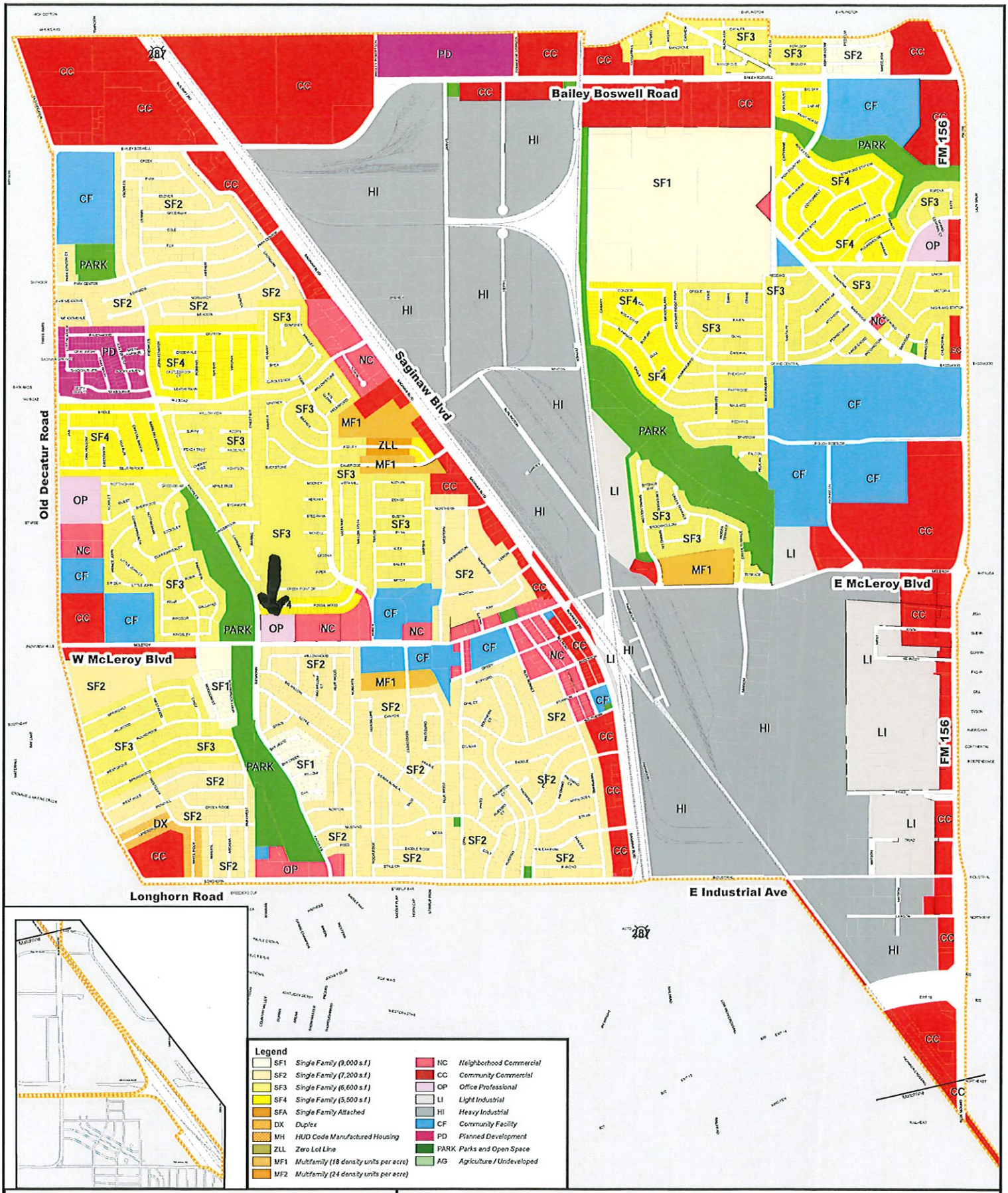
If you have any questions, please let me know.

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

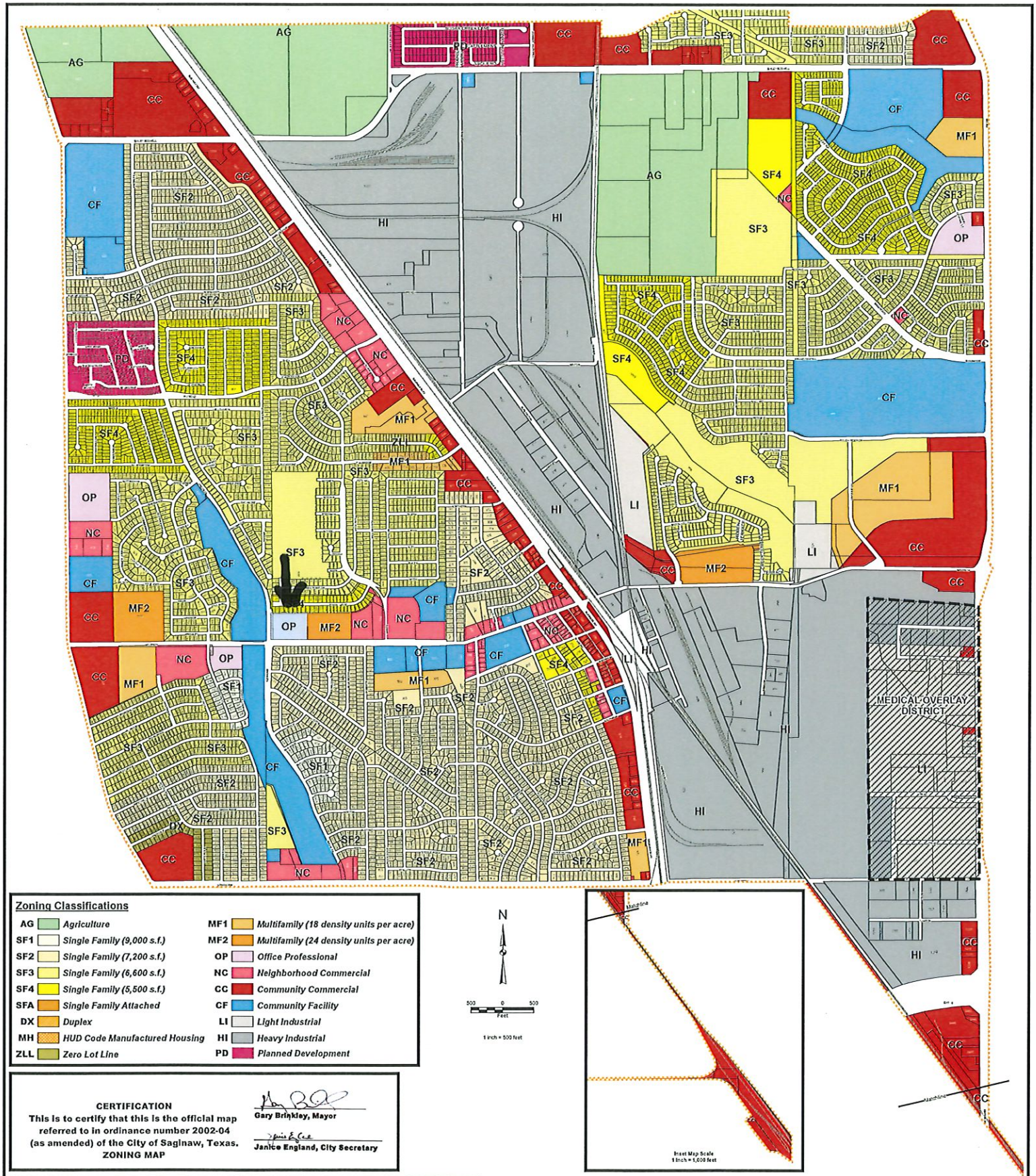
N

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.

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

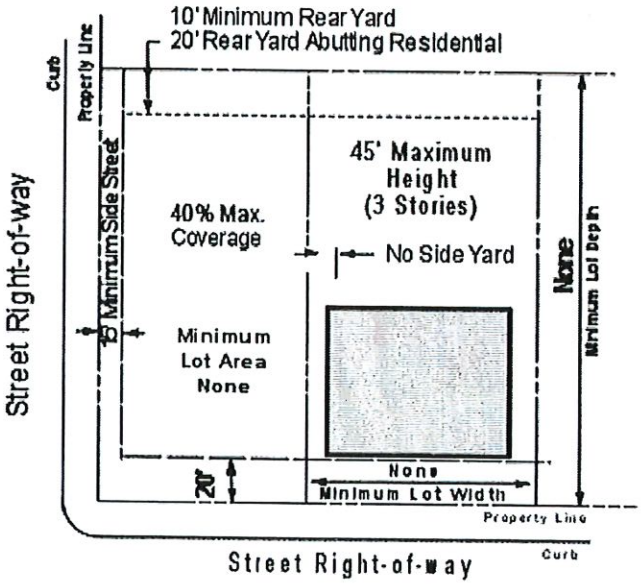
07/09/2019 P&Z Packet Page #11

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.

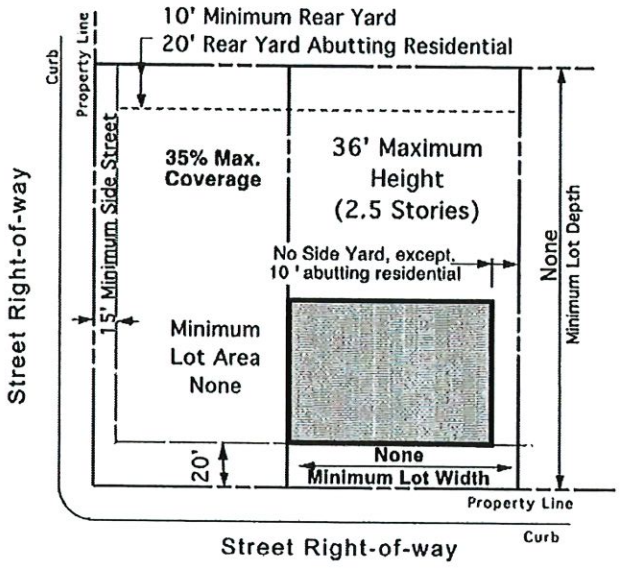
07/09/2019 P&Z Packet Page #12

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.

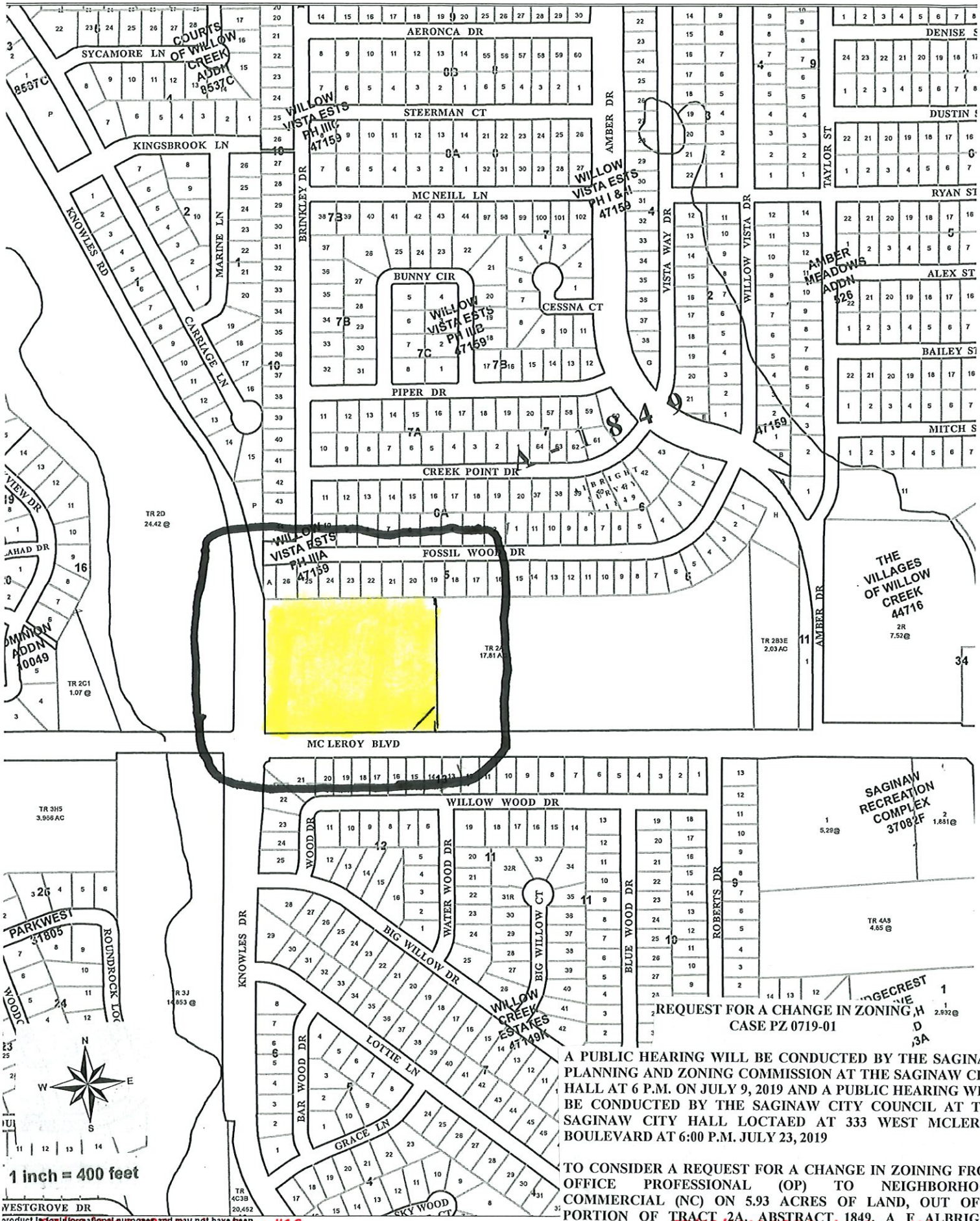
Sincerely,

Mary Ragle

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

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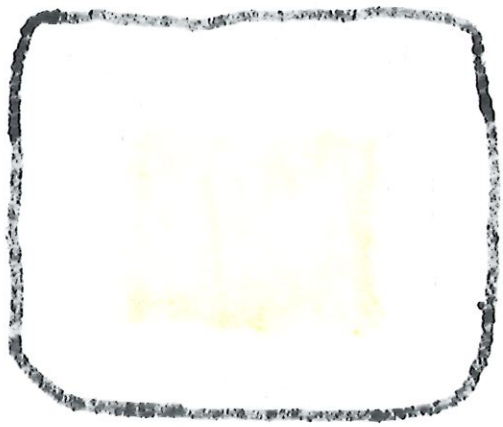
REQUEST FOR A CHANGE IN ZONING
CASE PZ 0719-01

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.

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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

_____

_____

_____

_____

_____

_____

_____

_____

_____

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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)

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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

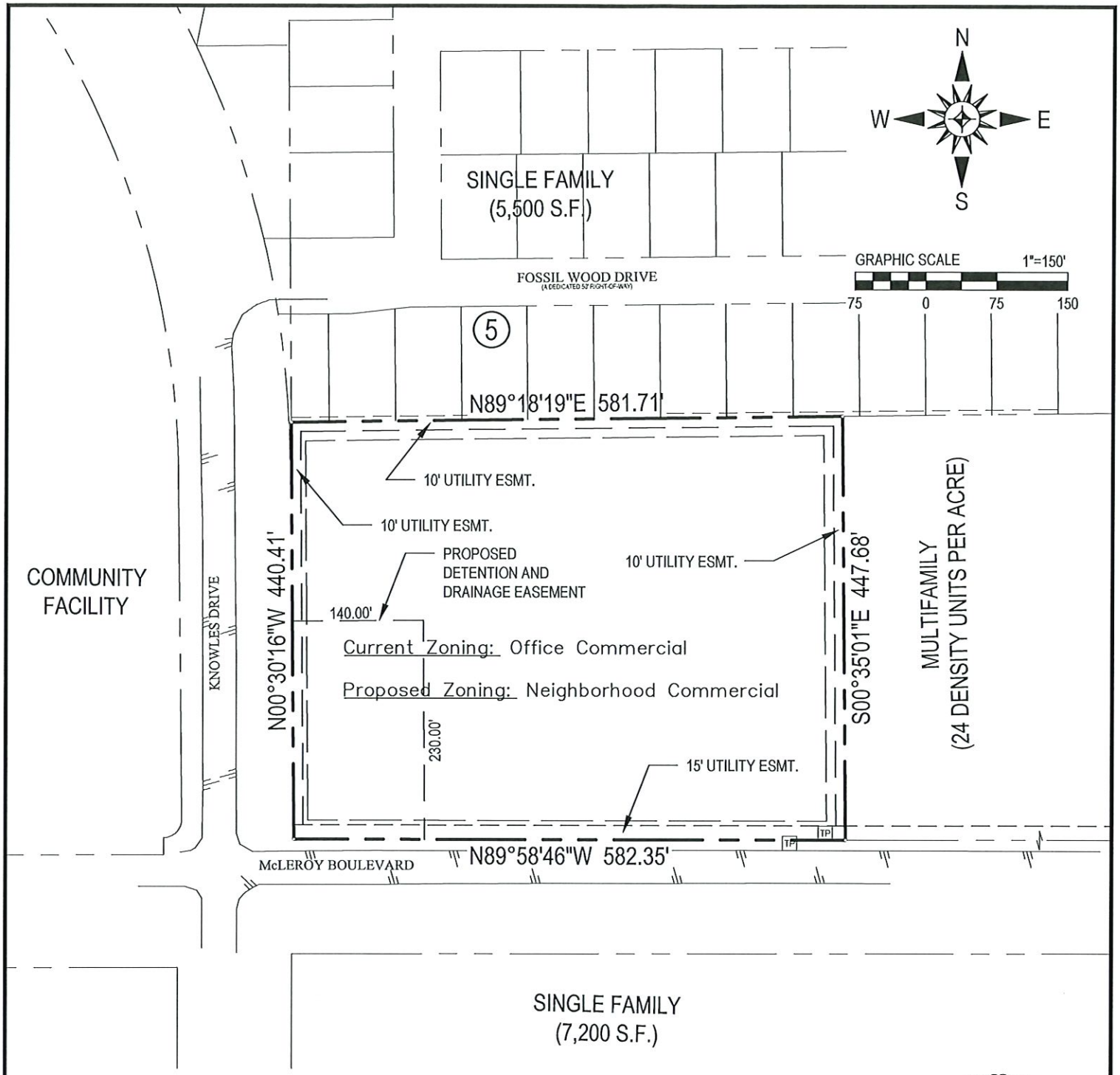
METES AND BOUNDS EXHIBIT

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

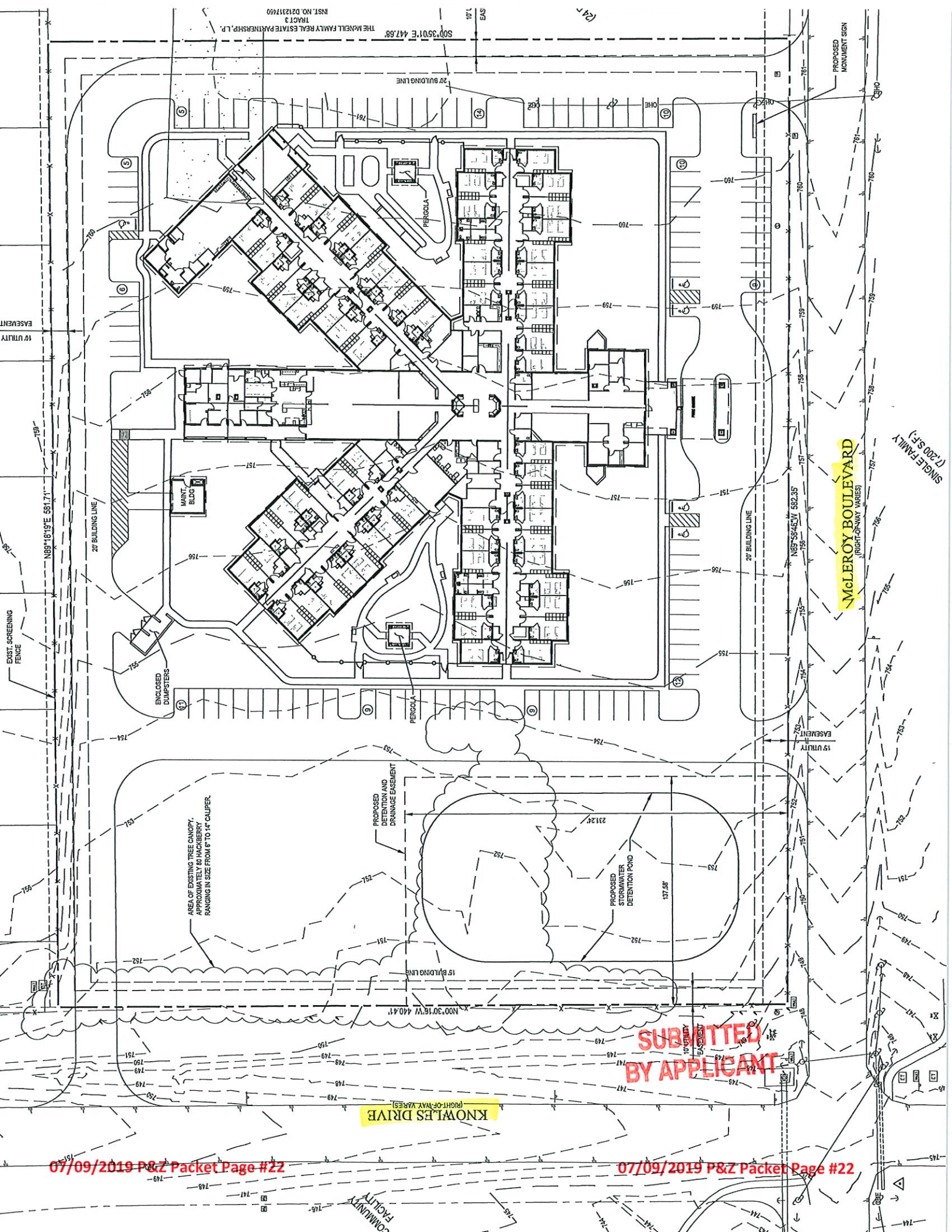
Barron•Stark Engineers
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.230.8900 (F) 817.231.1414
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

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



07/09/2019 P&Z Packet Page #22

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

07/09/2019 8:37 Packet Page #23

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

07/09/2019 P&Z Packet Page #24

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

07/09/2019 P&Z Packet Page #26

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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07/09/2019 P&Z Packet Page #27

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.		

