

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

**Meeting and/or Executive Session Agenda
6:00 PM - Tuesday, October 20, 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 Sean Reed, The Crossroads 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, October 6, 2020--Janice England, City Secretary
- (b)** Action regarding 2020-21 Tarrant County Emergency Services District #1 Annual Contract Renewal--Doug Spears, Fire Chief
- (c)** Action regarding 2020-21 Tarrant County Fire Alarm Center Contract--

Doug Spears, Fire Chief

- (d) Action Regarding Change Order Number 1 to the East McLeroy Curb and Gutter Replacement Contract--Rick Trice, P.E., Director of Public Works
- (5) Introduction of Emergency Management Coordinator Joseph Laster--Doug Spears, Fire Chief
- (6) PUBLIC HEARING – Consideration and Action Regarding a Recommendation from the Planning and Zoning Commission to Approve a Request for a Specific Use Permit to allow the operation of a tire sales and auto repair garage on property located at 836 S. Saginaw Blvd in Saginaw (Ordinance No. 2020-22)--Rick Trice, P.E., Director of Public Works
- (7) Consideration and Action regarding an Escrow Agreement by and between Lavonne White, Cheri Elaine Walker as Successor Trustee of the Cheri Elaine Walker Trust and Judy Lynn Hartt as Successor Trustee of the Judy Lynn Hartt Trust, Provident Realty Advisors, Inc., the City of Saginaw, Texas, and the City Attorney as escrow agent, governing terms and conditions for the filing of a Petition for Dissolution of the Saginaw Western Center Public Improvement District--Gabe Reaume, City Manager/Bryn Meredith, City Attorney
- (8) PUBLIC HEARING--Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas Authorizing and Creating the Western Center Public Improvement District in Accordance with Chapter 372 of the Texas Local Government Code on property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas (Resolution No. 2020-25)--Gabe Reaume, City Manager/Bryn Meredith, City Attorney
- (9) Discussion of Christmas Events--Valerie Tankersley, Mayor Pro-Tem
- (10) Recess into Workshop**
- (11) Update and Discussion regarding Beltmill Project--Jim Makens/Don Allen
- (12) Capital Projects Update--Andrew Simonsen, P.E.
- (13) Reconvene Back into Regular Session**
- (14) Executive Session--The City Council may take action on any Executive Session item posted.**

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) Possible incentive associated with business relocation involving property located at 521 E. Bailey Boswell Road
- (b) Possible incentive promoting the development of property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas

(15) Adjournment

Posted:

Date: 10-16-2020

Time: 8:40 am

By: [Signature]

Removed:

Date: 10-26-2020

Time: 8:50 am

By: [Signature]

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND PUBLIC HEARING
HELD AT THE SAGINAW CITY HALL
333 WEST MCCLEROY BLVD.
OCTOBER 20, 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 Engineer	Andrew Simonsen, P.E.
City Engineer	Trenton Tidwell, P.E.
City Engineer	Brad Rusk, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England <i>(virtually)</i>
Police Chief	Lee Howell
Fire Chief	Doug Spears
Emergency Mgmt. Coord.	Joseph Laster
Director of Public Works	Rick Trice, P.E.
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Police Corporal	Tami Denison

Absent from the meeting:

None

Visitors at the meeting:

Jim Makens	Don Allen
Doug Powell	Dan Fritz
Dorothy Parks	Kathryn Johnson

(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

Mayor Flippo gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, October 6, 2020

b. Action regarding 2020-21 Tarrant County Emergency Services District #1 Annual Contract Renewal

Summary: The proposed contract renewal is for Tarrant County Emergency Services District #1 (TCESD) to provide fire and EMS related services to defined unincorporated areas of Tarrant County. TCESD will pay the City a total sum of \$97,000 for services our department provides in addition to providing a TCESD owned fire apparatus parking in the Saginaw Fire Station for fire response into unincorporated areas. Also, the City has been approved for a \$25,000 grant from TCESD to purchase personnel protective firefighting equipment – bunker gear.

c. Action regarding 2020-21 Tarrant County Fire Alarm Center Contract

Summary: The Tarrant County Fire Alarm Center (TCFAC) provides fire and EMS dispatch service to the unincorporated areas of Tarrant County and to contracting municipalities. The City houses and provides managerial oversight of the TCFAC. In return the TCFAC provides some limited services to our fire department and pays the City a sum of \$1,250 monthly (\$15,000 annually) for the services the City provides.

d. Action regarding Change Order Number 1 to the East McLeroy Curb and Gutter Replacement Contract

Summary: On May 19, 2020, the City Council awarded a contract to Nu-Way Construction, LLC in the amount of \$308,625 to remove and replace concrete curb and gutter along East McLeroy Blvd. The project, when completed, will be followed by the reconstruction of the asphalt section between the gutter lines. During construction a number of drainage and driveway related work was identified requiring additional work outside the scope of the project. The net value of the Change Order is \$16,629. The value of unused items credited back to the City was \$20,000. The value of the additional work is \$36,629. The revised contract amount will be \$325,304. The financial impact will be \$16,629. Funding is available in the Street Maintenance Fund to cover this amount.

