

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

Meeting and/or Executive Session Agenda

6:00 PM - Tuesday, January 19, 2021

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--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.

(4) Consent Agenda

- (a) Action regarding Minutes, January 5, 2021--Janice England, City Secretary**
- (b) Action regarding Recommendation from Library Board for Appointment of Jean King to Library Board--Gabe Reaume, City Manager**
- (c) Action regarding Resolution No. 2021-03, 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

- (d) Action regarding Approval for Weaver and Tidwell, LLP to perform the Fiscal Year 2020-2021 Audit--Kim Quin, Finance Director
 - (e) Action regarding Disposal of City Surplus Items and Agreement with Tommy Lutes Auctioneers for Auction of City Surplus Items--Rick Trice, P.E., Director of Public Works
 - (f) Action regarding Acceptance of a Water-Sewer Facility Easement from Ardent Mills, LLC--Rick Trice, P.E., Director of Public Works
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- (5) Recognition of Volunteer of the Year and Volunteer Family of the Year for Saginaw Animal Services--Keith Rinehart, Director of Community & Economic Development
 - (6) Presentation of Comprehensive Annual Financial Report for the year ended September 30, 2020--Jennifer Ripka & Leah Reeves, Weaver and Tidwell, LLP
 - (7) Consideration and Action regarding Approval of a Final Plat UCD Saginaw Addition, Lots 1-2, Block A being 21.292 Acres of Land Situated in the Henry Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas--Rick Trice, P.E., Director of Public Works
 - (8) PUBLIC HEARING - Consideration and Action regarding a Request for a Specific Use Permit to allow the operation of a Massage Therapy and Semi-Permanent Makeup/Tattoo Use on property located at 900 N. Blue Mound Road and Adoption of Ordinance No. 2021-03--Rick Trice, P.E., Director of Public Works
 - (9) Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas, accepting a petition to create the Beltmill Public Improvement District on property consisting of approximately 115.432 acres and described as a tract of land in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas; calling for a public hearing to consider the feasibility and advisability of establishing the District; authorizing and directing the publication and mailing of notices of the public hearing (Resolution No. 2021-04)--Gabe Reaume, City Manager
 - (10) Consideration and Action regarding a Deposit and Reimbursement Agreement by and between the City of Saginaw and Saginaw Beltmill, LLC, providing for the funding of certain City anticipated and incurred professional services associated with all matters related to the contemplated Beltmill Public Improvement District on property consisting of approximately

115.432 acres and described as a tract of land in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas; and authorizing Mayor to execute the same--Gabe Reaume, City Manager

- (11) Consideration and Action regarding an Agreement for Public Improvement District Administration Services by and between the City of Saginaw and P3Works, LLC, to provide Public Improvement District Administration Services to the City, including but not limited to the provisions of specialized services related to the revision and updating of the Service and Assessment Plan, bond issuance, and the administration of a Public Improvement District; and authorizing the Mayor to execute the same--Gabe Reaume, City Manager
- (12) Consideration and Action regarding Ordinance No. 2021-04, Creation of Diversity and Inclusion Committee, and Appointment of Members--Gabe Reaume, City Manager
- (13) Update on Bailey Boswell Bridge Project--Kimley-Horn & Associates, Inc.
- (14) Discussion of Potential Bond Election Propositions--Gabe Reaume, City Manager
- (15) Discussion regarding 2021 Work Plan--Gabe Reaume, City Manager
- (16) **Executive Session--The City Council may take action on any Executive Session item posted.**

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:

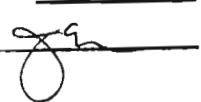
- (a) Building Improvement Grant Application--416 Belmont St.
- (b) Building Improvement Grant Application--329 N. Saginaw Blvd.
- (c) Discussion of Possible Incentive to CTI Beanmaker

(17) Adjournment--Todd Flippo, Mayor

Posted:

Date: 1-15-2021

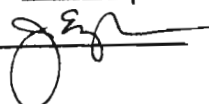
Time: 10:25am

By: 

Removed:

Date: 1-20-2021

Time: 3:30pm

By: 

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
JANUARY 19, 2021**

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	Brad Rusk, P.E.
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.
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Animal Svcs. Supervisor	Jose Wheeland
Animal Control Officer	Christina Pratt
Animal Control Officer	Breanna Farley
Lead Shelter Tech	Kristina Jenshak
Police Officer	Alfred Bernal

Absent from the meeting:

Library Director	Ellen Ritchie
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Visitors at the meeting:

Brack St. Clair	Leah Reeves
Jennifer Ripka	Dennis Hudson
Kelly Stewart	Kathryn Johnson
Lexie Truang	Elsa Spencer
Nathaniel Spencer	Shaun Spencer
Don Allen	Crystal Mays