07/09/2019 P&Z Packet Page #27

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.93 ACRES OF LAND OUT OF ABSTRTACT 1849, A. F. ALBRIGHT SURVEY, TRACT 4 LOCATED A THE NORTHEAST CORNER OF WEST MCLEROY BOULEVARD AND NORTH KNOWLES DRIVE FROM OFFICE PROFESSIONAL (OP) TO NEIGHBORHOOD COMMERCIAL (NC) AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO SAID PROPERTY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting a Comprehensive Land Use Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, in accordance with Section 1-3 of the Zoning Regulations of the City,

the Planning and Zoning Commission at the request of the City Council, has initiated consideration of a change in zoning classification for the following property described as: A. F. Albright Survey, Abstract 1849, A portion of Tract 4 (Exhibit “A” & “B”), Tarrant County, Texas, located in the City of Saginaw, Texas, from Office Professional (OP) to Neighborhood Commercial (NC).

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on July 9, 2019 and the City Council of the City of Saginaw, Texas held a public hearing on September 3, 2019 with respect to the zoning changes and amended land use designation described herein; and

WHEREAS, the City Council has determined that an amendment to the Comprehensive Land Use Map, as provided herein, redesignating the below described property from Office Professional (OP) to Neighborhood Commercial (NC) land use is appropriate and is in accordance with the growth goals, objectives and planning principles set forth in the Comprehensive Land Use Plan; and

WHEREAS, the City Council has further determined that the requested rezoning of the below described property is in the best interest of the citizens of Saginaw and is necessary to correct a manifest error in the regulations or map, to recognize changed conditions or circumstances in a particular locality, or to recognize changes in technology, the style of living, or manner of doing business; and

WHEREAS, the City has complied with all requirements of Chapters 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

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

SECTION 1.

The Saginaw, Texas, Comprehensive Land Use Plan, dated July 2016, as amended, is hereby amended by changing the Future Land Use Map to redesignate the hereinafter described property and area -as follows:

Approximately 5.93 acres of land and being more fully described as:
A. F. Albright Survey, Abstract 1849, a portion of Tract 4.

From Office Professional (OP) to Neighborhood Commercial (NC).

SECTION 2.

Ordinance No. 2002-04, as amended, is hereby amended by rezoning the Property described above from Office Professional (OP) to Neighborhood Commercial (NC).

SECTION 3.

The zoning districts as herein established have been made in accordance with a Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

The official zoning map of the City of Saginaw is hereby amended and the City Secretary is hereafter directed to revise the zoning map to reflect zoning classification as set forth above.

SECTION 5.

The City Secretary is directed to revise the Future Land Use Map to reflect the revised land use designations as set forth above.

SECTION 6.

The use of the property described above shall be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent

ordinances of the City of Saginaw.

SECTION 7.

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

SECTION 8.

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

SECTION 9.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Saginaw is hereby directed to publish in the official

newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Texas Local Government Code.

SECTION 11.

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

PASSED AND APPROVED ON THIS 3rd DAY OF SEPTEMBER 2019.

_____

MAYOR, TODD FLIPPO

ATTEST:

_____

CITY SECRETARY, JANICE ENGLAND

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____

CITY ATTORNEY, BRYN MEREDITH

City of Saginaw

Meeting Date: 9/3/2019

Agenda Items: (7)

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 Of A Specific Use Permit To Be Allowed To Operate A Skilled Nursing Facility (Nursing Home) On Property Located At The Northeast Corner Of West McLeroy Boulevard And North Knowles, A Portion Of Tract 4, Abstract 1859, A F Albright Survey (Ordinance No. 2019-16)

BACKGROUND/DISCUSSION:
On July 9, 2019, The Planning and Zoning Commission recommended approval of a request to rezone the subject property from Office Professional to Neighborhood Commercial. The City Council considered and continued the request on July 23, 2019. The City Council requested that the zoning request and pending Special Use Permit be considered together at its September 3, 2019 meeting.

The Skilled Nursing Facility use is considered as a Nursing Home under the City's use table. Nursing Homes are allowed in the proposed Neighborhood Commercial district by Specific Use Permit.

The Planning and Zoning Commission met on August 13, 2019 and unanimously recommended approval of the Specific Use Permit for consideration by City Council.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
Staff recommends approval of the Specific Use Permit allowing a Skilled Nursing Facility (Nursing Home) at The Northeast Corner Of West McLeroy Boulevard And North Knowles, A Portion Of Tract 4, Abstract 1859, A F Albright Survey, as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

SUP Ordinance
P&Z Minutes August 13, 2019
P&Z Packet August 13, 2019

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A SKILLED NURSING FACILITY (NURSING HOME) ON TRACT 4, IN THE A. F. ALBRIGHT SURVEY, ABSTRACT NO. 1849 LOCATED AT THE NORTHEAST CORNER OF WEST MCLEROY BOULEVARD AND NORTH KNOWLES DRIVE IN SAGINAW, REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the owner of Tract 4 out of the A. F.. Albright Survey, Abstract 1849. Saginaw, Tarrant County, Texas, has filed an application for a Specific Use Permit to allow the operation of skilled nursing facility (nursing home) and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 13, 2019, and the City Council of the City of Saginaw, Texas,

held a public hearing on September 3, 2019, with respect to the Specific Use Permit described herein; and

WHEREAS, the City Council has determined that the requested Specific Use is compatible with adjacent property use and consistent with the character of the neighborhood; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property.

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

SECTION 1)

Ordinance No. 2002-04, as amended, is hereby amended by approving the following specific use:

> Tract 4 out of the A. F. Albright Survey, Abstract 1849, a Specific Use Permit to allow the operation of a skilled nursing facility (nursing home), as more fully described Exhibit “A” and by the site plan shown in Exhibit “B” attached hereto and incorporated herein.

SECTION 2)

The Specific Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3)

The official map of the City of Saginaw is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4)

The use of the property described above shall be subject to all applicable regulations contained in the Zoning Regulations and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 5)

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

SECTION 6)

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

SECTION 7)

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8)

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9)

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

SECTION 10)

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

PASSED AND APPROVED ON THIS 3rd DAY OF SEPTEMBER 2019.

_____
MAYOR, TODD FLIPPO

ATTEST:

_____
CITY SECRETARY, JANICE ENGLAND

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
CITY ATTORNEY, BRYN MEREDITH

EXHIBIT "A"

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.



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) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

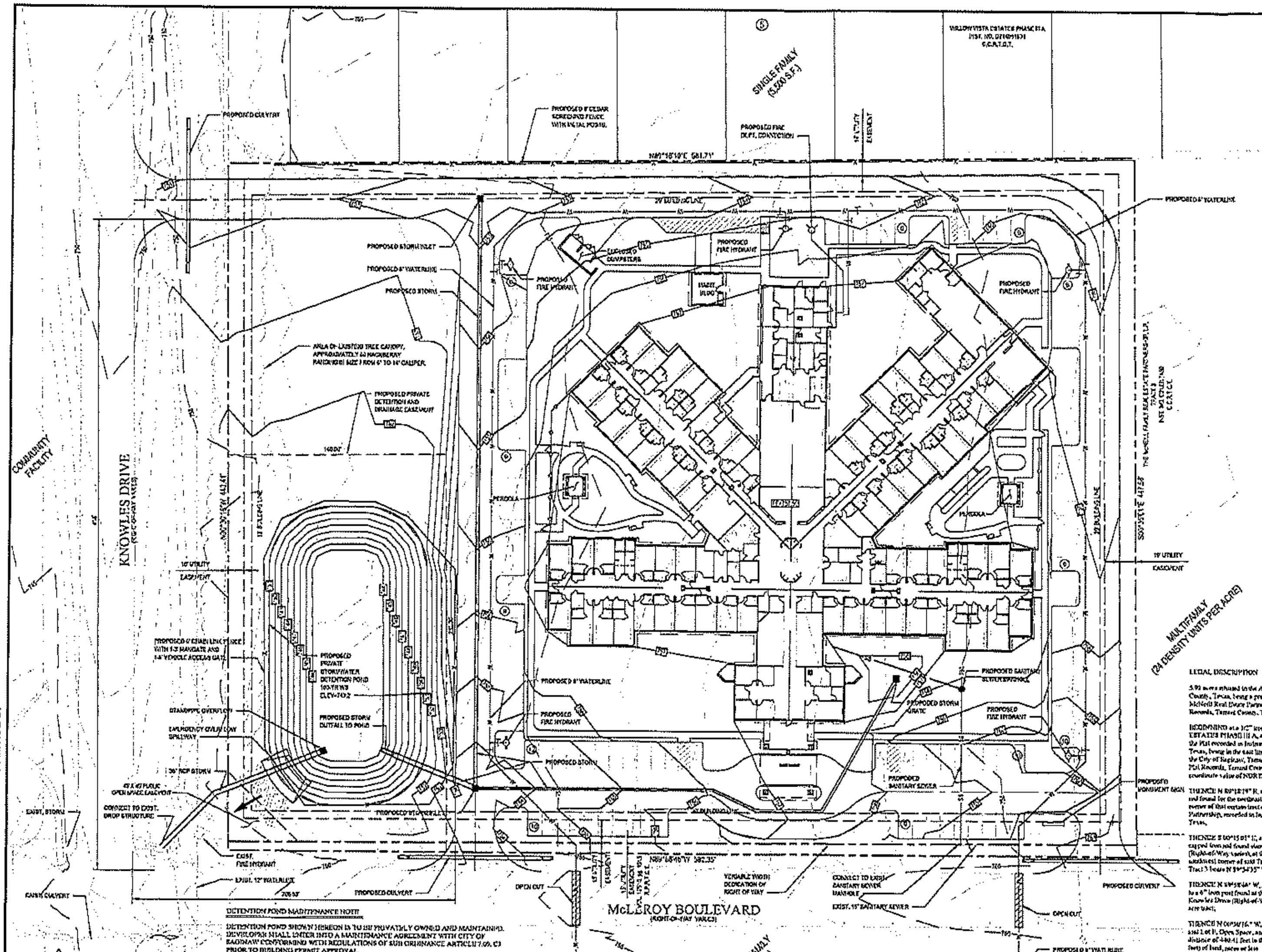
METES AND BOUNDS EXHIBIT

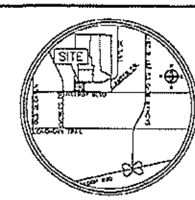
SAGINAW SKILLED NURSING

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

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

EXHIBIT "B"





GRAPHIC SCALE 1"=30'

30 0 30 60

SITE DATA TABLE

Total Acreage (5.84 Acres)	254,481	Sq. Ft.
Total Structures (Footprint)	49,741	Sq. Ft.
Total Impervious Pavement & Sidewalk	78,335	Sq. Ft.
Total Misc Impervious (2-Pergolas)	321	Sq. Ft.
Total Impervious	128,397	Sq. Ft.
Total Open Space	126,084	Sq. Ft.
Open Space Ratio	49.5%	
Proposed Structures (Footprint)		
1-Story Building	49,303	Sq. Ft.
1 Maintenance Building	438	Sq. Ft.
Total Bldg. Sq. Ft. (Footprint)	49,741	Sq. Ft.

Maximum Building Height
The maximum building height for building is 24'-6½" to Highest Plate Line

Current Zoning: Office Commercial

Proposed Zoning: Neighborhood Commercial

Parking Tabulation:

128 Beds X 1 Space/2 Beds = 64 Required

Spaces Provided = 95 Standard, 5 Handicapped

Total Spaces Provided 100 Spaces

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 D214051891, 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: 6997608.43 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°15'01" 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 Survey Inc", 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°54'35" W, a distance of 702.11 feet, for reference;

THENCE N 89°48'46" 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 easements as shown on the Plat.

DETENTION POND MAINTENANCE NOTE:

DETENTION POND SHOWN HEREON IS TO BE PRIVATELY OWNED AND MAINTAINED. DEVELOPER SHALL ENTER INTO A MAINTENANCE AGREEMENT WITH CITY OF SAGINAW CONFORMING WITH REGULATIONS OF SUB ORDINANCE ARTICLE 7.09, C) PRIOR TO BUILDING PERMIT APPROVAL.

LANDSCAPE NOTE:

PROPOSED SITE CONTAINS 126,084 S.F. (49.5%) OF PERVIOUS AREA WHICH WILL BE LANDSCAPED TO MEET OR EXCEED SECTION 8.13 OF THE LANDSCAPE REGULATIONS. A FORMAL LANDSCAPE PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL IN CONJUNCTION WITH BUILDING PERMIT APPLICATION.

SITE LIGHTING NOTE:

APPLICANT ACKNOWLEDGES REQUIREMENT FOR DIRECTIONAL LIGHTING DIRECTED AWAY FROM ADJACENT NEIGHBORHOOD. A FORMAL SITE LIGHTING PLAN PREPARED BY PROJECT M.E.P. ENGINEER TO BE PROVIDED IN CONJUNCTION WITH BUILDING PERMIT APPLICATION.

DETENTION POND GENERAL NOTE:

FINAL LOCATION AND SIZE OF THE PROPOSED DETENTION POND IS SUBJECT TO APPROVAL OF THE DRAINAGE STUDY AND ROW DEDICATION FOR ROUNDABOUT AT KNOWLES DRIVE AND W. McLEROY BOULEVARD

OWNER:
The McNeil Family Real Estate Partnership, LP
Attn: Barbara Boeling
3400 Boat Club Road
Fort Worth, Texas 76179
(817) 875-8838

APPLICANT/PLANNER:
Barron Stark Engineers, LP
6221 Southwest Boulevard, Ste 100
Fort Worth, Texas 76132
(817) 231-8100

APPROVED ____________

____________ DATE

REVISIONS

Barron•Stark Engineers

CHARLES F. STARK 87350 PROFESSIONAL ENGINEER

ZONING SITE PLAN

SAGINAW SKILLED NURSING

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

CLIENT No.	393
PROJECT No.	9526
DESIGN:	TLC
DRAWN:	DLC
CHECKED:	CFS
DATE:	JUNE 2019
SHEET	SP 1

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
AUGUST 13, 2019

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 4	Malinda Julien
Member	Place No. 2	William Barngrover
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Randy Villarreal
Director Public Works		Rick Trice
City Attorney		Alicia Kreh
Recording Secretary		Mary Ragle

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien	Dale Reed
Barbara Beerling	Beverly Lehman
Chuck Stark	Kelley McDowell
Rick McNealy	Lori Kay

(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, Members Julien, Barngrover, LaBruyere, 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 July 9, 2019 were presented for approval. Member Barngrover commented that the agenda lists the minutes as being for the May 14, 2014 meeting and wanted it noted that the minutes considered were for the July 9, 2019 meeting. A motion was made by Member Barngrover with a second by Member LaBruyere to approve the minutes for July 9, 2019 as presented. Motion carried unanimously.

For: Chairman Lewis,
Members Julien, Barngrover, LaBruyere, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Alternate Member Peet

(5) PZ 0819-01 PUBLIC HEARING
Consideration And Action Regarding A Request For Approval of a Specific Use Permit to Be Allowed to Operate A Skilled Nursing Facility (Nursing Home) On Property Located at the Northeast corner of N. Knowles Drive and W. McLeroy Boulevard

Chairman Lewis opened the Public Hearing at 6:03 p.m.

Director of Public Works Rick Trice reviewed the information included in the members' packets for this item and also advised the Commission that the zoning case for this property to change the zoning from Office Professional to Neighborhood Commercial that the P&Z heard on July 9th was heard by the City Council on July 23rd and tabled. The City Council will consider both the Zoning request and the Specific Use Permit on September 3, 2019.

Chuck Stark, with Barron and Stark Engineers, 6221 Southwest Boulevard, Fort Worth, advised that he represents the owner and the developer and would be glad to answer any questions that the Commission had. He answered questions and addressed concerns the members have regarding building height, lighting, ingress and egress into and out of the site, screening, and other items

Dale Reed, 800 Palomino Dr, addressed the Commission stating that she is in favor of a nursing home at this location and she encouraged the Commission to recommend that the City Council Approve the Specific Use Permit.

Barbara Beerling, 8640 Boat Club Road, said she is one of the owners for this property and introduced Mr. Rick McNealy.

Rick McNealy, 21726 Hardy Oak, San Antonio, Texas, stated that he would be glad to answer any questions that the members might have. He advised he would like to clear up any confusion regarding the use requested. He said this facility would be for short term and long term care.

Kelley McDowell, 329 Vista Way Drive, asked for clarification on how these cases are published. DPW Trice explained the process required for notification of Public Hearings.

Dale Reed asked if this facility would be licensed for respite care. Mr. McNealy stated that would be something the operator of the facility would have to address.

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

Chairman Lewis closed the public hearing at 6:21 p.m.

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the city council approve the Specific Use Permit to allow the operation of a Skilled Nursing Facility (Nursing Home) on property located at the northeast corner of N. Knowles Drive and West McLeroy Boulevard. Motion carried.

For: Chairman Lewis,
Members Julien, Barngrover, LaBruyere, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Alternate Member Peet

(6) PZ 0819-02 PUBLIC HEARING
Consideration And Action Regarding The Adoption Of An Ordinance Amending Appendix A (Zoning Ordinance No. 2002-04) Of The Code Of Ordinances Regarding Governing Public Schools, Private Schools, And Open Enrollment Charter Schools; Providing For Regulations Governing Use By Right, Conditional Use And Prohibited Use In Each Zoning District; Providing For Definitions For Each Use; And Providing For Land Use Development Criteria or Each Use

Chairman Lewis opened the Public Hearing at 6:24 p.m.

DPW Trice advised the purpose of this amendment is to give the city a tool to require that any school would have to go through the Specific Use Permit process. He mentioned the study furnished by the city attorney that was done in partnership with the U. S. Department of Justice stating that the study specifically evaluates traffic congestion concerns that are unique to schools. He also added that in recent years the City has experienced increased traffic congestion resulting from the development of new school sites that have had an impact on safety and quality of life for the public.

Chairman Lewis closed the Public Hearing at 6:26 p.m.