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld 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) Introduction of Emergency Management Coordinator Joseph Laster

Fire Chief Spears introduced Emergency Management Coordinator Joseph Laster. Mr. Laster began his position on September 14, 2020. This is a partnership position with the City of Lake Worth. His official title is LWS (Lake Worth-Saginaw) Emergency Management Coordinator. Mr. Laster addressed the Council and briefly explained his background.

(6) PUBLIC HEARING - Consideration and action regarding a Recommendation from the Planning and Zoning Commission to Approve a Request for a Specific Use Permit to allow the operation of a tire sales and auto repair garage on property located at 836 S. Saginaw Blvd. in Saginaw (Ordinance No. 2020-22)

Mayor Flippo declared the public hearing for this item opened at 6:07 p.m. Mr. Dan Fritz addressed the Council regarding his request for a Specific Use Permit to allow the operation of a tire sales and auto repair garage at 836 S. Saginaw Blvd. The Planning and Zoning Commission considered the request at their meeting on October 13, 2020 and voted to recommend approval of the request and expressed support of an application by the applicant for a Building Improvement Grant for the removal of two pole signs on the property.

Mayor Flippo called for any public input. There was none.

Motion was made by Councilmember Farr with a second by Councilmember Beasley to approve the Specific Use Permit with the condition that the brick stays as is, not painted. 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 an Escrow Agreement by and between Lavonne White, Cheri Elaine Walker as Successor Trustee of the Cheri Elaine Walker Trust and Judy Lynn Hartt as Successor Trustee Of the Judy Lynn Hartt Trust, Provident Realty Advisors, Inc., the City of Saginaw, Texas, and the City Attorney as escrow agent, governing terms and conditions for the filing of a Petition for Dissolution of the Saginaw Western Center Public Improvement District

City Attorney Meredith explained the Escrow Agreement and the terms for dissolution of the Saginaw Western Center Public Improvement District. Dissolution would be executed if any of the following three happens.

1. A development agreement is not approved by December 31, 2020
2. The property sale does not close by March 31, 2021.
3. A contract to begin construction is not executed within eighteen months.

Motion was made by Councilmember Farr with a second by Councilmember Tucker to approve the Escrow Agreement 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

- (8) PUBLIC HEARING—Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas Authorizing and Creating the Western Center Public Improvement District in Accordance With Chapter 372 of the Texas Local Government Code on property consisting of approximately 78.724 acres And described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A.BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas (Resolution No. 2020-25)

Mayor Flippo declared he public hearing for this item opened at 6:48 p.m. Resolution No. 2020-25 authorizes and creates the Western Center Public Improvement district. Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 6:51 p.m.

Motion was made by Councilmember Farr with a second by Councilmember Beasley to approve Resolution No. 2020-25 authorizing and creating the Western Center Public Improvement District as presented. Motion carried unanimously. 7-0-0

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

Against: None
Abstain: None
Absent: None

- (9) Discussion of Christmas Events

Mayor Pro-Tem Junkersfeld explained that the holidays are approaching and even though due to the pandemic it won't be possible to have the usual activities; plans could be adjusted to allow for holiday activities. She suggested a parade be held on Friday evening, December 4th, with everyone remaining in their cars. Santa and Mrs. Claus could still arrive on the fire truck at the end of the parade but they would not get off the fire truck. She also suggested an event be scheduled for Saturday afternoon, December 5th, at the Saginaw Switchyard area. Vendors could set up including those from the Farmer's Market that morning. Holiday music by local groups, bands, and churches could be scheduled throughout the afternoon. Face masks would be required as well as social distancing which are both already observed at the Farmer's Market Events. The Council concurred with the suggestions.

- (10) Recess into Workshop

Mayor Flippo declared the meeting recessed into Workshop at 6:57 p.m.

- (11) Update and Discussion regarding BeltMill Project

Mr. Don Allen updated the Council on the BeltMill Project. This project is located at the corner of N. Saginaw Blvd. and East Bailey Boswell Rd. Mr. Allen encouraged the Council to give feedback and recommendations regarding the updated project. There was discussion regarding the proposed project.

(12) Capital Projects Update

City Engineer Andrew Simonsen, P.E. along with Trenton Tidwell, P.E. and Brad Rusk, P.E., all of Kimley-Horn and Associates, Inc. briefly updated the Council on capital projects including the Bailey Boswell Bridge.

(13) Reconvene back into Regular Session

Mayor Flippo declared the meeting back in Regular Session at 8:05 p.m.

(14) 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

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Mayor Flippo declared the meeting recessed into Executive Session at 8:06 p.m.

Mayor Flippo declared the meeting back in Regular Session at 8:33 p.m.

(15) Adjournment

Motion was made by Councilmember Bighorse with a second by Councilmember Tucker 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 October 20, 2020 adjourned at 8:33 p.m.

ATTEST:


City Secretary Janice England

APPROVED:


Mayor Todd Flippo

