

## **City Council Agenda**

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### **SAGINAW CITY COUNCIL NOTICE OF MEETING**

#### **Meeting and/or Executive Session Agenda**

**6:00 PM - Tuesday, March 16, 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--Valerie Junkersfeld, Mayor Pro-Tem**

##### **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, March 2, 2021--Janice England, City Secretary**
- (b) Action regarding Minutes, March 5, 2021--Janice England, City Secretary**
- (c) Action regarding Minutes, March 6, 2021--Janice England, City Secretary**
- (d) Action regarding Minutes, March 10, 2021--Janice England, City Secretary**

- (e) Action Regarding Official Appointments to the City of Fort Worth Wholesale Water and Wastewater Customer Advisory Committee for FY 2021--Rick Trice, P.E., Director of Public Works
  - (f) Action Regarding Building Improvement Grant Agreement with Julien & Lambert Professional Photography (100 S. Hampshire St. #200)--Keith Rinehart, Director of Community & Economic Development
  - (g) Action regarding Retail Retention, Recruitment and Development Services Proposal with the Retail Coach--Keith Rinehart, Director of Community & Economic Development
- (5) PUBLIC HEARING - Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas Authorizing and Creating the Beltmill Public Improvement District in Accordance with Chapter 372 of the Texas Local Government Code on property consisting of approximately 380.9 acres and described as being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC (Resolution No. 2021-10)--Gabe Reaume, City Manager/Bryn Meredith, City Attorney
- (6) Consideration and Action regarding an Escrow Agreement by and between Beltmill Saginaw, LLC, 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 Beltmill Public Improvement District--Gabe Reaume, City Manager/Bryn Meredith, City Attorney
- (7) **Recess into Workshop**
- (8) Sister City Presentation--Abdoulie Jarju, Administrative Intern
- (9) **Reconvene Back into Regular Session**
- (10) **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--1216 S. Blue Mound Road**

**(11) Adjournment--Valerie Junkersfeld, Mayor Pro-Tem**

**Posted:**

Date: 3-12-2021

Time: 8:40 am

By: JG

**Removed:**

Date: 3-17-2021

Time: 10:25 am

By: JG

**CITY OF SAGINAW  
MINUTES OF CITY COUNCIL MEETING  
AND PUBLIC HEARING  
HELD AT THE SAGINAW CITY HALL  
333 WEST MCLEROY BLVD.  
MARCH 16, 2021**

**Present at the meeting:**

|                              |                     |
|------------------------------|---------------------|
| Mayor Pro-Tem                | Valerie Junkersfeld |
| Councilmember                | Charles Beasley     |
| 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          |
| Director of Public Works     | Rick Trice, P.E.    |
| Director of Comm. & Eco Dev. | Keith Rinehart      |
| Director of Human Resources  | Melanie McManus     |
| Administrative Intern        | Abdoulie Jarju      |
| Police Officer               | Brandon Papenthien  |

**Absent from the meeting:**

|                  |                       |
|------------------|-----------------------|
| Mayor            | Todd Flippo           |
| Councilmember    | Patrick Farr          |
| City Engineer    | Andrew Simonsen, P.E. |
| Fire Chief       | Doug Spears           |
| Library Director | Ellen Ritchie         |

**Visitors at the meeting:**

|                 |            |
|-----------------|------------|
| Brack St. Clair | Mary Ragle |
| Don Allen       |            |

**(1) Call to Order**

Mayor Pro-Tem Junkersfeld 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

In the absence of Pastor Dennis Hudson, Councilmember Bighorse gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) a. Action regarding Minutes, March 2, 2021

b. Action regarding Minutes, March 5, 2021

c. Action regarding Minutes, March 6, 2021

d. Action regarding Minutes, March 10, 2021

e. Action regarding Official Appointments to the City of Fort Worth Wholesale Water and Wastewater Customer Advisory Committee for FY2021

*Summary: The City of Saginaw participates in the City of Fort Worth Wholesale Water and Wastewater Customer Advisory Committee as a wholesale customer. The committee serves the purpose of providing and sharing information pertinent to wholesale customers of Fort Worth as well as water and wastewater service providers. The City of Fort Worth request that we formally appoint a voting member and an alternate. Staff recommends Rick Trice, Director of Public Works be appointed as the voting member and Randy Newsom, Asst. Director of Public Works, be appointed as the alternate member.*

f. Action regarding Building Improvement Grant Agreement with Julien & Lambert Professional Photography (100 S. Hampshire St., #200)

*Summary: On Tuesday, March 2, 2021, the City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during February by Julie & Lambert Photography regarding their property located at 100 S. Hampshire St. #200. The City Council determined in that session to award an amount not-to-exceed \$5,000 in reimbursable and matching dollars for the anticipated improvements as proposed on their application. The proposed agreement is the realization of that intention. Funds for this grant are available in Account 01-6142-13, Building Improvement Grants.*

g. Action regarding Retail Retention, Recruitment and Development Services Proposal with the Retail Coach