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council approve the Amendment to the Zoning Ordinance (No. 2002-04) regarding governing public schools, private schools, and open enrollment charter schools, providing regulations for each use and definitions for each use and providing for land use development criteria for each use. Motion carried,

For: Chairman Lewis,
Members Julien, Barngrover, LaBruyere, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, 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 and Project Dream Play in Willow Creek Park

(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 Member LaBruyere with a second by Member Julien to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis,
Members Julien, Barngrover, LaBruyere, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Alternate Member Peet

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, August 13, 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)	**Approval Of Minutes** Regular Meeting And Public Hearing On May 14, 2019	Chairman Lewis
Pg 8	(5)	**PZ 0819-01 PUBLIC HEARING** Consideration And Action Regarding A Request For Approval Of A Specific Use Permit To Be Allowed To Operate A Skilled Nursing Facility (Nursing Home) On Property Located At The Northeast Corner Of West McLeroy Boulevard And North Knowles, A Portion Of Tract 4, Abstract 1849, A F Albright Survey	Chuck Stark Barron Stark Eng
Pg 30	(6)	**PZ 0819-02 PUBLIC HEARING** Consideration And Action Regarding The Adoption Of An Ordinance Amending Appendix A (Zoning Ordinance No. 2002-04) Of The Code Of Ordinances Regarding Governing Public Schools, Private Schools, And Open Enrollment Charter Schools; Providing For Regulations Governing Use By Right, Conditional Use And Prohibited Use In Each Zoning District; Providing For Definitions For Each Use; And Providing For Land Use Development Criteria For Each Use.	Public Works Director Rick Trice, P. E.
	(7)	**Staff Report**	Public Works Director
Pg 37	A.	Discussion Of Residential, Commercial And Industrial, And City Capital Projects	Rick Trice, P. E.
Pg 43	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.

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PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2020
William Barngrover	Place No. 2	Term Expires May 2021
Matthew Lewis Chairman	Place No. 3	Term Expires May 2020
Malinda Julien	Place No. 4	Term Expires May 2021
Jason LaBruyere	Place No. 5	Term Expires May 2020
John Peet	1st Alternate	Term Expires May 2021
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.

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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

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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 Stark, 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

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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 not 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

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08/13/2019 P&Z Packet Page #6

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

08/13/2019 P&Z Packet Page #7

DATE: August 7, 2019

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PZ 0819-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval Of A Specific Use Permit To Be Allowed To Operate A Skilled Nursing Facility (Nursing Home) On Property Located At The Northeast Corner Of West McLeroy Boulevard And North Knowles, A Portion Of Tract 4, Abstract 1859, A F Albright Survey

On July 9, 2019, The Planning and Zoning Commission recommended approval of a request to rezone the subject property from Office Professional to Neighborhood Commercial. The City Council considered and continued the request on July 23, 2019. The City Council requested that the zoning request and pending Special Use Permit be considered together at its September 3, 2019 meeting.

The Skilled Nursing Facility use is considered as a Nursing Home under the City's use table. Nursing Homes are allowed in the proposed Neighborhood Commercial district by Specific Use Permit.

The applicant has provided a site plan and supporting documentation to describe the proposed use. In addition, they have provided a response, in your packet, to the 13 *Conditions of Permit Approval* in Sec. 5-4. G. of the Zoning Ordinance.

The site plan has been reviewed by staff and is acceptable.

If you have any questions, please feel free to contact me at (817) 230-0449 or at rtrice@saginawtx.org.

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AG	SF1	SF2	SF3	SF4	SFA	DX	ZL	MH	MF1	MF2		OP	NC	GC	CF	LI	HI	
											Medical, Dental & Optical Retail Sales	P	P	P				
											Medical, Dental Office	P	P	P				
									S	S	Nursing Home		S	P				2
											Optician Shop	S	S	P				2
S											Veterinary Hospital with Outside Pens					S	P	1, 5, 8, 9
S											Veterinary Hospital without Outside Pens	S	S	P		P	P	2
S											Veterinarian Office, Small Animal Practice	P	P	P				2
S											Veterinarian Office, Large Animal Practice					S	P	1, 5
AUTOMOTIVE USES																		
											Auto Auction					S	P	1, 7, 11, 13
											Auto Car Wash		S	P		P	P	2, 7
											Auto Impound Lot/Wrecker Business						S	2, 7, 13
											Auto Paint & Body Shop					P	P	11, 12, 13
											Auto Parts & Accessory Sales		S	P		P	P	2
											Auto Rental (Car & Truck)		S	P		P		2, 13
											Auto Repair Garage		S	S		P	P	1, 11, 12, 13
											Auto Sales, New & Used			S		P	P	2, 7, 12, 13
											Auto Service Station		S	P		P	P	2, 7, 11, 12, 13
											Auto Service Station, Light Maintenance		S	P		P	P	
											Bus, Train, & Taxi Station or Terminal		S	P		P	P	2, 13
											Farm Machinery & Implement Sales & Service			S		P	P	2, 12, 13
											Heliport					S	S	2

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c. A convenience store, supermarket, or other retail establishment where consumer retail sales constitute at least 75 percent of the total gross revenue generated on site.

Nursing home. A structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age, including developments containing convalescent or nursing facilities.

Office, business. An office in which chattels or goods, wares, or merchandise are not commercially displayed, created, sold, or exchanged.

Office machine sales and service. A shop specializing in the sale and repair of office machinery.

Office, professional. A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. Including but not limited to insurance broker, public stenographers, real estate broker, stock broker, doctor, dentist, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail sales.

Office, real estate development tract or field office. A temporary office for the purpose of selling real estate to the general public located on or adjacent to the real estate being offered for sale.

Office supply store. A store that specializes in office supplies.

Optician shop. A shop that manufactures optical devices, especially eyeglasses.

Park. Public or private land available for recreational, educational, cultural, or aesthetic use.

Parking area. An area for the driving, parking, display, or storage of motor vehicles.

Parking lot, commercial (auto). A structure or lot devoted to the temporary parking of automobiles for a fee.

Parking lot, commercial (truck). A facility for temporary parking of currently commercial licensed trucks in excess of one ton, for a fee.

Pawn shop. A shop specializing in making small loans against personal property or buying used personal goods from individuals.

Payday/advance loan business means an establishment, entity or person registered with the Texas Secretary of State as a Credit Services Organization (CSO) under V.T.C.A., Finance Code § 393 that engages in any of the following activities:

a. Acts or operates as a loan broker between consumers and lending companies;

b. Issues a "letter of credit" or similar document on behalf of a consumer to a lender; or

c. Collects any or all of the following fees:

   1. A referral fee for referring a consumer to a lending company;

   2. An application fee for filling out the CSO documents; or

   3. Interest on the funds distributed to the consumer, or payments based on the amount of money distributed to the consumer; or

d. Requires the consumer to provide the CSO or lending company with a postdated check or authorization to make an electronic debit against an existing financial account.

Pet shop. A shop offering small animals for sale, with associated goods and services.

Pharmaceutical plant. A facility for the production of drugs for medicine.

Pharmaceutical products manufacturing. A facility for the production of drugs for medicine.

Pharmacy. An establishment offering prescription and over the counter pharmaceuticals and other associated products for sale to the public.

Philanthropic and/or charitable use. A nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work.

Photographic equipment sales and service. A shop that specializes in the sale and repair of photographic equipment.

Photographic service. An establishment offering drop-off of film for processing, pickup of developed photographs, and related services.

Physical training and athletic facility. An indoor facility that is designed to train and enhance physical agility and performance for those involved or seeking to become involved in organized sports activities including but not limited to football, baseball, basketball, soccer, cheerleading and other sports normally sanctioned by scholastic institutions.

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Sec. 5-4. - Specific use permits.

A. *Purpose.* Certain land uses, because of their nature and location, are not appropriate for categorizing into installations, such as colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other unusual land uses not specifically provided for in this chapter. To provide for the proper handling and location of such specific uses, provision is made for amending this chapter to grant a permit for a specific use in a specific location. This procedure for approval of a specific use permit includes a public hearing. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a specific use permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a specific use permit unless it is the finding of the planning and zoning commission and city council that such a special use is compatible with adjacent property use and consistent with the character of the neighborhood.

B. *Permit required.* No special use shall be erected, used, altered, occupied nor shall any person convert any land, building or structure to such a use unless a specific use permit has been issued by the city council. The granting of a specific use permit shall be done in accordance with the provisions for amendment of this zoning ordinance.

C. *Application procedure.* An application for a special permit shall be filed with the administrative official on a form prepared by the city. The application shall be accompanied by the following:

1. A completed application form signed by the property owner;
2. An application fee as established by the city's latest adopted schedule of fees;
3. A certificate stating that all city and school taxes have been paid to date;
4. A property description of the area where the specific use permit is proposed to apply;
5. A site plan complying with the requirements stated in this section which will become a part of the specific use permit, if approved; and
6. Any other material and/or information as may be required by the planning and zoning commission, the city council or the administrative official to fulfill the purpose of this subsection and to ensure that the application is in compliance with the ordinances of the city.

D. *Site plan information.* A site plan shall contain, at a minimum the following information, as provided in section 8-1, Site Plan Requirements:

E. *Additional information.* The following additional information may also be required if deemed appropriate by staff, the planning and zoning commission, or city council.

1. Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
2. Description of the present use, assessed value and actual value of the land affected by the proposed facility.
3. Description of the proposed use, anticipated assessed value and supporting documentation.
4. A description of any long-term plans or master plan for the future use or development of the property.
5. A description of the applicant's ability to obtain needed easements to serve the proposed use.
6. A description of any special construction requirements that may be necessary for any construction or development on the subject property.
7. A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.

F. *Council action.* The city council may grant such a wavier only upon finding that the information submitted is sufficient to determine that the proposed building, use, structure, development or activity will have an insubstantial impact on the surrounding area and that providing the information required by the submittal requirements is unreasonably burdensome on the applicant.

G. *Conditions of permit approval.* A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.

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3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.

4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.

5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.

7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.

8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.

9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.

10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.

11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.

12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.

13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

H. *Additional conditions.* In authorizing a specific use permit, the planning and zoning commission may recommend, and the city council may impose, additional reasonable conditions necessary to protect the public interest and the welfare of the community.

I. *Time limit.* A specific use permit issued under this division shall become null and void unless construction or use is substantially underway within one year of the granting of the permit, unless an extension of time is approved the city council.

J. *Revocation of permit.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:

1. The permit was obtained or extended by fraud or deception.

2. One or more of the conditions imposed by the permit has not been met or has been violated.

K. *Amendments to specific use permit.* The procedure for amending a specific use permit shall be the same as for a new application, provided the administrative official may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in an increase in external impacts on adjacent properties or neighborhoods.

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ARTICLE 8. - SUPPLEMENTAL DISTRICT REGULATIONS

Sec. 8-1. - Site plan requirements.

A. *Generally.* Whenever a site plan is required by this ordinance, such site plan must conform to the requirements of this section. Unless otherwise specified in this ordinance, all site plans must be approved by the city council, upon recommendation of the planning and zoning commission. The site plan submitted in support of an application shall satisfy the requirements for site plan submittals as set forth by the city staff. Site plans shall be reviewed by the city staff, and comments shall be returned after the review by the city staff. The submittal date of the site plan shall be the date upon which the site plan is found to be in compliance with the provisions of the site plan application by the city staff.

B. *Required prior to building permit.* When required by this ordinance, a site plan must be approved prior to the issuance of a building permit by the city.

C. *Changes to the site plan.* Changes to the site plan shall be processed in the same manner as the original approved site plan.

1. Except as otherwise provided in paragraph 3 below, any site plan that is amended shall require approval of the city council, upon recommendation of the planning and zoning commission.
2. Changes to the site plan which will affect the use of the land may require either an amendment to a planned development or a rezoning of property, whichever applies.
3. Changes of details within a site plan which do not alter the basic physical relationship of the property to adjacent properties; do not alter the use permitted; and do not increase the density, floor area, height, or reduce the yards provided at the boundary of the site as indicated on the approved site plan, may be authorized by the administrative official or his/her designee. An aggrieved party may appeal the decision of the administrative official or his/her designee to the board of adjustment in accordance with the provisions of this ordinance.

D. *Council approval.* Council approval of a site plan that accompanies a zoning change request shall become part of the amending ordinance.

E. *Site plan content.* The site plan shall contain the information listed below, and any or all of the required features may be incorporated on a single drawing if the drawing is clear and capable of evaluation by the city council and the staff personnel required to enforce and interpret this ordinance.

1. The boundary lines and dimensions of the property, existing subdivision lots, available utilities, easements, roadways, sidewalks, emergency access easements, and public rights-of-way.
2. Topography of the property proposed for development in contours of not less than two feet, together with any proposed grade elevations, if different from existing elevations.
3. Flood plains, water courses, marshes, drainage areas, and other significant environmental features including, but not limited to, rock outcroppings and major tree groupings. Topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project petition.
4. The location and use of all existing and proposed buildings or structures, including all refuse storage areas, and the minimum distance between buildings. Where building complexes are proposed, the location of each building and the minimum distances between buildings, and between buildings and the property line, street line, and /or alley.
5. Total number, location, and arrangement of off-street parking and loading spaces, where required.
6. All points of vehicular ingress, egress, and circulation within the property and all special traffic regulation facilities proposed or required to assure the safe function of the circulation plan.
7. Setbacks, lot coverage, and when relevant, the relationship of the setbacks provided and the height of any existing or proposed building or structure.
8. The location, size, and arrangement of all outdoor signs, exterior auditory speakers, and lighting.
9. The type, location, and quantity of all plant material used for landscaping, and the type, location, and height of fences or screening and the plantings around them.
10. If multiple types of land uses are proposed, a delineation of the specific areas to be devoted to various land uses.

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11. Vicinity map, north point, scale, name of development, name of owner, name of planner, total acreage of project, and street address or common description of the property.

12. Current land uses and zoning district of the property and current land uses and zoning districts of contiguous properties.

13. Buildings on the exterior of the site and within 25 feet of all property lines.

14. The location and size of existing and proposed surface and subsurface drainage facilities, including culverts, drains, and detention ponds, showing size and direction of flow.

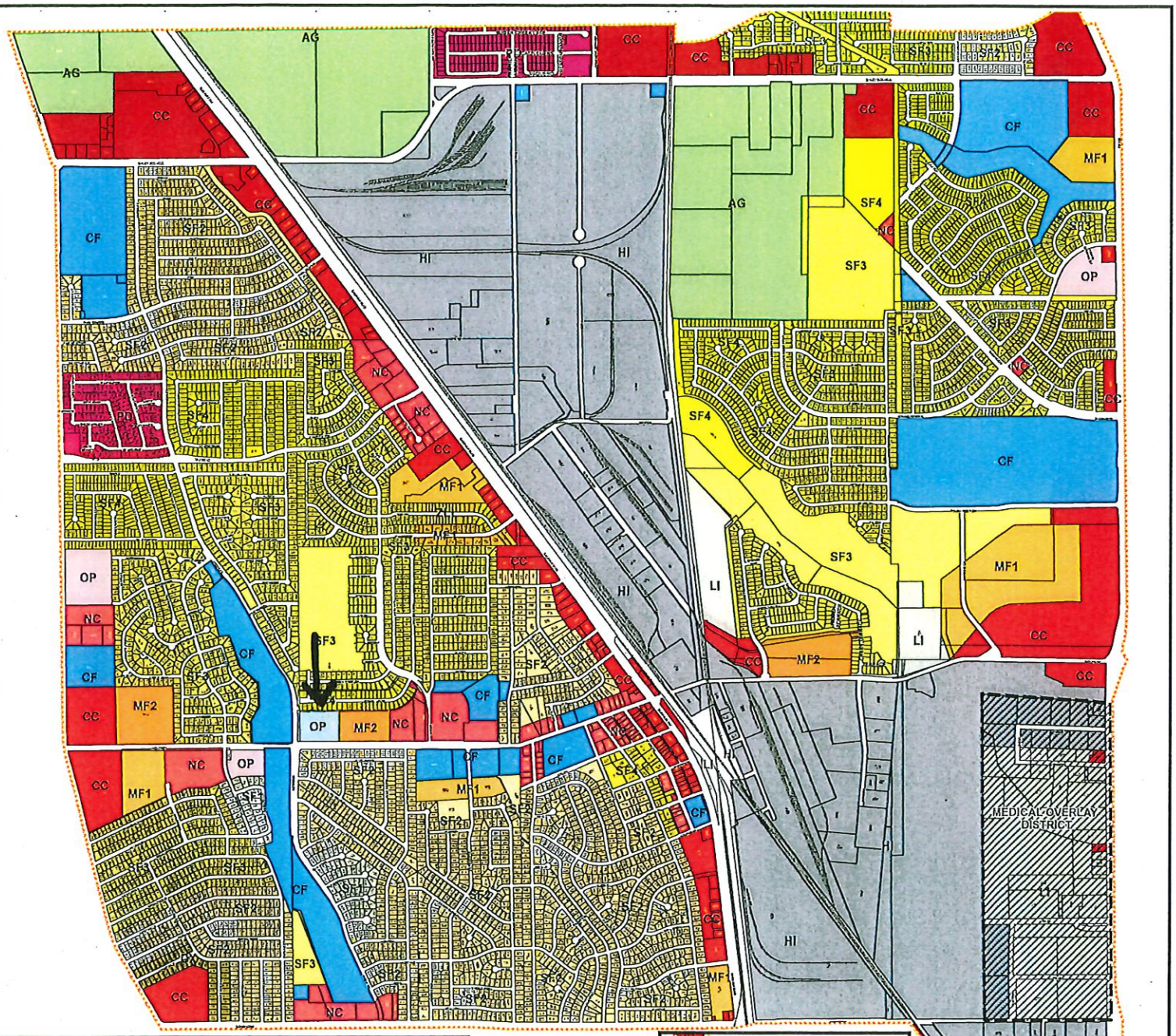
15. The number of square feet of the property after construction which will constitute impervious area or impervious surface and vegetated areas.

16. Architectural drawings, such as elevations, concept sketches or renderings depicting building types and other significant proposed improvements including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant's land use and development proposals.

17. Legal description of the total site area proposed for rezoning, development or specific use permit.

18. Signature, title and date of the applicant, at the conclusion of the written documents certifying the information presented in the plans, and supporting documents reflect a reasonably accurate portrayal of the general nature and character of the applicant's proposals.

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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.

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to a civil trial in state district court.

A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large scale map and a metes and bounds description of the landowner's tract of land.

Persons who wish to request this option should file the required documents with the:
Public Utility Commission of Texas Central Records
1701 N. Congress, P. O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

Si desea Informacion en espanol, puede llamar al 1-888-782-8477.

NOTICE OF JUDICIAL SALE

Pursuant to an Order of Sale entered in United States vs. The Taxpayer, Civil Action No. 4:18-cv-00100, United States District Court for the Northern District of Texas, the United States will offer for sale at public auction, to the highest bidder, according to law and pursuant to the terms and conditions set in herein, the property described below:

Date: August 21, 2019
Time: 11:00AM (Registration starts at 10:30AM)
Sale Location: 6707 Lions Gate Court .Arlington, Texas 76001
Title Offered:
The property shall be offered for sale, at public auction, free and clear of all liens and interests of the parties to this action.
Description of Property:
Four bedroom and three-and-a-half-bathroom home. Home has approximately 3,000 square feet of living space. Home has a brick and stone exterior.
Property May Be Inspected at:
Open house on June 19, 2019 from 11:00AM until 3:00PM and on date of sale from 9:00AM until 11:00AM
Minimum Bid: $210,000
For Information about the Sale:
Please contact Sara Wright at 865-274-7349
The Terms of Payment:
See below
Form of Payment:
All payments must be by Certified or Cashier's Check made payable to the United States District Court for the Northern District of Texas.
TERMS AND CONDITIONS OF SALE
The property is offered for sale, without further permission of the Court, under the terms and conditions of the Order, or, in the alternative the real property shall be sold to the second highest bidder.
The United States may bid as a creditor against its judgments without tender of cash.
The sale of the real property shall be subject to confirmation by the Court. Upon confirmation of the sale and receipt of the entire purchase price, the Court shall issue and the IRS shall deliver to the purchaser, a deed conveying the real property to the purchaser. Upon confirmation of the sale, all interests in, liens against, or claims to, the real property that are or may be asserted by any of the parties to this action are discharged and extinguished.
The United States reserves the right to reject any and all bids and to withdraw the property from sale.

IMPORTANT INFORMATION

This is not an advertisement of a sale of administratively seized property. This is an information notice only regarding a sale being conducted by the Internal Revenue Service as a result of the foreclosure of an Internal Revenue Service Federal Tax Lien by the Department of Justice.

