

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

Meeting and/or Executive Session Agenda
6:00 PM - Tuesday, August 18, 2020
Saginaw City Hall Council Chambers
333 West McLeroy Blvd.

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

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

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

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

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

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

(2) Invocation--Pastor Dennis Hudson, Saginaw Park Baptist Church

(3) Audience Participation--On the Video Screen

(4) Consent Agenda--All items listed with lower case letters are part of the Consent Agenda. Public hearing and review are held collectively unless opposition is presented, in which case the contested item will be heard separately.

(a) Action regarding Minutes, August 4, 2020--Janice England, City Secretary

(b) Action regarding Geotechnical Services Agreement with CMJ Engineering for Central Fire Station Design--Dolph Johnson, Asst. City Manager

(c) Action regarding Resolution No. 2020-19, Adopting TCAP's Professional Services Agreement and Gexa Energy's Commercial Electric Service Agreement for Power to be Provided on and After January 1, 2023--Dolph Johnson, Asst. City Manager

- (5) PUBLIC HEARING - Consideration and Action regarding a Recommendation from the Planning and Zoning Commission, to Amend the Zoning Ordinance (No. 2001-04) Amending the Regulations for "Private Card Club" and "Bingo Halls" (Ordinance No. 2020-16)--Rick Trice, P.E., Director of Public Works
- (6) Consideration and Action regarding Approval of a Replat for Lots 2R4-A, 2R4-B, 2R4-C, and 2R4-D, Block A, Van Zandt Place being a Replat of Lot 2R4, Block A Van Zandt Place an Addition to the City of Saginaw, Texas--Rick Trice, P.E., Director of Public Works
- (7) Consideration and Action regarding Requested Variances to Section 7.09 Drainage and Storm Sewer, Subsection C.3.i. of the Subdivision Ordinance related to detention requirements in the proposed parking lot at the Southwest Corner of Palomino Dr. and S. Saginaw Blvd. (a portion of Lot 4R, Block 16, Ranch North Unit 1)--Rick Trice, P.E., Director of Public Works
- (8) Consideration and Action regarding approval of Ordinance No. 2020-15, authorizing the issuance and sale of City of Saginaw, Texas Combination Tax and Revenue Certificates of Obligation, Series 2020; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject--Kim Quin, Finance Director
- (9) Consideration and Action regarding Resolution No. 2020-18, Approving the Sale of Property Described as Lot 25, Block 19, Rancho North Addition, also known as 232 Hialeah Park, Saginaw, Texas--Dolph Johnson, Asst. City Manager
- (10) Consideration and Action regarding Proposed FY2020/2021 Tax Rate and Notice of Public Hearing--Kim Quin, Finance Director

(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:

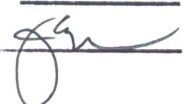
(a) Potential Restaurant Relocation

(12) Adjournment--Todd Flippo, Mayor

Posted:

Date: 8-14-2020

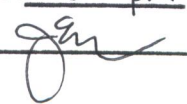
Time: 9:00am

By: 

Removed:

Date: 8-19-2020

Time: 3:00pm

By: 

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
AUGUST 18, 2020**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Patrick Farr
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Lee Howell
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Director of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Police Officer	Levi Gray

Absent from the meeting:

City Engineer	Andrew Simonsen, P.E.
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Visitors at the meeting:

Kelly Agnor	Gary Havener
Randal Johnson	Jose Murillo
Mark McLiney	Clark Kimball
Coy Quine	Kelly Stewart
Dennis Hudson	

(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 4, 2020

b. Action regarding Geotechnical Services Agreement with CMJ Engineering for Central Fire Station

Summary: CMJ Engineering, Inc. has successfully provided geotechnical engineering services to the City for many projects over the last twenty years. The proposed agreement includes the soil borings and analysis to assist the design team in determining foundation and paving designs for the new central fire station project. The total cost will be \$8,900 and will be funded from the 2020 CO bond funds.

c. Action regarding Resolution No. 2020-19, Adopting TCAP's Professional Services Agreement and Gexa Energy's Commercial Electric Service Agreement for Power to be Provided on and after January 1, 2023

Summary: The City is a member of the Texas Coalition for Affordable Power (TCAP). Member cities purchase electricity as a group in order to obtain better pricing. TCAP has designed a Strategic Hedging Program where instead of buying electricity through a fixed price longer term contract, SHP will procure one twelfth of the annual supply each month, two years forward year-to-year. This provides the lowest market pricing to reduce carrying charges and risk premiums that longer term contracts must charge. Pricing will never be out of the market. Savings are anticipated on future electricity purchases. Resolution No. 2020-19 addresses the proposed agreement.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Farr to approve the consent agenda as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(5) PUBLIC HEARING – Consideration and Action regarding a Recommendation from the Planning and Zoning Commission to amend the Zoning Ordinance (No. 20010-04) Amending the Regulations for “Private Card Club” and “Bingo Halls” (Ordinance No. 2020-16)

Motion was made by Councilmember Farr with a second by Councilmember Beasley to approve Ordinance No. 2020-16 as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the public hearing for this item opened at 6:09 p.m. He called for public comment. There was none. Mayor Flippo declared the public hearing closed at 6:09 p.m.