(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, January 5, 2021

b. Action regarding Recommendation from Library Board for Appointment of Jean King to Library Board

Summary: On October 26, 2020, Ms. Rachel Reeves resigned from her position on the Library Board due to moving outside of the city limits. On November 11, 2020 Ms. Jean King submitted an application to serve on the Library Board. The Library Board reviewed Ms. King's application at their meeting on January 12, 2021 and voted unanimously to recommend to the City Council that Ms. King be appointed to the position vacated by Ms. Reeves.

c. Action regarding Resolution No. 2021-03, Approving the Sale of Property described as Lot 25, Block 19, Ranch North Addition, also known as 232 Hialeah Park

Summary: The City Council previously approved the sale of the property at 232 Hialeah Park by Resolution No. 2020-18. That buyer backed out of the sale. However, a new buyer is interested which requires a new resolution. The facts of the property remain the same. The property at 232 Hialeah Park was the subject of a judgment in favor of all the taxing entities and the federal government on September 27, 2007. A tax sale was requested and the property was "struck off" to the City of Saginaw. Since that time the City has demolished the structure on the property and maintained it by mowing while trying to find a buyer for the property. There have been a few inquiries on the property. The new buyer has offered \$15,500, the amount previously agreed on, to purchase the property and build a house on it. The City's tax attorney has worked with the other taxing entities to prepare a tax resale deed which does not provide any warranty of title and offers no warrants, express, or implied regarding the property. All liens from the judgment for the taxing entities would be waived by virtue of conveyance. Proceeds from the sale would be divided between the taxing entities on a pro-rata basis of the amounts owed. The City's share would be approximately \$3,300. Tarrant County and EMS-ISD have agreed to this process and are awaiting a resolution from the City. This will allow us to get the property back on the tax rolls, provide a new residence in the neighborhood, and stop the maintenance and administrative costs associated with this property that the City currently bears. Staff recommends approval of Resolution No. 2021-03 as presented.

d. Action regarding Approval for Weaver and Tidwell, LLP to perform the Fiscal Year 2020-2021 Audit

Summary: After a request for proposals for professional auditing services, on June 18, 2019 the City Council awarded a two year contract with the option of three one year extensions to Weaver and Tidwell to perform audit services for the fiscal years 2018-2019 and 2019-2020. The audit recently completed was the second year of the current contract. Weaver and Tidwell's 2019 proposal included annual increases after the initial two year contract not to exceed 2% per year. The estimated cost of the FY2020-2021 audit is \$46,818. Staff recommends approval.

e. Action regarding Disposal of City Surplus Items and Agreement with Tommy Lutes Auctioneers for Auction of City Surplus Items

Summary: Periodically, the City disposes of surplus items that are either no longer used, broken, or have been deemed past their useful life. The last auction of surplus items was held in 2020. The surplus items being proposed for the auction are four (4) vehicles. For many years, the City has used the services of Tommy Lutes Auctioneers to dispose of surplus items. They provide auction services for many local municipalities. There is no financial impact involved. The costs of the auction will be covered by the proceeds of the items sold. Staff recommends approval of the list of surplus items as presented and approval of the agreement with Tommy Lutes Auctioneers.

f. Action regarding Acceptance of a Water-Sewer Facility Easement from Ardent Mills, LLC

Summary: The Saginaw Boulevard 16" Waterline Phase 2 Project includes a new water pipeline from the intersection of Palomino Drive and Saginaw Boulevard eastward across the boulevard and the Union Pacific Railroad and Burlington Northern Santa Fe Railroad. The City Council accepted an easement through the property on August 4, 2020. The project was subsequently awarded and during construction it was determined that in order to make the connection to the existing waterline at the south end of the project, additional easement would be required. Staff recommends approval.

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) Recognition of Volunteer of the Year and Volunteer Family of the Year for Saginaw Animal Services

Director of Community and Economic Development Rinehart explained the purpose of this item was to recognize outstanding volunteers. He called on Animal Services Supervisor Wheeland to announce the volunteers. Animal Services Supervisor Wheeland gave a brief overview of the volunteer program for animal services. He announced the recipient of the 2020 Volunteer of the Year is Brendan McCann. He also announced the 2020 Volunteer Family of the Year is the Spencer Family. He presented the award to the Spencer Family. He explained that Brendan was unable to be present so the award will be delivered to him. He expressed his appreciation for all the volunteers and the many hours they donate each year.

(6) Presentation of Comprehensive Annual Financial Report for the Year Ended September 30, 2020

Ms. Jennifer Ripka of Weaver and Tidwell, L.L.P. presented the Comprehensive Annual Financial Report for the year ended September 30, 2020. She briefly explained the contents of the report. She expressed her appreciation to Finance Director Quin for her efforts and assistance during the audit process.