NOTICE OF PUBLIC HEARING ON TAX INCREASE

The City Council for the City of Sansom Park, Texas will hold two public hearings on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 5.07% (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax rate calculated under Tax Code Chapter 26). Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.
The first public hearing will be held on Thursday, August 15, 2019 at 7:00pm at the City of Sansom Park City Hall located at 5705 Azle Ave, Sansom Park, Texas.
The second public hearing will be held on Thursday, September 5, 2019 at 7:00pm at the City of Sansom Park City Hall located at 570 Azle Ave, Sansom Park, Texas.
The Members of the governing body voted on the proposal to consider the tax increase as follows:
FOR: City Council Place 1 Donna Bell, City Council Place 2 Jerry Sewall, City Council Place 4 Tanya Gregory and City Council Place 5 Crystal Harris.
AGAINST: None
PRESENT and not voting: Mayor Jim Barnett, Jr.
ABSENT: City Council Place 3 Jim Barnett, Sr.
The average taxable value of a residence homestead in the City of Sansom Park, Texas last year was $68,009. Based on last year's tax rate of $0.787304 per $100 of taxable value, the amount of taxes imposed last year on the average home was $535.44.
The average taxable value of a residence homestead in the City of Sansom Park, Texas this year is $78,371. If the City Council adopts the effective tax rate for this year of $0.687370 per $100 of taxable value, the amount of taxes imposed this year on the average home would be $538.69.
If the City Council adopts the proposed tax rate for this year of $0.722200 per $100 of taxable value, the amount of taxes imposed this year on the average home would be $565.99.
Members of the public are encouraged to attend the hearings and express their views.

NOTICE TO BIDDERS

Sealed bids for a contract for Roof Replacement at City Hall, 101 W. Abram Street, Arlington, Texas.
The Owner will receive sealed bids until 2:00 p.m., Thursday, August 22, 2019 at the Public Works and Transportation Conference Room 2, City of Arlington Municipal Building (City Hall), 101 W. Abram Street, Arlington, Texas, 76010, where a public bid opening will immediately follow.
Attendance at the Pre-Bid Conference is not mandatory, but strongly encouraged. Secure Bid Documents from:
City Hall, 2nd Floor
101 W. Abram Street
Arlington, Texas 76010
Ph. (817) 459-6588 Fax (817) 459-6585
E-mail: Chong.Rim@arlingtontx.gov
OR
http://www.arlington.tx.gov/finance/purchasing/bidding-procurement/
Bidders must provide 5% Bid Security. The City of Arlington reserves the right to reject any or all bids and waive any and all irregularities. No one bid may be withdrawn until the expiration of sixty (60) days from the date bids are opened.
Scope of time modification and any price change associated with such modification.
A Pre-Proposal Conference will be held at 1:30 P.M., Wednesday, August 21, 2019 at 401 W. 13th Street.
The last day for questions from prospective Offerors is at 5:00 PM on Friday, August 30, 2019.
The offers will be valid for NINETY (90) calendar days. Estimated construction cost is approximately $1,100,000. There are several Alternates for this project.
The Offeror will add a 7.5% Owner's Contingency Allowance on a separate line item on the Proposal form and only the Owner will approve the use of this allowance during construction. Any Allowance remaining at the end of construction will be retained by the City of Fort Worth. This Allowance is not to be included in the Base Proposal and will not be used in the Best Value selection process.
Refer to the evaluation matrix for the selection of the Best Value Offeror in the Instructions to Offerors.
Refer to the Request for Proposal documents for the Minority Business Enterprise (MBE) Information. MBE participation will be evaluated in awarding this Contract. The MBE participation goal is 17%. Offerors must submit the attached Best Value Utilization Form within 5 business days of submitting their Best Value Proposal. Failure to document proposed attainment will remove the Proposal from further consideration.
Also, Refer to Section 2. MINORITY BUSINESS ENTERPRISE (MBE) (BEST VALUE PROPOSAL) in the Instructions to Offerors.
Offerors must submit a bid bond with their proposal. Offeror(s) to whom an award of contract(s) is made will be required to provide Payment and Performance Bonds and provide Contractors General Liability and Statutory Workers Compensation Coverage.
If you intend to submit a Proposal, request you inform the Project Manager or Architect/Engineer who can then inform the Interested Contractors.
General Contractors and Suppliers may make copies of the Instructions to Offerors, General Conditions, Drawings, and Specifications through their printer.
The construction documents are not available at the City but may be viewed and printed on-line by cutting and pasting the following link into your browser: https://projectpoint.buzzsaw.com/fortworthgov/Advertised/G0 0 0 5 7 % 2 0 - %20Worth%20Heights%20CC?public
Contact the Project Manager, Ronald Clements, at (817) 392-8014 or email Ronald.Clements@fortworthtexas.gov for assistance. For additional information contact the Project Designer, Mike Smith, at (817) 333-2880 or email msmith@elementsofarc.com
Advertisement:
August 8, 2019
August 15, 2019

ORDINANCE NO. 2019-043

An ordinance of the City Council of the City of Grapevine, Texas amending the Code of Ordinances Chapter 23, Traffic, setting a maximum speed requirement for motor vehicles in public parks; providing a penalty not to exceed the sum of five hundred dollars ($500); declaring an emergency and providing an effective date
Passed and approved by the City Council of the City of Grapevine, Texas on this the 6th of August, 2019.
Approved:
s\William D. Tate
Mayor
Attest:
s\Tara Brooks
City Secretary
Approved as to form:
s\John F. Boyle, Jr.
City Attorney

ORDINANCE NO. 2019-044

An ordinance of the City Council of the City of Grapevine, Texas amending the Grapevine Code of Ordinances, Chapter 23 Traffic, Section 23 26, Speed limits - schedules for certain public streets and ways, altering the prima facie speed limits established for vehicles under the Transportation Code Chapter 545, upon the basis of an engineering and traffic investigation upon certain streets and highways, or parts thereof, within the corporate limits of the City of Grapevine as set out in the ordinance; authorizing the erection of traffic regulation signs; repealing conflicting ordinances; providing a penalty of fine not to exceed the sum of two hundred dollars ($200.00); declaring an emergency and providing an effective date
Passed and approved by the City Council of the City of Grapevine, Texas on this the 6th day of August, 2019.
Approved:
s\William D. Tate
Mayor
Attest:
s\Tara Brooks
City Secretary
Approved as to form:
s\John F. Boyle, Jr.
City Attorney

Original application has made with the Texas Alcohol Beverage Commission for a wine and beer retailer's permit with food and beverage certificate by Akarl Revolving Sushi Inc ,DBA Akarl Revolving Sushi , located at 3341 E Broad Street # 101 Mansfield Tarrant County Texas 76063. The president and officer is Wendy Lu.

PUBLIC NOTICE * CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on August 13, 2019 to consider a request for a specific use permit to allow the operation of a nursing home on property located at the Northeast corner of N. Knowles Drive and W. McLeroy Boulevard in Saginaw.
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on September 3, 2019 to consider the above mentioned request for specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.
Both meetings will be at the City of Saginaw City Hall located at 333 W McLeroy Boulevard, Saginaw, Texas, 76179.
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.

RFB 489-2019 Request for Bid for Water and Wastewater Chemicals
The City of Grapevine is soliciting sealed bids from qualified vendors for a fixed priced annual contract for Water and Wastewater Chemicals to be ordered on an as needed basis by the Public Works Department. This contract shall be for an initial one-year period with options to renew for four additional one-year periods. The bid will be awarded to the lowest responsible and responsive bidder meeting or exceeding specifications. The intent is to award one contract for the entire bid, but the City reserves the right to award separate contracts to separate bidders for each item if deemed in the best interest of the City that meet or exceed specifications in accordance with the provisions of the current Texas Local Government Code Title 8.
The RFB documents may be viewed and obtained by registering online through the City's eBid system found on the Grapevine Purchasing webpage: http://www.grapevinetexas.gov/
The RFB closing date and time is August 22, 2019 at 2:00 p.m. local time. RFB responses are due prior to the RFB closing date and time. Responses received after the above time and date will be returned unopened. RFB responses will be publically opened shortly after the closing date at the following location:
City of Grapevine
Service Center Conference Room
501 Shady Brook Drive
Grapevine, TX 76051
Purchasing (817) 410-3336; Fax (817) 410-3066
Office Address: 501 Shady Brook Drive, Room #108, Grapevine, Texas 76051
Mailing Address: P.O. Box 95104, Grapevine, Texas 76099
RFB submittal results will be presented to the City Council at which time the City reserves the right to accept or reject any or all responses and to waive any informalities in the RFB responses.

garage sales

garage/yard sale

76054-341 MOUNTIAN view, Thursday,Friday,Saturday 9-5 341 mountian view, Thursday,Friday,Saturday 9-5

76107-5405 NORTHCREST, Sat 8 GARAGE Estate Sale 10208 Cool Spring .dr FW aug 7th-9th 9-5p

NORMA STONES Yard Sale! 5800 Maryview Terrace. Thurs/Fri/Sat. Toys, Tools, School Supplies & Much More.

STERLING ESTATE SALE 3737 Bridalwreath Dr. FW. Thur & Fri 9-4 Sat 1/2 price 9-1. See pics on estatesale.net

merchandise

appliances

2001 RCA HD 52in tv $75 817-298-6459

antiques

NATIVE AMER Collectibles/ Eng Oak draw leaf TABLE /chairs $45 + UP 817-417-0693

bargains/appreciators ($100 or less)

VINTAGE STAR Wars stuff 817-232-1661 prices vary!

building materials

Over 6000sf of new high quality comm'l carpet 4 15' wide rolls $800 per roll or all 4 - $3K 817-629-7531

TABLE SAW - Delta cabinet table saw 1.75 hp. Good condition. Biesmeyer fence. $1,150.00 817-658-3847, rschulz01@att.net

estate sales

913 CUMBERLAND Trail, 76063. Thurs-Sat 8:30-5 PACKED HOUSE

ESTATE SALE - 8716 Trace Ridge Prkwy 76244 Fri 9a-4p Sat 9a-2p

firearms

Browning Maxus 3.5"cham, camo shotgun,call after 9a 817-292-1135

MESQUITE RODEO GUN SHOW
SAT. Aug. 17, 9a-5p
SUN. Aug. 18, 10a-4p
MESQUITE CONVENTION CENTER
1800 Rodeo Drive
817-732-1194
PREMIERGUNSHOWS.COM

fitness/sporting goods

JOHNSON SAIL Master - 9.9HP outboard, electric start. $550.00 214-405-6811

KIDS KARATE Helmet/Body armor + stand up bag $100 .817.263.7912

furniture for sale

CURIO DISPLAY cabinet, Lg french wicker laundry basket A-Frame $185 + up 817-417-0693

FULL SIZED Metal Bed Frame $100 817.263.7912

QUEEN sofa w/loveseat $600 Elements international king bed set $1000 - 682-990-8889

Rocker metal/lthr & Burled half round wood table 817-292-1135

hobbies/collectibles

BLACKSMITH TONGS - 8 pair $325.00 dstevenson@dts.edu 214-405-6811

lawn & garden supplies

WE POWDER COAT PATIO FURNITURE. Longhorn 817-759-2224

medical equipment/supplies

ROHO MATRESS heavy duty $500 Potty Shower transitional chair sturdy $100, HOYA lift $100 Electric Power chair (L) Hoveround (L) 817-946-5528

musical instruments

BEAUTIFUL EPIPHONE SG electric guitar. $135. 817-298-0181

misc. merchandise

19" SNAPPER Big 6 self propelled rear bagger $300 firm; 1960-61 19" Zenith B/W cabinet TV $1500 Call for info 817-354-4871

COMMERCIAL SMOKER - Discount price for huge programmable smokehouse rotisserie. COOKSHACK 750 easy to use flavored wood pellets-awesome results! $7,500.00 817-657-8667 granburyketzlers@aol.com

LEATHER BIBLE covers w/ bible unique design $35-45 817-298-6459

STEVE MCQUEEN Power Wheel w/ rechargable kit. $100 817.263.7912

animals

dogs

AKC PUPS - Boxers and Dobermans females $950.00 817-863-7155 or 765-517-4608

F1 LABRADOODLES 9 - 8 wk Choc.&Black; M&F, S/W/M okiesheddogs.com HINTON, OK

HEELER PUPS Blue & Red Regd 817-343-1716 940-393-0618

MINI DACHSHUNDS - Silver dapple $400.00 817-247-8349



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MORE MONEY FOR YOU!
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www.HouseHuntersTexas.com

homes for sale

▼arlington

ZERO MOVE-IN PURCHASES. Just Make Payments3-5 bdrm homes www.homeusa.us 817-313-2186.

▼fort worth

ZERO MOVE-IN PURCHASES. Just Make Payments3-5 bdrm homes www.homeusa.us 817-313-2186.

▼mansfield

ZERO MOVE-IN PURCHASES. Just Make Payments3-5 bdrm homes www.homeusa.us 817-313-2186.

▼north richland hills

ZERO MOVE-IN PURCHASES. Just Make Payments3-5 bdrm homes www.homeusa.us 817-313-2186.

▼other areas

76230- UPDATED HOME 10acres. 2bd/1.5 ba 250k 940-872-2521

76465 - Scenic 99 ac highly improved equine prop. On pavement, live water, wildlife, main home,guest home, immaculate! Below replacement cost! 254-592-2979

real estate misc. for sale

WE BUY HOUSES-FREE NO-RISK CASH OFFER Gilbert 817-601-6311

real estate for rent

ROOM FOR rent $550 all bills paid east fort worth 682-218-4698

homes for rent

▼fort worth

2/1 fenced, W/D, oven/ fridge, I-30/ green oaks. $925/ $1,075 all bills paid. 817-808-9296

▼johnson county



3/2/2 house for rent in Joshua ISD. 1 acre, owner mows. $1,975.00 214-232-2205

▼watauga

WATAUGA 2 Story 3 beds 2.5 baths ericagracia78@yahoo.com 8178918037

apartments/condos for rent



76010 BILLS PAID! $100 Dep $25 app fee, eff, 1,2,& 3 bedrooms. Call817-640-1051 for availability

ALL BILLS PAID, satellite, W/D, Covered parking. 817-350-9540

rooms for rent

76014 - Furn, cable, wifi, kitch laundry $500. 817-683-9342

manufactured homes for sale

3116 Skylark, single wide on 2.02 ac, 3/2, $1500 down NO TEXT 254-485-1584 M-F 10-6

7208 Starling Joshua, single wide on 2.16 ac, 3/2, $1500 down NO TEXT 254-485-1584 M-F 10-6.

7312 Starling Joshua Area sin mh 1 ac, $1500 dwn, No Texting 254-485-1584 M-F 10a-6p

farm & acreage



BRAZOS RIVERFRONT RANCH
858 Acres
Joe Wilson 214-784-3725
Virtual tour at
jcwilsonranches.com/ebutler





STORAGE / CABIN / WORKSHOP
12X16 $2,620.....12X24 $3,565
14X24 $4,825.....16X32 $5,770
24X28 $9,120.....30X40 $15,595
(BUILT ON SITE) 817-505-6215

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Only Cars.com helps you get the right car, and now the right service, without all the drama.

RESEARCH PRICE FIND
cars.com
ALL DRIVE. No drama.

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

August 6, 2019

NOTICE OF PUBLIC HEARING

RE: PZ 0819-01 Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate skilled nursing facility at the NE corner of Knowles Drive and West McLeroy Boulevard in Saginaw.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 13th day of August 2019 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 3rd day September 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 Engineers, for a Specific Use Permit (SUP) to be allowed to operate a skilled nursing facility at the NE corner of N. Knowles and W. McLeroy Boulevard in Saginaw.

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 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 shaded or 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, P. E., Public Works Director, at 817-230-449.

Sincerely,

Mary Ragle

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

08/13/2019 P&Z Packet Page #17

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 817/230-0441.

REPLY

RE: PZ Meeting on 8/13/19 and City Council Meeting on 9/3/19 to consider a request to approve a Specific Use Permit to operate a Skilled Nursing Facility 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

_____

_____

_____

_____

_____

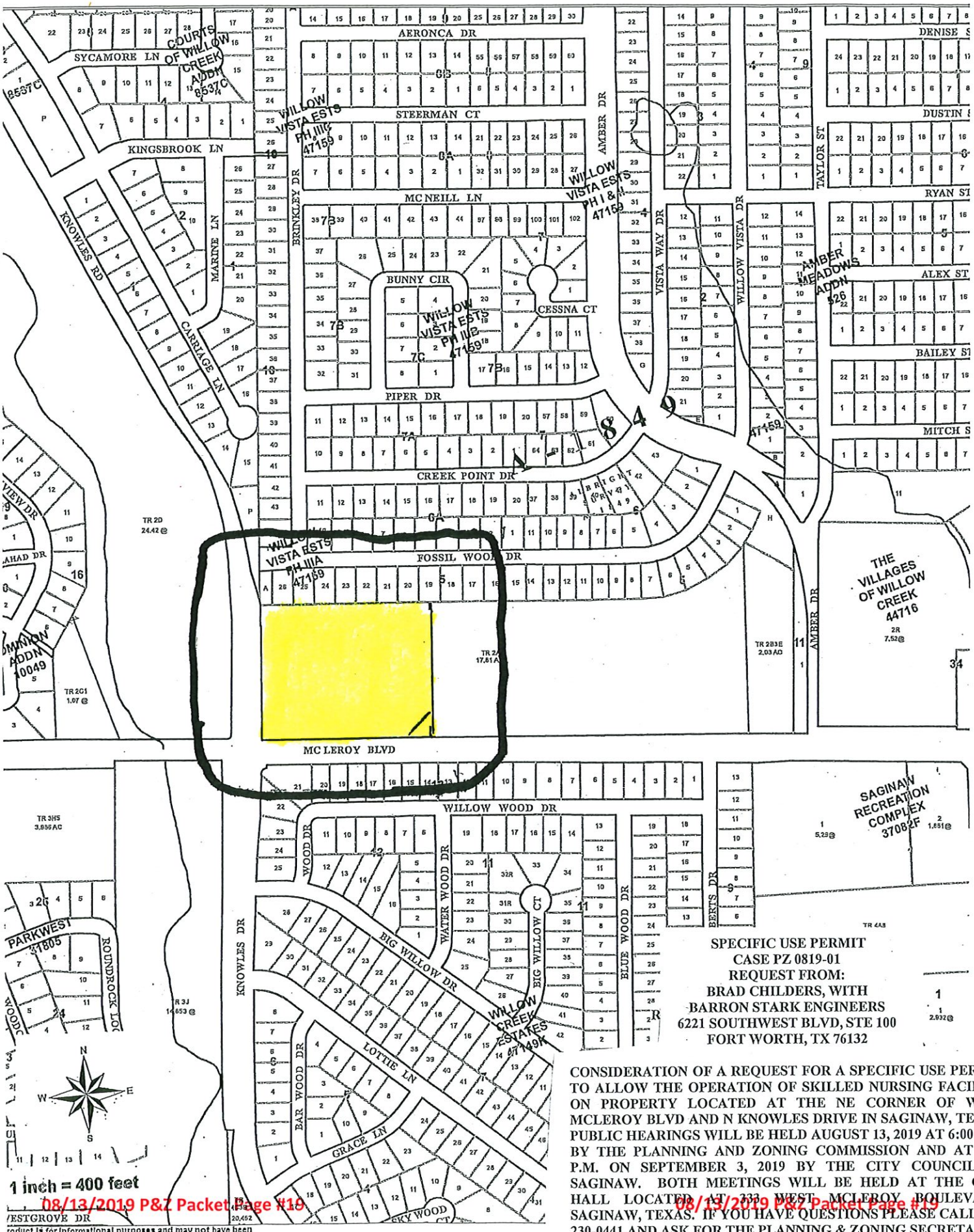
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SPECIFIC USE PERMIT
CASE PZ 0819-01
REQUEST FROM:
BRAD CHILDERS, WITH
BARRON STARK ENGINEERS
6221 SOUTHWEST BLVD, STE 100
FORT WORTH, TX 76132

CONSIDERATION OF A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF SKILLED NURSING FACILITY ON PROPERTY LOCATED AT THE NE CORNER OF WEST MCLEROY BLVD AND N KNOWLES DRIVE IN SAGINAW, TEXAS. PUBLIC HEARINGS WILL BE HELD AUGUST 13, 2019 AT 6:00 P.M. BY THE PLANNING AND ZONING COMMISSION AND AT 6:00 P.M. ON SEPTEMBER 3, 2019 BY THE CITY COUNCIL OF SAGINAW. BOTH MEETINGS WILL BE HELD AT THE CITY HALL LOCATED AT 333 WEST MCLEROY BOULEVARD, SAGINAW, TEXAS. IF YOU HAVE QUESTIONS PLEASE CALL 817-230-0441 AND ASK FOR THE PLANNING & ZONING SECRETARY.