- (6) Consideration and action regarding Approval of a Replat for Lots 2R4-A, 2R4-B, 2R4-C, and 2R4-D, Block A, Van Zandt Place being a Replat of Lot 2R4, Block A, Van Zandt Place, an Addition to the City of Saginaw, Texas

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve the replat as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (7) Consideration and Action regarding Requested Variance to Section 7.09 Drainage and Storm Sewer, Subsection C.3.i of the Subdivision Ordinance related to detention requirements in the proposed parking lot at the Southwest Corner of Palomino Dr. and S. Saginaw Blvd. (a portion of Lot 4R, Block 16, Rancho North Unit 1)

Councilmember Beasley left the room at this time due to a conflict of interest.

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve the variance to the Subdivision Ordinance as requested with the additional requirement of limiting the fifteen spaces that could have inundation of between six and ten inches of water at a 100-year rainfall event to be restricted to truck parking only after reaching the following conclusions:

1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance (Subdivision Ordinance) would deprive the applicant of the reasonable use of the land. *The impacts of granting the variance would be contained within the site.*
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. *No surrounding properties would be detrimentally impacted by granting the variance.*
3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area. *The periods of inundation would be temporary and infrequent.*
4. That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance (Subdivision Ordinance). *The detention would have zero impact on property downstream of the development as required by City Code.*

Motion carried. 5-1-1-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld,

Councilmembers Farr, Tucker, and Copeland

Against: Councilmember Bighorse

Abstain: Councilmember Beasley

Absent: None

Councilmember Bighorse commented that she voted against the variance because she does not want truck parking on Saginaw Boulevard.

- (8) Consideration and Action regarding approval of Ordinance No. 2020-15, Authorizing the issuance and sale of City of Saginaw, Texas Combination Tax and Revenue Certificates of Obligation, Series 2020; levying an annual ad valorem tax and providing for the security for and payment of said Certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve Ordinance No. 2020-15, authorizing the issuance and sale of City of Saginaw, Texas Combination Tax and Revenue Certificates of Obligation, Series 2020; levying an annual ad valorem tax and providing for the security for and payment of said Certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. Motion carried unanimously. 7-0-0-0

For: Mayor Flipppo, Mayor Pro-Tem Junkersfeld, Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

- (9) Consideration and Action regarding Resolution No. 2020-18, Approving the Sale of Property described as Lot 25, Block 19, Rancho North Addition, also known as 232 Hialeah Park, Saginaw, Texas

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to approve Resolution No. 2020-18, approving the sale of property described as Lot 25, Block 19, Rancho North Addition, also known as 232 Hialeah park. Motion carried unanimously. 7-0-0-0

For: Mayor Flipppo, Mayor Pro-Tem Junkersfeld, Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(10) Consideration and action regarding Proposed FY2020/2021 Tax Rate and Notice of Public Hearing

Motion was made by Councilmember Farr with a second by Councilmember Beasley to schedule the public hearings and action on the proposed FY2020/2021 tax rate of .461579 and the FY2020/2021 budget for the City Council Meeting on September 15, 2020. Motion failed. 3-4-0-0

For: Mayor Flippo, Councilmembers Beasley, and Farr

Against: Mayor Pro-Tem Junkersfeld, Councilmembers Tucker, Bighorse, and Copeland

Abstain: None

Absent: None

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to schedule the public hearings and action on the proposed FY2020/2021 tax rate of .463280 and the FY2020/2021 budget for the City Council Meeting on September 15, 2020. Motion carried. 4-3-0-0

For: Mayor Pro-Tem Junkersfeld, Councilmembers Tucker, Bighorse, and Copeland

Against: Mayor Flippo, Councilmembers Beasley, and Farr

Abstain: None

Absent: None

(11) 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:

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a. Potential Restaurant Relocation

Mayor Flippo declared the meeting recessed into Executive Session at 6:58 p.m.

Mayor Flippo declared the meeting back in Regular Session at 7:11 p.m.

(12) Adjournment

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to adjourn the meeting. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

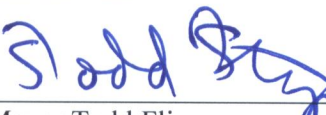
Mayor Flippo declared the City Council Meeting of August 18, 2020 adjourned at 7:11 p.m.

ATTEST:

APPROVED:



City Secretary Janice England



Mayor Todd Flippo