(7) Consideration and Action regarding Approval of a Final Plat for UCD Saginaw Addition, Lots 1-2, Block A Being 21.292 Acres of Land situated in the Henry Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve the final plat for UCD Saginaw Addition, Lots 1-2, Block A as presented conditional upon execution of an escrow agreement. 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 Request for a Specific Use Permit to allow the operation of a Massage Therapy and Semi-Permanent Makeup/Tattoo Use on property located at 900 N. Blue Mound Road and Adoption of Ordinance No. 2021-03

Mayor Flippo declared the public hearing for this item opened at 6:32 p.m. Director of Public Works Trice read a comment opposing the specific use permit from W. Bailey Brewer. Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 6:44 p.m.

Motion was made by Councilmember Farr with a second by Councilmember Beasley to approve Ordinance No. 2021-03, approving the Specific Use Permit to allow the operation of a massage therapy and semi-permanent makeup/tattoo use, 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

The Council considered Items 9, 10, and 11 together.

- (9) Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas, accepting a petition to create the Beltnill Public Improvement District on property consisting of approximately 115.432 acres and described as a tract of land in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas; calling for a public hearing to consider the feasibility and advisability of establishing the District; authorizing and directing the publication and mailing of notices of the public hearing (Resolution No. 2021-04)
- (10) Consideration and Action regarding a Deposit and Reimbursement Agreement by and between the City of Saginaw and Saginaw Beltnill, LLC, providing for the funding of certain City anticipated and Incurred professional services associated with all matters related to the contemplated Beltnill Public Improvement District on property consisting of approximately 115.432 acres and described as a tract Of land in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas; and authorizing Mayor to execute the same

- (11) Consideration and Action regarding an Agreement for Public Improvement District Administration Services by and between the City of Saginaw and P3Works, LLC, to provide Public Improvement District Administration Services to the City, including but not limited to the provisions of specialized services related to the revision and updating of the Service and Assessment Plan, bond issuance, and the administration of a Public Improvement District; and authorizing the Mayor to execute the same

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve Resolution No. 2021-04 accepting a petition to create the Beltmill Public Improvement District and calling for a public hearing to consider establishing the district; approve the Deposit and Reimbursement Agreement between the City of Saginaw and Saginaw Beltmill, LLC as presented; and approve an Agreement for Public Improvement District Administration Services between the City of Saginaw and P3 Works, LLC as presented. 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

- (12) Consideration and Action regarding Ordinance No. 2021-04, Creation of Diversity and Inclusion Committee, And Appointment of Members

Motion was made by Councilmember Beasley with a second by Councilmember Farr to approve Ordinance No. 2021-04 creating the Diversity and Inclusion Committee, and appoint the following to the committee: Kristen Nelson, India Bastien, Ally Surface, Kelly Stewart, Sal Adamski, Larry Scheid, Ron Brooks, Kelly Glover, J. Darren Crumpton, Stephen Drake, Ronnie Mills, Phillip Allen, Jamie Wyche, LaTonya Franklin, Carmen Drake, Crystal Amador, and Clarence Jacobs. 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

- (13) Update on Bailey Boswell Bridge Project

Mr. Brad Rusk, P.E. of Kimley-Horn and Associates, Inc. gave an update on the Bailey Boswell Bridge Project.

- (14) Discussion of Potential Bond Election Propositions

The Council discussed potential bond propositions for a May 1, 2021 Bond Election. The consensus of the Council was the following: Street Improvement Projects \$37,550,000; Parks and Senior Center \$11,200,000; and Library \$18,700,000.

(15) Discussion regarding 2021 Work Plan

City Manager Reaume briefly discussed proposed projects for the 2021 Work Plan. He stated that a resolution adopting the 2021 Work Plan will be presented for Council action in February.

(16) Executive Session

1 § 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

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

- a. Building Improvement Grant Application—416 Belmont St.
- b. Building Improvement Grant Application—329 N. Saginaw Blvd.
- c. Discussion of Possible Incentive to CTI Beanmaker

Mayor Flippo declared the meeting recessed into Executive Session at 8:10 p.m.

(Councilmember Beasley left the meeting at 8:12 p.m.)

Mayor Flippo declared the meeting back in Regular Session at 8:42 p.m.

(17) Adjournment

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to adjourn the meeting. Motion carried unanimously. 6-0-0-1

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

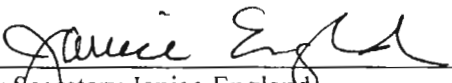
Against: None

Abstain: None

Absent: Councilmember Beasley

Mayor Flippo declared the City Council Meeting of January 19, 2021 adjourned at 8:42 p.m.

ATTEST:



City Secretary Janice England

APPROVED:



Mayor Todd Flippo