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

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PZ 0819-01 A 1849 2A
McNEIL FAMILY REAL EST PRT LP
8460 BOAT CLUB RD
FORT WORTH TX 76179

PZ 0819-01 47159 5 16
NEAL A & JUNE E WEDLAKE
665 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 17
SHON P & CRISTINA GLOVER
669 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 18
JAMES M & DONNA D HERNDON
673 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 19
WILLIAM R & HEATHER L WELLS
677 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 20
WILLIAM C & TIFFANY E KELLEY
681 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 21
KEVIN R & LORI K KAY
685 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 22
MICHAEL S & JACQUELINE GOFER
689 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 23
MICHAEL A & MICHELLE M PARONG
693 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 24
WILLOW CREEK PROP LP
5816 BOAT CLUB RD
FORT WORTH TX 76179

PZ 0819-01 47159 5 25
MEARSTONE PROP LP
5816 BOAT CLUB RD
FORT WORTH TX 76179

PZ 0819-01 47159 6 4
FROST BANK TR
GABRIEL FLORES 867 MGT TRUST
8201 PRESTON RD STE 520
DALLAS TX 75225

PZ 0819-01 47159 6 5
PETE & LINDA CASTILLO
628 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 6
JARED T & SAMANTHA THOMAS
636 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 7
JESUS & LILIA LOPEZ
640 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 8
OCTAVIO & MIRIAM PEREZ
644 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 9
LISA R ARMSTRONG
648 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 10
DUCK NIM PARK
652 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 11
FERRIEL & MARJORIE BURNS
740 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 12
JAMES WYATT LLC
802 PENNSYLVANIA AVE
FORT WORTH TX 76104

PZ 0819-01 47149K 13 13
DARRELL R & SARA E WALKER
748 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 14
BONE SHACARLA ESTERS & BONE LATHURMAN
800 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 15
LIU ZHONGNAN
804 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 16
MARION & RHONDA JETT
808 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 17
RALPH T & BEATRIC MARTINEZ
812 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 18
MICHAEL R PENNINGER JR
816 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 19
OSCAR R & RACHEL VIDAL
820 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 20
CODY J & VIVIAN M HUG
824 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 21
SAMUEL & VICTORIA CHIADO
828 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 22
IAN CAMPBELL
100 WOOD DR

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City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: NORTHEAST CORNER OF W. McLEROY BLVD AND N KNOWLES DR.

LEGAL DESCRIPTION: _____

LOT: _____ BLOCK: _____ ADDITION: _____

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

ZONING: OFFICE/COMMERCIAL

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

VACANT/ SKILLED NURSING

APPLICANT INFORMATION:

BARRON STARK ENGINEERS BRAD CHILDERS	6221 SOUTHWEST BLVD, STE 100 FORT WORTH, TX 76132	817-231-8100
APPLICANT NAME	ADDRESS	TELEPHONE

II. OWNER INFORMATION:

THE McNEIL FAMILY REAL ESTATE PARTNERSHIP, LP	8460 BOAT CLUB RD FORT WORTH, TX 76179	~~817-231~~ 817-875-8636
PROPERTY OWNER NAME	ADDRESS	TELEPHONE

Barbara Deerling
(Property Owner Signature)

III. AGENT INFORMATION:

AGENT	ADDRESS	TELEPHONE

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☒ NO ☐ YES, DATE _____

I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL

Brad Childers — APPLICANT SIGNATURE

6/4/2019 — DATE

SUBMITTED BY APPLICANT

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IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: SKILLED NURSING

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

THE TRACT IS CURRENTLY ZONED OFFICE/COMMERCIAL, A SKILLED NURSING CENTER IS PROPOSED FOR THE SITE, WHICH REQUIRES NEIGHBORHOOD COMMERCIAL ZONING.

DATE RECEIVED

APPLICATION TAKEN BY

FEE RECEIVED

RECEIPT NUMBER

P&Z MEETING DATE

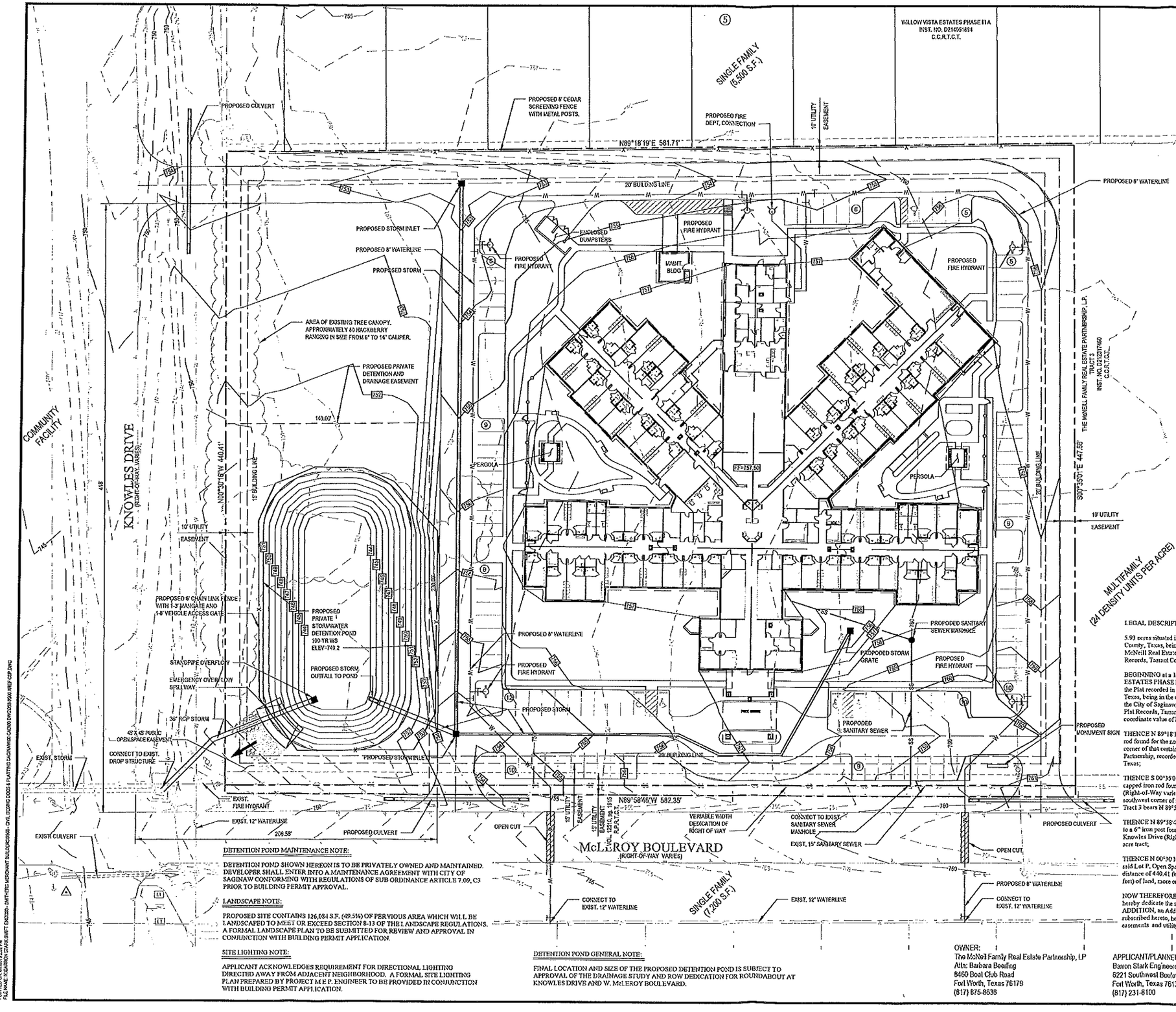
CITY COUNCIL MEETING DATE

ACTION TAKEN: APPROVED ☐ DENIED ☐ DATE: _____

VOTE: FOR ☐ AGAINST ☐ ABSTAIN ☐

SUBMITTED BY APPLICANT

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SITE DATA TABLE

Total Acreage (5.84 Acres)	254,481	Sq. Ft.
Total Structures (Footprint)	49,741	Sq Ft.
Total Impervious Pavement & Sidewalk	78,335	Sq. Ft.
Total Misc Impervious (2-Pergolas)	321	Sq Ft.
Total Impervious	128,397	Sq Ft.
Total Open Space	126,084	Sq Ft.
Open Space Ratio:	49.5%	
Proposed Structures (Footprint)		
1-Story Building	49,303	Sq. Ft.
1 Maintenance Building	438	Sq. Ft.
Total Bldg. Sq. Ft. (Footprint)	49,741	Sq. Ft.

Maximum Building Height
The maximum building height for building is 24'-5½" to Highest Plate Line

Current Zoning: Office Commercial

Proposed Zoning: Neighborhood Commercial

Parking Tabulation:

128 Beds X 1 Space/2 Beds = 64 Required

Spaces Provided =	95	Standard
	5	Handicapped
Total Spaces Provided	100	Spaces

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.

DETENTION POND MAINTENANCE NOTE:

DETENTION POND SHOWN HEREON IS TO BE PRIVATELY OWNED AND MAINTAINED. DEVELOPER SHALL ENTER INTO A MAINTENANCE AGREEMENT WITH CITY OF SAGINAW CONFORMING WITH REGULATIONS OF SUB ORDINANCE ARTICLE 7.09, C3 PRIOR TO BUILDING PERMIT APPROVAL.

LANDSCAPE NOTE:

PROPOSED SITE CONTAINS 126,084 S.F. (49.5%) OF PERVIOUS AREA WHICH WILL BE LANDSCAPED TO MEET OR EXCEED SECTION 8-13 OF THE LANDSCAPE REGULATIONS. A FORMAL LANDSCAPE PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL IN CONJUNCTION WITH BUILDING PERMIT APPLICATION.

SITE LIGHTING NOTE:

APPLICANT ACKNOWLEDGES REQUIREMENT FOR DIRECTIONAL LIGHTING DIRECTED AWAY FROM ADJACENT NEIGHBORHOOD. A FORMAL SITE LIGHTING PLAN PREPARED BY PROJECT M E P. ENGINEER TO BE PROVIDED IN CONJUNCTION WITH BUILDING PERMIT APPLICATION.

DETENTION POND GENERAL NOTE:

FINAL LOCATION AND SIZE OF THE PROPOSED DETENTION POND IS SUBJECT TO APPROVAL OF THE DRAINAGE STUDY AND ROW DEDICATION FOR ROUNDABOUT AT KNOWLES DRIVE AND W. McLEROY BOULEVARD.

OWNER:
The McNeil Family Real Estate Partnership, LP
Attn: Barbara Bearing
8460 Boat Club Road
Fort Worth, Texas 76179
(817) 875-8636

APPLICANT/PLANNER:
Barron Stark Engineers, LP
5221 Southwest Boulevard, Ste 100
Fort Worth, Texas 76132
(817) 231-8100

APPROVED

DIRECTOR OF DEVELOPMENT DATE

REVISIONS		
NO.	DESCRIPTION	DATE

5221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10956
Texas Registered Survey Firm F-10193900
www.barronstark.com

Barron•Stark Engineers

STATE OF TEXAS
CHARLES F. STARK
57357
REGISTERED
PROFESSIONAL ENGINEER
01/21/2019

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

ZONING SITE PLAN

SAGINAW SKILLED NURSING

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

CLIENT No.	393
PROJECT No.	9566
DESIGN:	BLC
DRAWN:	BLC
CHECKED:	CFS
DATE:	JUNE 2019
SHEET	SP 1

USER: BRAD CHILDERS
DATE: 01/21/2019 02:55:22 PM
FILE NAME: N:\BARRON STARK JOINT ENGAGES - SAWTHERS MERCHANT BUILDING\9566 - CIVIL\DESIGN DOCS\1 PLATTING\SAGINAW CA\9566 SITE\9566 SITE PLAN.DWG

ML Healthcare
Healthcare for your needs

608 Sandau Rd
San Antonio, TX 78216

inquiries@ml-healthcare.net
www.ml-healthcare.net

Date: August 6, 2019

To City of Saginaw
Attn: City Manager
205 Brenda Lane
Saginaw, TX 76179

To whom it may concern:

ML Healthcare is a company that owns and operates skilled nursing facilities in the state of Texas. Our leadership team is comprised of professionals that have dedicated their career to caring for the elderly with compassion and the highest quality of care in the skilled nursing environment.

The patients we serve are comprised of those elderly patients whose medical professionals require them to have the full-time direct nursing supervision that can only be administered in a skilled nursing setting. The healthcare needs of these patients will vary from a place they call home to a short-term rehabilitation stay. Our long-term patients have an average length of stay in the skilled nursing setting of over two (2) years, and our short-term patients have an average length of stay of twenty-three (23) days. The skilled nursing facilities we operate are developed to care for all elderly patients for whatever length of time that may be.

These patients come to us at their time of need and have various payor sources that will pay for their healthcare needs. In our skilled nursing facilities, we accept all forms of payment, including those covered by Medicare, Medicaid, Managed care (insurance), or supplemental insurance, and patients that pay for their services through private pay. To qualify for Medicare and most Managed Care plans, the patient needs to elect this coverage as their insurance and have a three (3) night hospital stay to be admitted with this insurance into the skilled nursing facility. For Medicaid, the patient needs to qualify for Medicaid insurance with "medical necessity" and financial eligibility. Private pay patients are cared for in our skilled nursing facility when they require the services in our setting, and do not qualify or have another form of insurance.

SUBMITTED
BY APPLICANT

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Thank you for your time. If you have any additional questions or need any further clarification, I am happy to assist in any way.

Sincerely,

Troy Langsdale
Chief Executive Officer / Chief Financial Officer
ML Healthcare

Enclosures

SUBMITTED BY APPLICANT

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ML Healthcare Leadership Bios

Troy Langsdale, CPA

CHIEF EXECUTIVE OFFICER AND CHIEF FINANCIAL OFFICER

Troy is the Chief Executive Officer and Chief Financial Officer for ML Healthcare. Troy graduated with a degree in accounting from the Carlson School of Management at the University of Minnesota. Troy has served the health care industry for over 20 years, beginning his career in public accounting with LarsonAllen (which later became CliftonLarsonAllen). Throughout his career in public accounting, Troy dedicated 100% of his time to the long-term care and health care industry by providing accounting services, auditing, tax reporting, cost reporting, financial feasibility, operational, strategic, and strategic capital consulting, as well as board of director development. Troy also served CliftonLarsonAllen as the Southern United States Healthcare and Healthcare Transactions leader. In 2014, Troy became the Chief Financial Officer of Legend Healthcare, before joining ML Healthcare.

Laura Miller

PRESIDENT AND CHIEF OPERATING OFFICER

Laura is the President and Chief Operating Officer of ML Healthcare where she serves the communities we operate with strategic and excellent quality of care. Laura Miller has served the long-term care industry for over 28 years. She began her career as an Administrator in a skilled nursing facility. She spent over 16 years with Legend Healthcare as an Administrator and ultimately as the Senior Vice President of Operations. Since April 2017, Laura has operated as the Chief Operating Officer of Touchstone Communities, a long-term care company in Texas with over 25 skilled nursing facilities, including 5 Veterans homes. Laura is known for her hands-on leadership style, strong organization skills, proven ability to develop team members through training and education, teamwork promotion, and a long-held personal belief in creating an environment conducive to retaining great leaders.

Josephine Girandi, RN, BSN, CDONA, RAC-CT

VICE PRESIDENT OF CLINICAL SERVICES

Josephine is the Vice President of Clinical Services for ML Healthcare where she provides superior and hands on leadership for our clinical professionals. Josephine graduated with a Bachelor of Science in Nursing degree – Cum Laude from the Philippines. Josephine has been providing clinical services to the long-term care industry for over 30 years and has served multiple capacities during this time including management and director positions. During her time, Josephine has been instrumental in elevating and excelling in the clinical outcomes for the skilled nursing facilities she serves. Josephine has also served in a regional clinical management role where she oversaw the clinical services of 12 skilled nursing and rehabilitation centers. Josephine's goals and aspirations are to provide quality nursing care and to lead a team of the best clinical professionals. Josephine believes in education and hands on style in leadership to reach the goal to success. She believes in mentoring and training effective leaders in the industry.

Taylor Sims

VICE PRESIDENT OF STRATEGIC PARTNERSHIPS

Taylor Sims oversees Strategic Partnerships with hospitals, physicians, insurers, regulators and legislators for ML Healthcare. Taylor is passionate about the provision of high-quality post-acute healthcare that

SUBMITTED BY APPLICANT

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ensures we meet the expectations of our patients and partners in value based care systems. Previously, Taylor was the Director of Government Relations and Strategic Initiatives for Ensign Services where she worked on nursing home reimbursement and regulatory policy and programs in Texas and Washington D.C. Prior to that she oversaw Government Relations for Legend Healthcare. Taylor began her passion for nursing home advocacy in the Texas House of Representatives serving in the Executive Office of the Speaker of the House and for a State Representative. She is a graduate of the University of Texas at Austin.

SUBMITTED BY APPLICANT

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Barron•Stark
Engineers
Together.

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
Texas Registered Engineering Firm F-10998

MEMORANDUM

SUBMITTED BY APPLICANT

TO: City of Saginaw, Texas
FROM: Brad Childers
DATE: July 1, 2019

RE: Specific Use Permit Request for Saginaw Skilled Nursing

This Memorandum is submitted in response to the staff comment letter dated June 13, 2019 with regards to the above referenced project. The numbered responses correspond to the numbered staff comments.

1. The attached copy of the site plan shows proposed grading and finish floor elevations for the project. This will be further formalized as the project moves into the final design phase.
2. No additional screening fences are proposed that do not currently exist. The north property line already contains a screening fence constructed with that development and the east property line adjoins undeveloped property, the development characteristics of which are unknown at this time.
3. There are 128 beds proposed for the facility. Article 8-9 of the Zoning Ordinance requires a minimum of 1 parking space per two beds for Nursing Home facilities (64). Developer is proposing a total of 100 spaces, including handicap parking, based on past experience with facilities of this type and size.
4. The attached site plan indicates the proposed culverts along McLeroy Boulevard (2) and Knowles Drive (1).
5. Landscape are is tabulated on the attached site plan. Total open space (non-pavement or buildings) is 130,044 square feet or 50.3% of the site.
6. No site specific market analysis has been performed. The State of Texas Department of Health & Human Services has determined sufficient need exists in this region of Tarrant County to assign Medicare/ Medicaid beds to the region for which this facility is being designed. This determination by the State is sufficient justification for the developer to pursue the project and for lending institutions to provide funding for the project.
7. Projected market value of the facility, once completed, is approximately $10,000,000.
8. With respect to the 13 conditions the P&Z will consider with regards to the SUP application, the following comments are provided.
    a. The proposed use of a Skilled Nursing complies with the requirements of the Neighborhood Commercial zoning district.
    b. The proposed Skilled Nursing Use will promote City welfare by providing a service currently under represented within the City of Saginaw. Located at the intersection of two major roadways, the proposed facility will have direct access to both a north-south thoroughfare and an east-west thoroughfare. Combined with the low traffic count a facility of this types generates, there will be no detrimental impact on the general public.
    c. The benefit to the City is the addition of a new, 128 bed facility for skilled nursing care. There is no expected impact or damage to any natural resources, agricultural lands,

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historical or cultural landmarks, wildlife habitat, parks or natural scenic areas on the project site. The project will require approximately 100 employees with an annual estimated payroll of $4,000,000.

d. The property is well served by existing utility and transportation facilities adjacent to the site. Construction of the project will provide storm water detention to mitigate any increase in surface runoff from within the sit due to development.
e. The site plan has been formulated to provide adequate ingress/ egress and internal circulation without adversely affecting the general public or adjacent developments.
f. Issuance of a Special Use Permit for the subject property should not impede but enhances the opportunity for normal and orderly development of neighboring vacant property.
g. The proposed facility is single story which scales with the adjoining existing development and neighborhoods.
h. The proposed use is compatible with the use and enjoyment of neighboring property.
i. Final design of the project will minimize nuisance issues that are typically seen around commercial properties.
j. Sufficient on-site lighting will be provided for adequate safety of patrons, employees and property.
k. The plan provides sufficient landscaping and screening in compliance with City standards.
l. The proposed operation of the facility will be consistent with the applicant's submitted plans and projections.
m. The proposed use is consistent with the City of Saginaw Comprehensive Plan for the area. Currently the Comprehensive Plan designates this location for commercial development.