*Summary: In March 2020, the City of Saginaw entered into a contract with The Retail Coach to provide assistance with Retail Retention, Recruitment and Development Services. It was a one year agreement with the option to renew for an additional year. Even considering the pandemic our Country has been in this past year, significant progress has been made with the recruitment of potential retail and restaurants. The proposal renews the contract for one additional year. The financial impact is \$20,000 plus reimbursable expenses. This expenditure will be cover by funds within the existing Economic Development Department Budget.*

Mayor Pro-Tem Junkersfeld stated that Councilmember Bighorse requested that Item 4g be pulled from the Consent Agenda for discussion.

Motion was made by Councilmember Tucker with a second by Councilmember Beasley to approve Items 4a through 4f of the Consent Agenda as presented. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Mayor Flippo and Councilmember Farr

The Council then considered Item 4g. Action regarding Retail Retention, Recruitment and Development Services Proposal with the Retail Coach. Director of Community and Economic Development Rinehart briefly explained the proposed one year extension of the agreement with the Retail Coach. The original agreement was approved in March 2020.

Motion was made by Councilmember Bighorse with a second by Councilmember Tucker to approve Items 4g of the Consent Agenda as presented. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Mayor Flippo and Councilmember Farr

- (5) PUBLIC HEARING – Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas Authorizing and Creating the Beltmill Public Improvement District in Accordance with Chapter 372 of the Texas Local Government Code on property consisting of approximately 380.90 acres and described as being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 tract of land described in deed in favor of CFI Farm Properties, LLC (Resolution No. 2021-10)

Mayor Pro-Tem Junkersfeld declared the Public Hearing for this item opened at 6:06 p.m. City Manager Reaume explained that Resolution No. 2021-10 approves the creation of the Beltmill Public Improvement District (PID). Mr. Don Allen of Lackland Holdings, developer of the property, briefly addressed the Council regarding the proposed Beltmill PID. Mayor Pro-Tem Junkersfeld called for any additional public input. There was none. Mayor Pro-Tem Junkersfeld declared the Public Hearing closed at 6:12 p.m.

Motion was made by Councilmember Beasley with a second by Councilmember Tucker to approve Resolution No. 2021-10, authorizing and creating the Beltmill Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code as presented. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Mayor Flippo and Councilmember Farr

- (6) Consideration and Action regarding an Escrow Agreement by and between Beltmill Saginaw, LLC, 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 Beltmill Public Improvement District

Motion was made by Councilmember Copeland with a second by Councilmember Beasley to approve the Escrow Agreement by and between Beltmill Saginaw, LLC, 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 Beltmill Public Improvement District as presented. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Mayor Flipppo and Councilmember Farr

- (7) Recess into Workshop

Mayor Pro-Tem Junkersfeld declared the meeting recessed into Workshop at 6:16 p.m.

- (8) Sister City Presentation

Administrative Intern Jarju gave a presentation regarding a potential Sister City agreement between the City of Saginaw and Banjul, Gambia (Africa). He explained the reasons for having a Sister City and the benefits for both cities involved.

City Manager Reaume stated that the next step in the process to become a Sister City will be to adopt a Resolution acknowledging Banjul and Saginaw as Sister Cities. He explained this will allow both cities to become familiar and learn more about each other. He added that the Mayor of Gambia could be invited to attend the 2021 Train and Grain Festival in October.

- (9) Reconvene Back into Regular Session

Mayor Pro-Tem Junkersfeld declared the meeting back in Regular Session at 6:38 p.m.

- (10) 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—1216 S. Blue Mound Road

Mayor Pro-Tem Junkersfeld declared the meeting recessed into Executive Session at 6:38 p.m.

Mayor Pro-Tem Junkersfeld declared the meeting back in Regular Session at 6:53 p.m.

(11) Adjournment

Motion was made by Councilmember Tucker with a second by Councilmember Bighorse to adjourn the meeting. Motion carried unanimously. 5-0-0-2

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

Against: None

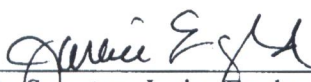
Abstain: None

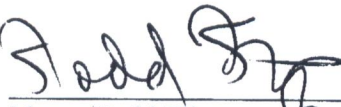
Absent: Mayor Flippo and Councilmember Farr

Mayor Pro-Tem Junkersfeld declared the City Council Meeting of March 16, 2021 adjourned at 6:53 p.m.

ATTEST:

APPROVED:

  
\_\_\_\_\_  
City Secretary Janice England

  
\_\_\_\_\_  
Mayor Todd Flippo