SUBMITTED BY APPLICANT

DATE: August 7, 2019

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PZ 0819-02 PUBLIC HEARING

Consideration And Action Regarding The Adoption Of An Ordinance Amending Appendix A (Zoning Ordinance No. 2002-04) Of The Code Of Ordinances Regarding Governing Public Schools, Private Schools, And Open Enrollment Charter Schools; Providing For Regulations Governing Use By Right, Conditional Use And Prohibited Use In Each Zoning District; Providing For Definitions For Each Use: And Providing For Land Use Development Criteria For Each Use

In recent years the City has experienced increased traffic congestion resulting from the development of new school sites. The development of these schools in close proximity to other existing schools and along corridors that may not have sufficient capacity impacts safety and may increase inconvenience to the public.

In order to provide a higher level of public review, staff is recommending that "*School, primary or secondary*" use be required to obtain a Special Use Permit. This requirement will allow increased opportunity for the city to mitigate the impacts resulting from the development.

The amended Use Table will allow "*School, primary or secondary*" to be allowed in all districts with the requirement of a Special Use Permit as follows:

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																		
City of Saginaw Land Use Table																		
Residential											Land Use Designation	Nonresidential						Supplemental Conditions
AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	
S	S	S	S	S	S	S	S	S	S	S	School, Primary or Secondary	S	S	S	S	S	S	22

Supplemental Condition 22 in Article 5, Section 5.2 (Special Conditions for Listed Uses) are:

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22. Requires a traffic impact analysis (TIA) to be submitted. If a site plan is required, the TIA shall be submitted with the site plan.

The definition for "*School, primary or secondary*" will be amended to read as follows:

> "*School, primary or secondary*. A public or private facility, including an open enrollment charter school or any other entity described by Chapter 12 of the Texas Education Code, as it may be amended, that provides a curriculum of elementary or secondary academic instruction, including kindergartens, elementary schools, junior high schools, and high schools, but excluding institutions of higher education."

If you have any questions, please feel free to contact me at (817) 230-0449 or at rtrice@saginawtx.org.

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CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2019-

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE SAGINAW CITY CODE BY AMENDING APPENDIX "A," THE ZONING REGULATIONS OF THE CITY; MORE PARTICULARLY AMENDING SECTION 5-1, PERMITTED USE TABLE GOVERNING PUBLIC SCHOOLS, PRIVATE SCHOOLS, AND OPEN ENROLLMENT CHARTER SCHOOLS; PROVIDING FOR REGULATIONS GOVERNING USE BY RIGHT, CONDITIONAL USE AND PROHIBITED USE IN EACH ZONING DISTRICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, Section 5-1 sets forth the permitted land use table, which table presents the zoning district classifications and the permitted uses within those classifications; and

WHEREAS, the City Council finds that primary and secondary schools present unique traffic congestion problems that pose a safety risk to students, teachers, parents, residents, and motorists in and around school locations; and

WHEREAS, in a 2007 study conducted by Nancy G. La Vigne, in coordination with the U.S. Department of Justice, Office of Community Oriented Policing Services, the author concluded: "While many factors contribute to the problem of school traffic congestion, according to experts, the single greatest explanation for recent school traffic congestion is the growth of the school-aged population over a relatively short time, combined with urban sprawl. Both factors have led to an unanticipated volume of students' being taken to school by car, rendering original school drop-off and pick-up schemes (including guidelines for when and where parents may drop off, pick up, and park), street layouts, and traffic control measures ineffective in controlling congestion"; and

WHEREAS, in order to in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City the City Council deems it necessary that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 13, 2019, and the City Council of the City of Saginaw, Texas, held a public hearing on August 13, 2019, with respect to the amendment described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and Section 1-3 of the Zoning Regulations and all other laws dealing with notice, publication and procedural requirements for the amendment proposed.

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

SECTION 1

That Section 5-1 of Article 5 of Appendix "A," Zoning, of the Saginaw City Code, is hereby amended by amending the land use designation "School, Primary or Secondary," to read as follows:

AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI
S	S	S	S	S	S	S	S	S	S	S	**School, Primary or Secondary**	S	S	S	S	S	S	22

SECTION 2

That Part B, "Land Use Definitions and Explanations," of Section 12-2 of Article 12 of Appendix "A," Zoning, of the Saginaw City Code, is hereby amended by amending the definition "School, primary or secondary," to read as follows:

> "*School, primary or secondary*. A public or private facility, including an open enrollment charter school or any other entity described by Chapter

12 of the Texas Education Code, as it may be amended, that provides a curriculum of elementary or secondary academic instruction, including kindergartens, elementary schools, junior high schools, and high schools, but excluding institutions of higher education."

SECTION 3

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

SECTION 4

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

SECTION 5

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7

The caption and the penalty clause of this ordinance shall be published in accordance with Section 52.013(b) of the Local Government Code, where required by law.

SECTION 8

This Ordinance shall be in full force and effect from and after the date of its passage and Section 6 hereof is effective from and after its date of passage or its date of publication where required by law, whichever is later, and it is so ordained.

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PASSED AND APPROVED ON THIS 13th DAY OF AUGUST, 2019 at a meeting of the City Council of the City of Saginaw, Texas.

Todd Flippo, Mayor of the City
of Saginaw, Texas

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

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CLASSIFIEDS

Toll Free: 800-222-FWST (3978) 817-33

Place newspaper and online ads at www.star-teleg

announcements

misc. announcements

DR. KEITH H. Harmon Retirement - Dr. Keith H. Harmon, a long time Arlington, pediatrician will be retiring as of September 1, 2019.This serves as notice of that event. Records for existing patients may be obtained at her current office at 950 N Davis, Arlington TX.

automotive

automobiles

1998 PLYMOUTH NEON HIGHLINE Blue/Charcoal 2 dr, O.G Owner, exc't cond. 82k mil, $3,700.00 817-913-6709 dick-wentzel@sbcglobal.net

2007 MERCEDES benz clk 350 2 door 166k $4000 972-966-9982

2008 FORD Taurus sel 4 door auto loaded 152k $2000 972-966-9982

2008 SATURN Aura $3,200 OBO 817-709-5638

2011 NISSAN Maxima-cloth seats, sun roof, $6000 817-808-6757

2014 NISSAN Maxima all power, 69k mi., $8500 817-808-6757

2014 TOYOTA Camry SE, all power clean title $8500 (817)808-6757

2016 HONDA ACCORD EX-L 2DR COUPE (2.4L 4CYL EXCELLENT CONDITON, PEARLIZED WHITE 2 DR. COUPE WITH CREAM AND BLACK LEATHER TRIMMED INTERIOR. PERFECT CAR FOR THAT COLLEGE BOUND STUDENT, OR A SECOND CAR FOR THE FAMILY., 44,500.00 miles, $17,950.00 dwalt49@gmail.com, 817-441-5440

'56 CHRYSLER NEW Yorker 2dr HEMI call Dick 903-278-4398

auto/class and specialty

1972 CHEYENNE super blk, good cond. $6000. 817-534-1474

A CAR SHOW Sat July 20,5-9pm Rain date: July 27 www.christianclassiccruisers.com Beach Party 817-284-0875 Precinct Line Rd @ Mid-Cities Blvd.

NO HASSLE PRICING ON:
Honda Certified Used Cars
855-902-9103
HugginsHonda.com

motorcycles

2010 HARLEY Davidson Electra Glide Ultra Classic - 12,282miles garage kept $11,000.00 Information: 214-695-9975

suvs

Jeep Gr. Cher. '99 wht4wdauto 105K bought from Troy Aikman '00 all recs, $4400 Larry817-915-5133

recreation

legals classified

legals & public notices

CITY OF BEDFORD
PUBLIC HEARING

The City of Bedford City Council gives notice of a public hearing on Tuesday, August 13, 2019, at 6:30 p.m. at City Hall, Council Chamber, 2000 Forest Ridge Drive, Building A, Bedford, Texas:

Zoning Case PZ-SP-2019-50021, public hearing and consider a resolution for a site plan for Lot 14, Block 4, Loma Verde Addition located at 2105 El Campo Street, Bedford, Texas, allowing Lynette Baptiste to operate a community home specific to Section 3.2.C.1.n, of the City of Bedford Zoning Ordinance. The property is zoned Planned Unit Development (PUD). The subject property is generally located south of El Campo Street and west of Loma Verde Drive. (PZ-SP-2019-50021)

All interested citizens will be given the opportunity to speak and be heard.

CITY OF SAGINAW
PUBLIC NOTICE

A Public Hearing for the purpose of hearing evidence, testimony and comments from all interested persons, will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 13, 2019, and by the Saginaw City Council at 6:30 p.m. (or immediately following the Planning and Zoning Commission meeting) on August 13, 2019, (contingent upon the receipt of a report from the Planning and Zoning Commission,) to consider an amendment to the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04), governing public schools, private schools, and open enrollment charter schools; providing for regulations governing use by right, conditional use and prohibited use in each zoning district; providing for definitions for each use; and providing for land use development criteria for each use. Both meetings will take place in the Council Chambers at Saginaw City Hall located at 333 West McLeroy Boulevard.

Please direct any questions regarding this matter to Rick Trice, Director of Public Works, 817-230-0449

FIRSTSERVICE RESIDENTIAL IS SOLICITING BIDS FOR AN upcoming cleanout project within Public Improvement District #7
RFP # 05012019
DATE ISSUED: 07/24/19 DATE CLOSED: 08/10/19 AT NOON
RFP posted to http://heritagelifeh oa.com/pid-7
CONTACT INFO: Logan.Baragana@f sresidential.com

FIRSTSERVICE RESIDENTIAL IS SOLICITING BIDS FOR AN upcoming Tree Maintenance Contract within Public Improvement District #7
RFP # 2507 - 295
DATE ISSUED: 07/24/19 DATE CLOSED: 08/10/19 AT NOON
RFP posted to http://heritagelifeh oa.com/pid-7
CONTACT INFO: Logan.Baragana@f sresidential.com

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE CITY OF NORTH RICHLAND HILLS SUBSTANDARD BUILDING BOARD WILL BE HELD AT 6:30 P.M. ON

legals & public notices

ter 2269, Texas Local Government Code. In determining the award of a contract, the City will consider the following "best value" factors:
(1) The price;
(2) The Bidder's experience and reputation;
(3) The quality of the Bidder's goods or services;
(4) The impact on the ability of the City of Euless to comply with rules relating to historically underutilized businesses;
(5) The Bidder's safety record;
(6) The Bidder's proposed personnel including their experience level;
(7) Whether the Bidder's financial capability is appropriate to the size and scope of the project;
(8) Performance by the Bidder under previous contracts with the City;
(9) The projected time to complete the project and the ability of the Bidder to timely start and complete the project within the projected time, including the timely availability of equipment and personnel.

A pre-bid meeting will be held in the "Fuller Conference Room" of the Planning & Engineering Building located at 201 N Ector Drive, Euless, TX 76039 at 2:00 PM on August 6, 2019.

The original copy of the bid proposal must be submitted with "BID #012-19" clearly marked on the exterior of the bid package. Any bid received after closing time will be returned unopened.

Each bid must be accompanied by a certified or cashier's check payable to the City Of Euless and drawn on a responsible bank or an approved Bidder's Bond for the sum of 5% of the amount of the maximum total bid. This is a guarantee that, if awarded the contract, the bidder will promptly enter into a contract and execute a bond on forms provided. Bids received without the requested bid bond will not be considered.

The City reserves the right to reject any and all bids or waive any or all formalities. No bid may be withdrawn within 90 days after the date on which bids are taken.

NOTICE TO BIDDERS
City of Euless, Texas Sale of Surplus Real Estate

Pursuant to Section 272. 001 of the Texas Local Government Code, sealed bids (Bid # 011-19) to purchase surplus real estate owned by the City of Euless will be accepted by the City of Euless for following tracts described as: i) A 0. 362 ACRE TRACT OF LAND LOCATED IN THE SOLOMON HUITT SURVEY, ABSTRACT NO. 705, CITY OF EULESS, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CALLED 0. 6847 ACRE TRACT OF LAND (29, 826 SQUARE-FOOT — former TXDOT PARCEL NO. 70) AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS TRANSPORTATION COMMISSION, FILED FOR RECORD IN COUNTY CLERK' S INSTRUMENT NO. D216079177, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), AND BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND (PARCELS 106 & 107) AS DESCRIBED IN THE CONTROLLED

Don Davis Aut
Value Car C
• Pre-Owned Cars All Under $10,000 • First come. First
• Current safety inspection. Good tires. • Priced

Ford/Lincoln
633 N Hwy 360 in Arlington Hwy 360
877-427-3530
2010 MAZDA 3 MANUAL.....
2013 NISSAN ALTIMA.....
2014 FORD MUSTANG.....
2015 FORD ESCAPE.....
2014 FORD TAURUS.....
2011 CHEVY EQUINOX.....
2011 FORD TAURUS.....
2012 FORD MUSTANG PREMIUM.....
2014 FORD FUSION SE.....
2009 FORD F150 TWO STARTING.....

Nissan
1320 East I-20 in Arlington I-20, E
877-379-3676
2007 Mazda 3 N53659A.....
2008 Infiniti EX35 N54616A.....
2010 Kia Soul Plus N54742A.....
2012 Nissan Altima 2.5S N54482A.....
2012 Mazda 3 N54891A.....
2015 Nissan Leaf N53059A.....
2007 Nissan Armada LE N53059A.....
2016 Dodge Dart N54812A.....
2013 Nissan Leaf SV N54341A.....
2013 Nissan Altima SV N54669A.....

Dodge/Chrysler/Jeep/
1901 N Collins in Arlington I-30, E
877-377-6803
2010 Ford Fusion SE Blue stk#E34753A.....
2007 Honda CR-V EX Silver stk#E35752B.....
2012 Jeep Patriot Latitude stk#E34992A Re
2011 Dodge Nitro Heat Black stk#E34597A
2011 Chrysler 300 Limited Black stk#P1858
2012 Chrysler Traverse Silver stk#P18471A..
2008 Hyundai Veracruz stk#P18606B Blue..
2013 Nissan Sentra stk#P18697 Red.....
2013 Gmc Terrain SLE-2 stk#P18502 Silver..
2005 Toyota 4Runner Limited stk#P18580A

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CITY OF SAGINAW

JULY 2019

COMMERCIAL BUILDING REPORT

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	BUILDING	FIRE	IWORQ	CERTIFICATE
7/11/19	J R 'S CAFÉ OF SAGINAW	300 SAGINAW BLVD S	CO-39-18/19	07/11/19	06/07/19	7/11/19	07/18/19
7/16/19	SAGINAW NUTRITION	1029 SAGINAW BLVD N F 1	CO-40-18/19	07/16/19	07/16/19	7/16/19	07/22/19
7/18/19	KING WHEELS & TIRE	701 SAGINAW BLVD N	CO-41-18/19	07/18/19	07/16/19	7/18/19	07/25/19
7/25/19	EPIPHANY DERMATOLOGY PA	204 W J BOAZ RD	CO-42-18/19	07/18/19	07/16/19	7/25/19	07/31/19

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
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

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CITY OF SAGINAW

JULY 2019

COMMERCIAL BUILDING REPORT

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COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/3/19	I O V 1341 JARVIS	1341 JARVIS RD	26326	PAVING	STORAGE PARKING LON
7/8/19	AWESOME BLOSSOM	100 HAMPSHIRE ST S 100	25745	REMODEL	REPLACE FLOOR TRUSS SYSTEM
7/9/19	RACETRAC 2515 - DIESEL	149 SAGINAW BLVD	25745	NEW BUILDING	NEW DIESEL PUMPS & CANOPY
7/10/19	D & K STOCKER INVESTMENTS	989 KENNEDY LN	26470	PAVING	SITE IMPROVEMENTS
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
7/11/19	WOODCREST	548 SAGINAW BLVD S	26663	REMODEL	WHITE BOX FINISH OUT FOR FUTURE TENANT
7/31/19	WAL-MART	1401 SAGINAW BLVD	56177	REMODEL	ONLINE GROCERY PICK UP AREA
7/31/19	I O V 1341 JARVIS	1353 JARVIS RD	26658	STORM SHELTER	INSTALLING IN GROUND STORM SHELTER
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
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
6/24/19	SAGINAW DENTAL	240 SAGINAW BLVD S 200	26572	REMODEL	FINISH OUT
7/15/19	CREEKWOOD LHLP	608 BAILEY BOSWELL RD E 140	26676	REMODEL	INTERIOR REMODEL
7/22/19	ARDENT MILLS	401 INDUSTRIAL AVE E	26643	PAVING	REPLACING P
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
7/9/19	SMALL WORLD CONSIGNMENT	1029 SAGINAW BLVD N F 3	26643	REMODEL	FINISH OUT
7/31/19	I O V 1341 JARVIS	1353 JARVIS RD	26658	STORM SHELTER	INSTALLING IN GROUND STORM SHELTER
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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July 26, 2019	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	**Developer**	**# of Lots**	**Status**
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3B	Mearl McBee	50	40 permits issued for new homes
Willow Vista Phase 3C	Mearl McBee	74	Acceptance letter issued 6/11/19
Creekwood Phase 4	Hillwood Residential	72	71 permits issued for new homes.
Bar C Ranch, Phase 1	Steve Hawkins Custom Homes	79	73 permits issued for new homes.
Bar C Ranch, Phase 2	Steve Hawkins Custom Homes	66	18 permits issued. Final Acceptance pending completion of landscape along Bailey Boswell Rd. Released to issue permits.
Basswood Crossing, Phase 1 Final Plat and Civil Construction Plans	D R Horton	75	73 permits issued for new homes.
Basswood Crossing, Phase 2 Final Plat and Civil Construction Plans	D R Horton	140 11 Open space	138 permits issued for new homes.
Basswood Crossings Phase 3, (includes Phase 4)	D R Horton	213	64 permits issued. Acceptance Letter pending, completion of punch list items.
Capital Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East Bailey Boswell Rd reconstruction Phase II	98% complete.	August 2019	Pending development punch list.
East Bailey Boswell Rd reconstruction Phase III Overpass	Project delayed.	Spring 2021	Pending Railroad and TxDOT Permits
Knowles Dr concept design	complete	June 2019	Presented to City Council 7/23/19
Parks Concept Plans	complete	June 2019	Presented to City Council 7/23/19

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Street Maintenance Fund Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
Fairmount Street	Scheduled to begin work August 2019	August 2019	County has been given the ok to schedule reconstruction. Waiting on completion of grain harvest. Construction to begin August 2019.
West McLeroy Spot Repairs	Pending county schedule	August 2019	Completed south side of roadway. North side to begin August 2019.
East McLeroy	IPO approved 4/16/19.	Pending bond project selection	Contract document preparation underway. Project delayed pending final bond project selection.
Public Works			
Project	**Status**	**Estimated Date of Completion**	**Comments:**
Temporary sidewalk, west side of N Old Decatur Rd	Work to begin August 1, 2019	August 2019	Temp. sidewalk to provide for pedestrian access to school from Apartments on west side of Old Decatur Rd to Wayside Middle School
Food Truck Park	Under Construction	August 2019	Council approved release of easement for Atmos on 7/23/19
Fairmount Sanitary Sewer	Final Plans submitted.	4th Qtr of 2019	Bids scheduled to open 8/20/19
BNSF Utility Relocations	Plans and Spec preparation under way.	4th Qtr of 2019	Work to be included Fairmount Sanitary Sewer project
Worthy Street Improvements	100 Block of Worthy	4th Qtr of 2019	Council approved ROW dedication 5/7/19. Awaiting utility clearance.
Building and Inspections:			
Building Permits	**Location**	**Status**	**Comments**
Miller Milling	221 Fairmount Street	under construction	$67,000,000 building and equipment expansion. Pending Fire and Building Final Inspections.
Miller Milling	221 Fairmount Street	Permit Issued	$750,000 railcar cleaning canopy. Pending final inspections.

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Ryder Truck Maintenance Depot	Near intersection of Watson and Triad	Temp C O Issued	Pending drainage evaluation
Ventura Foods	1100 Defiel Road	Permit Issued	Phase 1 rail extension
RaceTrac Diesel Fuel	145 N Saginaw Blvd	Permit issued	Construction underway
I Nail & Bar	532 S Saginaw Blvd	Permit Pending	Permit approved. Pending payment
Dancer Strip Center	240 S Saginaw Blvd	Permit Issued	Under Construction.
Mr. Froze	240 S Saginaw Blvd #400	Permit issued	Building Permit approved
Dental Office	240 S Saginaw Blvd #300	Permit Pending	Permit under review.
Shipley's Donuts	240 S Saginaw Blvd #100	Permit issued	Under Construction
Highland Middle School	1001 E Bailey Boswell Rd	Permit Issued	$2,000,000 renovation. Pending final inspections.
5 Local Schools EMS ISD	various	Permits Issued	Security upgrades. Pending final inspections
Creekwood Commercial	616 E Bailey Boswell Rd	Permit Issued	Medical office finish out. Construction underway.
Saginaw DC Industrial	923 Cook Lane	Permit Issued	39,088 SF Building under construction.
Saginaw DC Industrial	1008 Cook Lane	Permit Issued	81,222 SF Building under construction.
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Civil construction work underway
Take 5 Oil Change	112 W Bailey Boswell Rd	Permit Pending	Permit approved. Pending payment
BOA			
Applicant	**Location**	**Status**	**Comments**
Planning & Zoning	**Location**	**Status**	**Comments**
Beltmill Planned Development	NE corner Saginaw Blvd and E Bailey Boswell Rd	Under Review	Comments returned to developer.
The Square Planned Development	North and West of Wal-Mart	Approved	Development Plan and Zoning Change to Planned Development approved by City Council 4/16/19. Development and 380 agreement approved by city council on 6/18/2019

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The Square Preliminary Plat	North and West of Wal-Mart	Under Review	Pending review comments being addressed.
City	Amendment to Zoning Ordinance Saginaw Blvd Overlay District	Pending	
Saginaw Skilled Nursing Facility Zoning	NE corner Knowles Dr and W McLeroy Blvd	Pending	P&Z recommended approval on 7/9/19, City council tabled on 7/23/19
Saginaw Skilled Nursing Facility SUP	NE corner Knowles Dr and W McLeroy Blvd	Pending	Waiting on resubmittal to address city comments
Saginaw Skilled Nursing Facility Final Plat	NE corner Knowles Dr and W McLeroy Blvd	Pending	Waiting on comments from city engineer.
UCD Saginaw	SW Corner of Blue Mound Road and E Bailey Boswell Road	Tabled, requested by applicant	Request for zoning change from Community Commercial (CC) and Multi Family (MF1) to Community Commercial and Multi Family (MF2)
City	Amendment to Zoning Ordinance to amend definition of " School, Primary or Secondary", and add a definition for "Private School" and amend the use table to add "Private School" and requiring a Specific Use Permit for "Private Schools" in all zoning districts.	Pending	Scheduled for P&Z and Council on 8/13/19
Code Enforcement	**Location**	**Status**	**Comments**
TXDOT Issues	**Location**	**Status**	**Comments**
FM 156 Expansion	FM 156 from Western Center to US 287	90% plans due August 2018	IPO approved by council 7/2/19. Plans and spec preparation underway.
City Council Considerations			
Project Dream Play	North end of Willow Creek Park	Construction contract awarded.	Council awarded construction contract for playground and entered into an agreement with Project Dream Play to fund $143,000 of the project.

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PLANNING AND ZONING COMMISSION

CASE #	APPLICANT	LOCATION	2017-2018 CASE REPORT REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
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. Tentatively scheduled for 9/10 P&Z and 9/17 CC		
PZ 0719-01	Brad Childers, Barron Stark Engineering	NE Corner West McLeroy Blvd and N Knowles	Change Zoning: Office Professional to Neighborhood Commercial	07/09/19	Recommended Approval	07/23/19	Tabled Tentatively scheduled for 9/3/19

City of Saginaw

Meeting Date: 9/3/2019

Agenda Items: (8)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action Regarding Approval of Change Order #1 to Willow Creek Park Playground (Willow Creek Station) Contract

BACKGROUND/DISCUSSION:
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.

On July 23, 2019, City Council awarded a contract to Grod Construction, LLC in the amount of $482,484.50. During consideration of the award, Council directed staff to add two pieces of fully wheelchair accessible playground equipment to the contract by change order.

On August 6, 2019, City Council authorized an amendment to La Terra's design contract in the amount of $3,000 to prepare the necessary documents to accommodate City Council's request.

Based on the revised plans, the contractor has submitted a change order request for $70,120.00. The change order will add accessible Whirl and Aeroglider equipment manufactured by Playworld. The footprint of the playground will be expanded to accommodate the equipment requiring additional excavation, fall surfacing and other work to allow the installation. La Terra has reviewed the change order and concurs with the scope and price.

FINANCIAL IMPACT:
The financial impact will be $70,120.00. Funds will come from Fund Balance.

RECOMMENDATION:
Staff recommends that Change Order #1 to the Willow Creek Park Playground contract be approved in the amount of $70,120.00.

ATTACHMENTS:

Description

Equipment
Change Order Detail



AeroGlider



Whirl

la terra studio, inc.
2712 Swiss Avenue, studio A
dallas, texas 75204
214.749.0333
www.laterrastudio.com

CHANGE ORDER

{CO #001}

PROJECT:	Willow Creek Park Playground	Change Order #:	001
OWNER:	City of Saginaw	LTS PROJECT #:	19003
TO:	Rich Trice	ISSUED by:	Michael Black, ASLA
DATE:	Wednesday, August 28, 2019		

The contract is changed as follows:

The Original Guaranteed Maximum Price (GMP) was:	$ 482,484.50
Net change by previously authorized Change Orders:	$ 0
The GMP prior to this Change Order was:	$ 482, 484.50
The GMP will be INCREASED by this Change Order:	$ 70,120.00
The New GMP, including this Change Order, will be:	$ 552,604.50
The Contract Time will be extended by:	0 Days
The Date of Substantial Completion as of the date of this Change Order therefore is:	The Original Date

DESCRIPTION: Construct additional playground equipment per LASI #1

ATTACHMENTS: ☑

~ GROD's Change Order Calculations ~ LASI #1

GRod Construction, LLC
Construction Contractor

By (Signature)

Guillermo Rodriguez 8/28/2019
Typed Name Date

la terra studio, inc.
Landscape Architecture Firm

REGISTERED LANDSCAPE ARCHITECT
MICHAEL T BLACK
2202
STATE OF TEXAS

By (Signature)

Michael Black
Typed Name Date 08.28.2019

Owner

By (Signature)

Typed Name Date

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Change Order

Change Order # 01
Date: 8/21/2019

Contract #
Willow Creek Park Playground
Job: 190611A

Owner
City of Saginaw
333 W. McLeroy Blvd.
Saginaw, TX 76179
USA

General Contractor
GRod Construction, LLC
889 E. Rock Island Avenue
Boyd, TX 76023
USA

Owner Code	Description	Contract Quantities	Unit	Unit Price	Contract Amount
****CHANGE ORDER # 1****					
A1	Mobilization, Bonding, and Insurance	1.000	LS	2,500.00	$ 2,500.00
A2	Playground	1.000	LS	44,500.00	$ 44,500.00
A3	Poured-in-Place Playground Fall Surfacing	1,112.000	SF	17.00	$ 18,904.00
A4	Pedestrian Concrete Paving	-168.000	SF	6.75	$ (1,134.00)
A5	Concrete Containment Edge	30.000	LF	45.00	$ 1,350.00
A6	Dirt-work and Grading	1.000	LS	4,000.00	$ 4,000.00
				CHANGE ORDER # 1 SUBTOTAL	$ 70,120.00

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2712 Swiss Avenue, studio A
dallas, texas 75204
214.749.0333
mblack@laterrastudio.com

LANDSCAPE ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

{LASI 1}

PROJECT:	Willow Creek Park Playground	LASI #:	1
OWNER:	City of Saginaw	RE:	Aeroglider/ Accessible Whirl
TO:	Randy Newsom	*lts* PROJ.#:	19003
DATE:	Monday, August 12, 2019	ISSUED by:	Michael Black, PLA

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents.

DESCRIPTION: One (1) Aeroglider and one (1) Accessible Whirl have been added to the playground equipment. Concrete Walk, Playground Containment Bands, Benches, and Grading have been adjusted to accommodate these two new pieces of play equipment.See revised drawings attached.

ATTACHMENTS: ☑
~L0.00, ~L1.01, ~L1.02, ~L2.01

ISSUED by: Michael Black, PLA
CC: RECIPIENT'S:

_ _ Owner _X_ Contractor ___ Architect ___ Structural Engineer ___ Surveyor ___ Civil Engineer ___ Other

General Notes

1. THESE DRAWINGS ARE SUBMITTED TO THE OWNER OF THE PROJECT FOR REVIEW AND APPROVAL PRIOR TO ANY RELEASE FOR BIDDING AND/OR CONSTRUCTION. CONTRACTORS SHALL RECEIVE BID INFORMATION, INSTRUCTIONS, BID FORMS, GENERAL TERMS AND CONDITIONS, AND OTHER REQUIRED CLARIFICATION FROM THE OWNER'S REPRESENTATIVE ADMINISTERING THIS PROJECT.

2. THESE DRAWINGS SUPPLEMENT THE OTHER CONTRACTUAL INFORMATION CONTAINED IN THE PROJECT SPECIFICATIONS. ANYTHING MENTIONED IN THE PROJECT SPECIFICATIONS AND NOT THE DRAWINGS OR VICE-VERSA, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IN THE CASE OF DISCREPANCY IN THE DRAWINGS OR PROJECT SPECIFICATION, THE MATTER SHALL BE IMMEDIATELY SUBMITTED TO THE OWNER'S REPRESENTATIVE; WITHOUT THEIR DECISION, SAID DISCREPANCY SHALL NOT BE ADJUSTED BY THE CONTRACTOR, SAVE ONLY AT THEIR OWN RISK AND EXPENSES. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE DRAWINGS OR IN THE SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH ERROR OR OMISSION, THEY SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE WITH FOLLOW-UP WRITTEN NOTICE. THE OWNER'S REPRESENTATIVE WILL THEN MAKE SUCH CLARIFICATION AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR THE CONTRACTOR TO FULFILL THE INTENT OF THE CONTRACT.

3. THE "INTENT" OF THESE IMPROVEMENT DRAWINGS, DETAILS, AND ASSOCIATED SPECIFICATIONS IS THAT THE CONTRACTOR PROVIDES THE OWNER WITH A COMPLETE, ACCURATE, FUNCTIONALLY AND TECHNICALLY SOUND PROJECT AS GENERALLY DESCRIBED IN THE DOCUMENTS. ELEMENTS SHOWN OR IMPLIED BY THE DRAWINGS, IF NOT SPECIFICALLY DETAILED OR SPECIFIED, SHALL BE INSTALLED PER UNIFORM BUILDING CODES, MANUFACTURER'S RECOMMENDATIONS, STANDARD INDUSTRY PRACTICES, AND/OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.

4. WORK OF THIS PROJECT SHALL CONFORM TO THE CURRENT CITY OF SAGINAW CODES, ORDINANCES, STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION OF IMPROVEMENTS, AS WELL AS OTHER APPLICABLE GOVERNING REGULATIONS IN EFFECT, LATEST EDITIONS.

5. RANGE POINTS, TIES, BENCHMARKS, OR OTHER SURVEY CONTROL POINTS WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION MUST BE PRESERVED, MODIFIED, OR RECORDED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE. IMMEDIATELY UPON DISCOVERY, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SURVEY CONTROL POINTS FOUND AND OBTAIN DIRECTION PRIOR TO PROCEEDING WITH CONSTRUCTION.

6. THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK UNLESS EXPLICITLY NOTIFIED OTHERWISE IN THE CONTRACT DOCUMENTS, AND SHALL COMPLY WITH NOTIFICATION AND INSPECTION REQUIREMENTS.

7. UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, TECHNICAL TESTS AND REPORTS BY A CERTIFIED, INDEPENDENT LABORATORY OR AGENCY.

8. NO OFFICIAL SURVEY HAS BEEN PROVIDED. BASE INFORMATION PROVIDED BY CITY G.I.S. & FIELD OBSERVATIONS. CONTRACTOR TO VISIT AND REPORT ANY DISCREPANCIES DIRECTLY TO LANDSCAPE ARCHITECT.

9. EXISTING (OR PROPOSED BY OTHERS) UTILITY INFORMATION SHOWN IS APPROXIMATE ONLY AND FOR GENERAL INFORMATION ONLY. IT IS NOT INTENDED TO DEPICT EXACT LOCATIONS OR ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES TO STAKE AND FIELD VERIFY THE LOCATIONS, INCLUDING DEPTHS, OF EXISTING UTILITIES , PROPOSED BY OTHERS, OR CURRENTLY UNDER CONSTRUCTION, PRIOR TO COMMENCING ANY RELATED OPERATIONS. CONTRACTOR SHALL MAINTAIN UTILITY LOCATIONS AND STRUCTURES DURING REMAINING PHASES OF WORK. THE CONTRACTOR SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY UTILITIES THAT MAY CONFLICT WITH PROPOSED WORK. THE CONTRACTOR SHALL EXPLORE, UNDERSTAND, AND COORDINATE (WITH SUBCONTRACTORS AND OTHERS) UTILITIES IMPACTS PRIOR TO SUBMITTING BID AND SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO UTILITY LINES, STRUCTURES, OR INJURIES THERE FROM.

10. THESE DRAWINGS DO NOT SPECIFY SAFETY MATERIALS, STAFFING, EQUIPMENT, METHODS, OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECT AND IMPLEMENT SAFETY OPERATIONS, STAFFING, PROCEDURES TO PROTECT THE OWNER AND HIS REPRESENTATIVES, NEW IMPROVEMENTS, PROPERTY, OTHER CONTRACTORS, THE PUBLIC AND OTHERS.

11. THE CONTRACTOR SHALL MEET PERIODICALLY WITH THE OWNER'S REPRESENTATIVE TO DETERMINE MARSHALLING AREAS, ON-SITE STORAGE, CONTRACTOR STAFF PARKING, SECURITY ISSUES, CONSTRUCTION SEQUENCING AND/OR PHASING, SCHEDULING, AND MAINTAINING PUBLIC, EMERGENCY, HANDICAPPED, OR OPERATIONS ACCESS BEFORE STARTING THE RELATED WORK.

12. SOME OF THE WORK OF THIS CONTRACT MAY OCCUR CONCURRENT WITH WORK BY OTHERS. PHASING, SEQUENCING AND COORDINATION, WITH WORK BY OTHERS, AND ON-GOING FACILITY OPERATIONS IN AND AROUND THE SITE AREA IS A PART OF THE CONTRACTOR'S RESPONSIBILITY.

13. THE CONTRACTOR WILL BE REQUIRED TO COMPLETE THE WORK OF THIS PROJECT ACCORDING TO THESE PROPOSED DRAWINGS OR SUBSEQUENT CLARIFICATION. A STRICT PERIOD OF PERFORMANCE, INCLUDING DATES OF SUBSTANTIAL COMPLETION (FOR ALL AND/OR PORTIONS) AND LIQUIDATION DAMAGES MAY BE AN INTEGRAL ELEMENT OF THE CONTRACT.

14. ANY SITE IMPROVEMENTS REQUIRING REMOVAL UNDER THIS CONTRACT SHALL BE PROPERLY AND LEGALLY DISPOSED OFF-SITE OR, AT THE OWNER'S OPTION, SURRENDERED AND/OR STOCKPILED IN AN APPROVED ON-SITE LOCATION PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.

15. THE CONTRACTOR IS REQUIRED TO MAINTAIN A COMPLETE AND 'UP-TO-DATE' SET OF CONTRACT DOCUMENTS, INCLUDING CLARIFICATIONS, CHANGE ORDERS, ETC. IN GOOD CONDITION, AT THE CONSTRUCTION SITE AT ALL TIMES. THIS SET OF DOCUMENTS WILL BE MADE IMMEDIATELY AVAILABLE FOR REVIEW BY THE OWNER'S REPRESENTATIVE AND/OR AUTHORIZED CONSULTANTS UPON REQUEST.

HARDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS. PIPING, CONDUIT, SLEEVES, ETC. SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
4. REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC. UNLESS OTHERWISE NOTED ON PLANS.
7. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEM, FORMS WITH STEEL IN PLACE AND COMPACTED SUBGRADE COMPLETE SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL SUBMIT SAMPLES, CUT SHEETS, AND/OR SHOP DRAWINGS, AS REQUIRED, FOR HARDSCAPE IMPROVEMENTS AS INDICATED ON THE DRAWINGS, THE MATERIALS SCHEDULE, SITE FURNISHINGS AND/OR SPECIFICATIONS PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AND/OR AUTHORIZED CONSULTANT.
9. CONTRACTOR SHALL CONSTRUCT MOCK-UPS, AS REQUIRED, IN THE SIZE AND LOCATION INDICATED BY THE DRAWINGS, SPECIFICATIONS, AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AND/OR AUTHORIZED CONSULTANT. MOCK-UPS SHALL SERVE AS THE 'FINISHES' QUALITY CONTROL FOR THE INSTALLATION OF HARDSCAPE IMPROVEMENTS.
10. ELEVATIONS SHOWN ON HARDSCAPE PLANS AND DETAILS ARE TO ILLUSTRATE RELATIVE RELATIONSHIPS BETWEEN ADJACENT HARDSCAPE ELEMENTS ONLY.

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Materials Schedule

HARDSCAPE

H-1 **PEDESTRIAN CONCRETE PAVING:**
LOCATED AT NEW WALKWAYS PER PLANS
COLOR: STANDARD GRAY
THICKNESS: 4"
TEXTURE/FINISH: MEDIUM BROOM FINISH
INSTALLATION: PER DETAIL SHEET L1.01
QUANTITY: 2,121 SQ. FT. (1)

H-2 **12" CONCRETE CONTAINMENT EDGE:**
CONCRETE EDGE TO SEPARATE PLAYGROUND SURFACE FROM EXISTING LANDSCAPE AND TO CONTAIN PLAYGROUND SURFACING.
COLOR: STANDARD GRAY
THICKNESS: 12"
DEPTH: 22"
PATTERN: INSTALL CONTROL JOINTS @ 8' O.C. MAX.
TEXTURE/FINISH: LIGHT BROOM FINISH
REINFORCEMENT: #2 4 BARS CONTINOUS
INSTALLATION: REF. LAYOUT SHEET L1.01
QUANTITY: 210 LINEAR FEET (1)

H-3 **CONCRETE STAIRS: (16 LF)**
CONCRETE STAIRS PER PLANS
COLOR: STANDARD GRAY
DIMENSIONS: 12" TREAD WIDTH, 6" RISER HEIGHT
TEXTURE/FINISH: LIGHT BROOM FINISH
INSTALLATION: PER DETAIL SHEET L1.02

MISCELLANEOUS

M-1 BENCH: **(8 TOTAL)**
MODEL: SCARBOROUGH BENCH
FINISH: STORMCLOUD POWDERCOAT
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LARA MOFFAT 269-337-1309
INSTALLATION: SURFACE MOUNT TO CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.

M-2 **PLAYGROUND:**
PLAYGROUND PER PLAN
SUPPLIER: PLAYGROUND SOLUTIONS OF TEXAS
CONTACT: MIKE HOWERTON 469-375-4590
INSTALLATION: REF. LAYOUT PLAN SHEET L1.02

M-3 **PLAYGROUND SURFACING:**
PLAYGROUND SURFACING PER PLAN
COLOR: 50% STANDARD COLOR (TAN)
50% BLACK
SUPPLIER: VITRITURF
CONTACT: MIKE HOWERTON 469-375-4590
INSTALLATION: REF. LAYOUT PLAN SHEET L1.02
QUANTITY: 8,651 SQUARE FEET (1)

NOTE: CONTRACTOR TO VERIFY QUANTITIES PER PLAN

SHOP DRAWINGS

CONTRACTOR SHALL PREPARE/PROVIDE SHOP DRAWINGS FOR REVIEW BY AND RECEIVE APPROVAL FROM OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING FABRICATION OF THE FOLLOWING ITEMS:

1. PLAYGROUND (M-2)

SUBMITTALS / SAMPLES

CONTRACTOR SHALL PREPARE/PROVIDE SUBMITTALS AND/OR SAMPLES FOR REVIEW BY AND RECEIVE APPROVAL FROM OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION FOR THE FOLLOWING ITEMS:

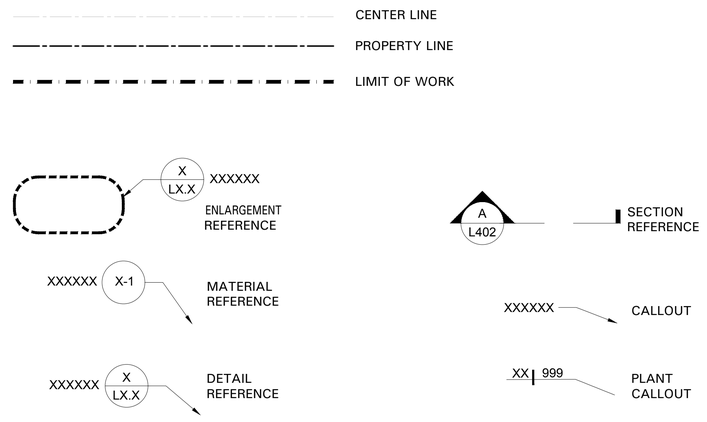
1. PLAYGROUND (M-2)
2. BENCH (M-1)
3. SAFETY SURFACING (M-3)

MOCK-UPS

CONTRACTOR SHALL PREPARE/PROVIDE MOCK-UPS FOR REVIEW BY AND RECEIVE APPROVAL FROM OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION FOR THE FOLLOWING ITEMS:

1. NONE

SYMBOLS LEGEND



la terra studio
landscape architecture
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dallas, texas ~ 75204 214.749.0333
www.laterrastudio.com

WILLOW CREEK PARK PLAYGROUND
Saginaw, Texas

City of Saginaw

submittals / revisions

no.	date	detail
1	08/12/19	LASI #1

la terra studio, inc.

19003
lts project number

05.14.2019
date

TW
drawn by

MB
checked by

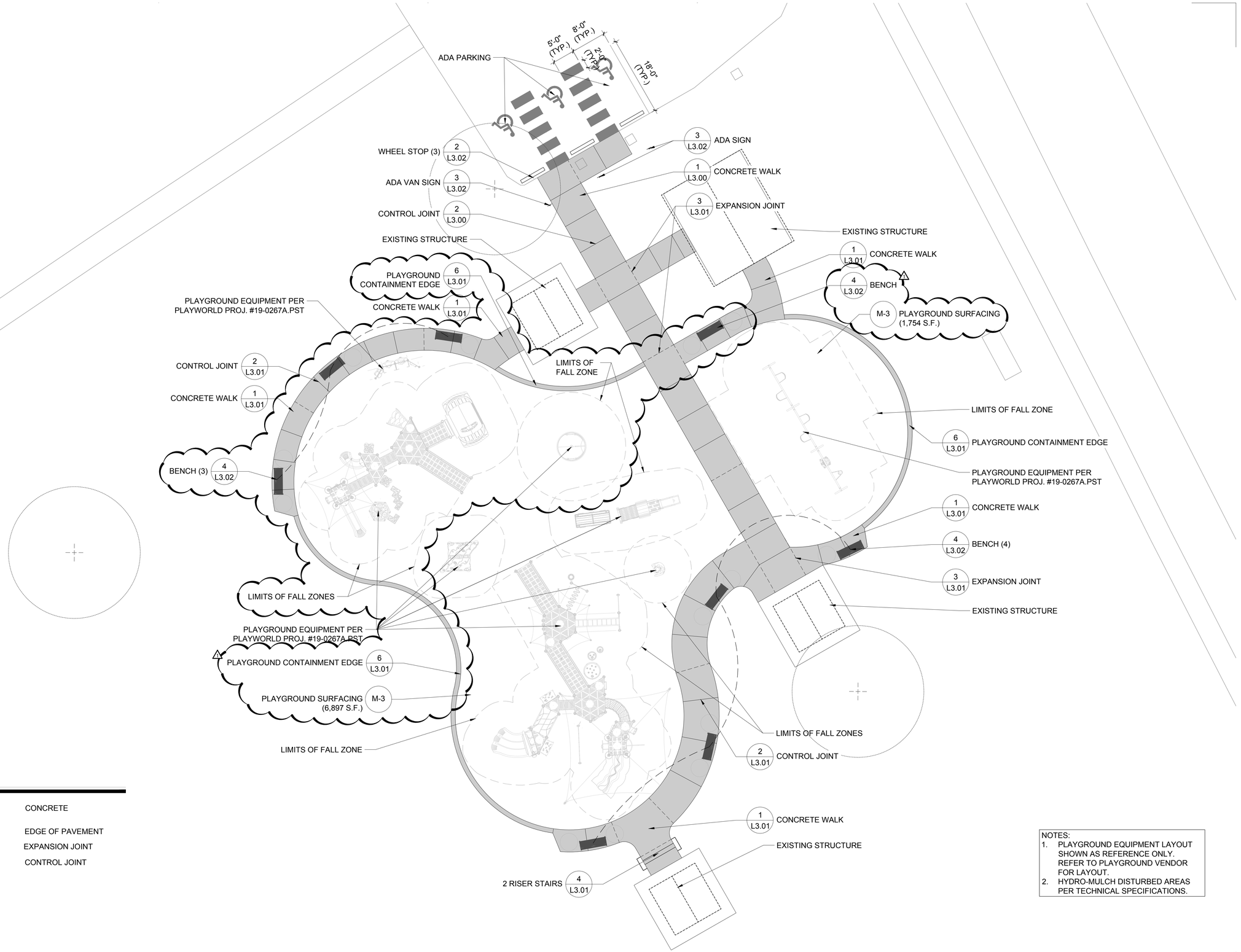
registration

REGISTERED LANDSCAPE ARCHITECT MICHAEL T. BLACK 2202 STATE OF TEXAS

05.14.2019

sheet title
General Notes, Materials Legend

sheet number
L0.00



LAYOUT PLAN LEGEND

- CONCRETE
- EDGE OF PAVEMENT
- EXPANSION JOINT
- CONTROL JOINT

NOTES:
1. PLAYGROUND EQUIPMENT LAYOUT SHOWN AS REFERENCE ONLY. REFER TO PLAYGROUND VENDOR FOR LAYOUT.
2. HYDRO-MULCH DISTURBED AREAS PER TECHNICAL SPECIFICATIONS.

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WILLOW CREEK PARK PLAYGROUND

Saginaw, Texas

City of Saginaw

submittals / revisions

no.	date	detail
1	08/12/19	LASI #1

la terra studio, inc.

19003
lts project number

05.14.2019
date

TW
drawn by

MB
checked by

registration

REGISTERED LANDSCAPE ARCHITECT
MICHAEL T. BLACK
2202
STATE OF TEXAS

05.14.2019

sheet title

Site Plan

sheet number

L1.01

LAYOUT PLAN LEGEND

CENTERLINE OF TRAIL

S 01 — SITE LAYOUT COORDINATE

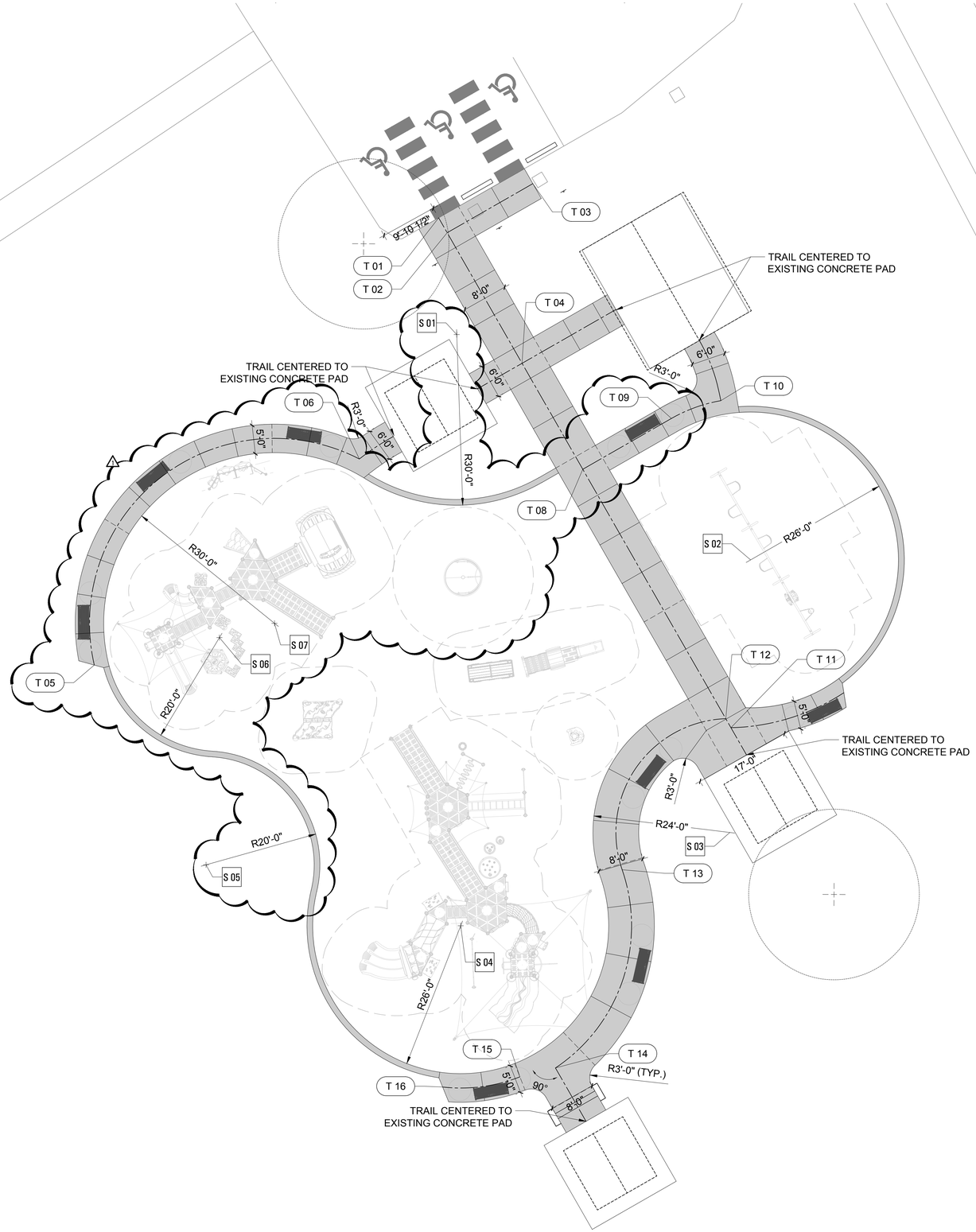
T 01 — TRAIL LAYOUT COORDINATE

SITE LAYOUT COORDINATES

S 01	N 6999047.0835 E 2311502.4353	S 05	N 6998953.8920 E 2311458.3953
S 02	N 6999007.4812 E 2311554.0550	S 06	N 6998993.8232 E 2311460.7410
S 03	N 6998959.5772 E 2311550.4141	S 07	N 6998996.3393 E 2311470.4193
S 04	N 6998943.1835 E 2311503.1315		

TRAIL LAYOUT COORDINATES

T 01	N 6999067.5937 E 2311499.2622	T 09	N 6999032.3420 E 2311540.1619
T 02	N 6999064.9813 E 2311500.7564	T 10	N 6999035.4671 E 2311548.8390
T 03	N 6999073.6084 E 2311515.8112	T 11	N 6998977.9963 E 2311550.6228
T 04	N 6999042.0309 E 2311513.9107	T 12	N 6998979.5822 E 2311549.6967
T 05	N 6998988.9965 E 2311438.7596	T 13	N 6998953.0201 E 2311531.5014
T 06	N 6999025.2208 E 2311485.3227	T 14	N 6998918.1922 E 2311519.7754
T 07	NOT USED NOT USED	T 15	N 6998916.6234 E 2311513.5316
T 08	N 6999023.4128 E 2311524.5796	T 16	N 6998914.8354 E 2311499.9575



NOTE:
PLAYGROUND VENDOR TO PROVIDE LAYOUT PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

0 20' 40'

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WILLOW CREEK PARK PLAYGROUND

Saginaw, Texas

City of Saginaw

submittals / revisions

no.	date	detail
1	08/12/19	LASI #1

la terra studio, inc.

19003
lts project number

05.14.2019
date

TW
drawn by

MB
checked by

registration

REGISTERED LANDSCAPE ARCHITECT MICHAEL T. BALL 2202 STATE OF TEXAS

05.14.2019

sheet title

Layout Plan

sheet number

L1.02

MATCH WITH EXISTING PAVEMENT
758.80
758.76
758.39
6" SOLID PVC
(ADJUST AS NEEDED TO
AVOID CONFLICT WITH
PLAYGROUND EQUIPMENT)
758.55
758.52
758.36
758.40
MATCH WITH EXISTING PAVEMENT
758.24
758.88
759.00
MATCH WITH EXISTING PAVEMENT
PLAYGROUND DRAINAGE CLEAN-OUT
7
L3.01
6" SOLID PVC
(ADJUST AS NEEDED TO AVOID
CONFLICT WITH PLAYGROUND EQUIPMENT)
758.36
758.75
758.64
758.92
758.52
757.41
757.34
758.41
758.77
756.93
758.20
758.66
758.54
759.04
758.43
756.98
756.91
756.86
757.28
757.56
757.46
758.26
756.83
757.39
756.55
756.63
756.52
756.60
756.56
756.48
756.47
756.55
758.78
FL= 756.94
7
L3.01
PLAYGROUND DRAINAGE
PERFORATED PIPE WITH FILTER
FABRIC SOCK SLOPE WITH GRADE
FOR POSITIVE DRAINAGE
758.37
758.43
758.53
758.52
758.22
758.28
758.01
758.08
758.03
758.42
758.34
758.26
758.10
MATCH WITH EXISTING PAVEMENT
FL= 754.24
756.57
756.72
6" HDPE STORM
DRAINAGE PIPE
FL= 752.75
PLAYGROUND DRAINAGE OUTFALL
7
L3.01
PERFORATED PIPE WITH FILTER
FABRIC SOCK SLOPE WITH GRADE
FOR POSITIVE DRAINAGE
758.00
757.88
756.90
757.80
756.82
756.88
756.77
757.44
757.40
757.37
6" SOLID PVC
(ADJUST AS NEEDED TO AVOID
CONFLICT WITH PLAYGROUND EQUIPMENT)
757.16
757.08
757.35
757.17
FL= 754.31
756.60
757.09
756.96
6" HDPE STORM
DRAINAGE PIPE
756.78
756.64
756.68
PLAYGROUND DRAINAGE OUTFALL
7
L3.01
FL= 752.85
7
L3.01
PLAYGROUND DRAINAGE CLEAN-OUT
756.84
756.72
756.52
TS 756.70
BS 756.20
6" SOLID PVC
(ADJUST AS NEEDED TO AVOID
CONFLICT WITH PLAYGROUND EQUIPMENT)
756.66
756.52
TS 756.18
BS 755.68
PERFORATED PIPE WITH FILTER
FABRIC SOCK SLOPE WITH GRADE
FOR POSITIVE DRAINAGE
TS 756.50
BS 756.00
TS 755.98
BS 755.48
MATCH WITH EXISTING PAVEMENT

NOTE:
NO TOPOGRAPHICAL SURVEY PROVIDED.
NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY
IF DISCREPANCIES ARE PRESENT IN THE
FIELD.

GRADING PLAN LEGEND

EXISTING 1' CONTOUR
PROPOSED 1' CONTOUR
538.79 SITE LAYOUT COORDINATE

0 10' 20'

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landscape architecture
urban design planning
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dallas, texas ~ 75204 214.749.0333
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WILLOW CREEK PARK PLAYGROUND
Saginaw, Texas

City of Saginaw

submittals / revisions

no.	date	detail
1	08/12/19	LASI #1

la terra studio, inc.

19003
lts project number

05.14.2019
date

TW
drawn by

MB
checked by

registration

REGISTERED LANDSCAPE ARCHITECT
MICHAEL T. BELL
2202
STATE OF TEXAS
05.14.2019

sheet title

Grading Plan

sheet number

L2.01

City of Saginaw

Meeting Date: 9/3/2019

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

Agenda Items: (9)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action Regarding Award of Contract for Fairmount 15-inch Sanitary Sewer, Phase 1

BACKGROUND/DISCUSSION:
On December 5, 2017, City Council authorized an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. (KHA) for the Fairmount Sanitary Sewer Rehabilitation, Phase 1. The project consists of the rehabilitation of approximately 800 LF of 12-inch sanitary sewer line from approximately Southern Blvd. to Fairmount Ave.

On March 19, 2019, the City Council rejected bids that were received for the project that were approximately $400,000 over the budgeted amount. The project was to be re-bid at a later date.

In March, the City was notified by Burlington Northern Santa Fe Railroad (BNSF) that it was planning an expansion of its facilities requiring the city to examine its utility crossings to clear for the railroad's construction.

On July 2, 2019, the City Council authorized an amendment to KHA's IPO to add additional design work required to abandon an 8-inch waterline and relocate a 12-inch sanitary sewer within BNSF right-of-way.

One bid was received for the project on July 2, 2019 as follows:

Bidder	Bid Amount
Atkins Brothers Equipment Co., Inc.	$2,113,145.00

KHA has reviewed the bid and recommends that the contract be awarded to Atkins Brothers Equipment Co., Inc.

FINANCIAL IMPACT:
The Fiscal Impact of this action is $2,113,145.00. Funds will come from Fund Balance.

RECOMMENDATION:
It is recommended that the City Council Award the contract for Fairmount 15-inch Sanitary Sewer, Phase 1 to Atkins Brothers Equipment Co., Inc. in the amount of $2,113,145.00.

City of Saginaw

Meeting Date: 9/3/2019

Staff Contact: Dolph Johnson
Asst. City Manager

Agenda Items: (10)

E-mail: djohnson@saginawtx.org

Phone: 817-230-0325

SUBJECT:
Consideration and Action regarding Resolution No. 2019-17 Creating the Citizens' Bond Committee and Appointing Members

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BACKGROUND/DISCUSSION:
The attached resolution will create the Citizen's Bond Committee and appoint members who will meet over the next several months to review the Financial Plan and the Capital Improvements Plan and prepare a recommendation to the City Council on which facility and infrastructure projects should be presented to voters for a possible bond election to be held in May of 2020.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of Resolution 2019-17

ATTACHMENTS:

Description

Resolution 2019-17

RESOLUTION NO. 2019-17

A RESOLUTION OF THE CITY OF SAGINAW, TEXAS, CREATING THE CITIZENS' BOND COMMITTEE AND APPOINTING MEMBERS.

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

WHEREAS, the City Council desires to establish and appoint a Citizens' Bond Committee to study the facility and infrastructure needs of the City, make recommendations to the City Council regarding future projects, needs, and opportunities for the City, and to evaluate whether to finance the same through the issuance of bonds approved at a future bond election; and

WHEREAS, it is the intent of the City Council that the appointment of a Citizens' Bond Committee will attain the goals referenced above and will provide the City Council with valuable citizen input related thereto.

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

SECTION 1.

The City Council hereby creates the Citizens' Bond Committee ("Committee") and the Committee is charged as follows:

1. The Committee will work with City staff and consultants to study facility and infrastructure needs of the City.

2. The Committee has the authority to recommend to the City Council an election regarding the issuance of bonds to meet the identified facility and infrastructure needs.

3. The Committee has the authority to recommend no bond election.

4. The Committee has the authority to make recommendations as to which needs should be financed, thus determining the relative size of the bond issuance.

5. The Committee has the authority to make other recommendations as appropriate to its purpose including any ongoing operation and maintenance costs related to the bond projects.

SECTION 2.

Each member of the City Council may appoint two members of the Committee for a total of 14 Committee members. The Committee shall appoint a chair from among the members of the

Committee. All members shall serve without compensation at the pleasure of the Council and may be removed or replaced at the discretion of the Council. The following individuals are appointed to serve as members of the Committee:

1. Gregory Gerami
2. Pat Shelton
3. Jane North Lyon
4. Rick Russell
5. Chuck Inmon
6. Brack St. Clair
7. Tim Miller
8. Siobhan Lilley
9. Travis Albritton
10. Stephen Watson
11. Don Cromwell
12. David Jones
13. Monica Dixon
14. VACANT

SECTION 3.

The Committee shall serve in an advisory capacity and report directly to the City Council. All recommendations will be made by consensus of the entire Committee. Recommendations are to reflect a citywide perspective that does not favor a specific neighborhood or area of interest. Equity of facilities and infrastructure to meet City needs will be considered. The Committee will discuss and evaluate specific items and categories; however, the City Council shall make the final determination regarding the exact wording, timing, and packaging of any recommendations that go to the voters.

SECTION 4.

This resolution shall take effect immediately from and after its date of passage.

ADOPTED AND APPROVED this ___ day of August, 2019.

APPROVED:

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney