

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

Meeting and/or Executive Session Agenda

6:00 PM - Monday, August 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--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 Michael Orr, Saginaw Church of Christ

(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 3, 2021--Janice England, City Secretary

(b) Action regarding Appointment of Crime Control and Prevention District (CCPD) Board of Directors for Members with terms expiring September 1, 2021--Janice England, City Secretary

- (c) Action regarding Approval of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. for Beltmill Pump Station--Rick Trice, P.E., Director of Public Works
- (5) PUBLIC HEARING - Continuation of Public Hearing on Proposed Budget for Fiscal Year 2021/2022--Gabe Reaume, City Manager/Kim Quin, Finance Director
- (6) Consideration and Action regarding Resolution No. 2021-20, Adoption of the budget for Fiscal Year 2021/2022--Gabe Reaume, City Manager/Kim Quin, Finance Director
- (7) PUBLIC HEARING - Public Hearing on the Proposed 2021 Property Tax Rate for Fiscal Year 2021/2022--Gabe Reaume, City Manager/Kim Quin, Finance Director
- (8) Consideration and Action regarding Ordinance No. 2021-17, Adopting and Setting the Property Tax Rate for the 2021 Tax Year--Gabe Reaume, City Manager/Kim Quin, Finance Director
- (9) Consideration and Action to Ratify the Property Tax Rate Increase reflected in the Fiscal Year 2021/2022 Proposed Budget--Gabe Reaume, City Manager/Kim Quin/Finance Director
- (10) Consideration and Action regarding Ordinance No. 2021-18, Water and Wastewater (Sewer) Service Rates--Gabe Reaume, City Manager/Kim Quin, Finance Director
- (11) New Fire Station - Visual Update--Doug Spears, Fire Chief
- (12) PUBLIC HEARING - Consideration and Action regarding an Ordinance amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for "Special Event Venue" (Ordinance No. 2021-19)--Rick Trice, P.E., Director of Public Works
- (13) PUBLIC HEARING - Consideration and Action regarding a Request for a Development Plan and Change in Zoning on 20.86 Acres out of Tract 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-Family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located south of West McLeroy Boulevard and west of Woodcrest Drive. (Villas at Willow Creek) (Ordinance No. 2021-20)--Rick Trice, P.E., Director of Public Works

(14) PUBLIC HEARING - Consideration and Action regarding a Request for a Specific Use Permit to allow the operation of a Tobacco Shop on Property Located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition) (Ordinance No. 2021-21)--Rick Trice, P.E., Director of Public Works

(15) 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

(16) Adjournment--Todd Flippo, Mayor

Posted:

Date: 8-13-2021

Time: 8:15am

By: [Signature]

Removed:

Date: 8-17-2021

Time: 8:55am

By: [Signature]

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

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Nicky Lawson
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
City Secretary	Janice England
Police Chief	Lee Howell
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Finance Analyst	Jennifer Garrett

Absent from the meeting:

Director of Comm. & Eco. Dev. Keith Rinehart

Visitors at the meeting:

Brack St. Clair	Randall Miner
Kevin Wieberg	Ashley Wieberg
Jerry Sylo	Mayson Meier
Matt McGhee	Paul Felegy
Marilyn Tolbert	Brent Wooten
Starlyn Smith	Sarena Smith
Andrew Chavis	Trey Gordon
Carmen Drake	Karen Taylor
Susan Bentley	Glenda 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

In the absence of Pastor Michael Orr, Councilmember Lawson gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, August 3, 2021

b. Action regarding Appointment of Crime Control and Prevention District (CCPD) Board of Directors for Members with terms expiring September 1, 2021

Summary: The following CCPD Board of Directors Members have terms that expire on September 1, 2021: Valerie Junkersfeld, Nicky Lawson, Charles Beasley, and Charles Tucker. The Council must take action to reappoint these four members. Terms of office are two years.

c. Action regarding Approval of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. for Beltmill Pump Station

Summary: On March 20, 2021 the City Council created a Public Improvement District (PID) for the Beltmill Development. On April 20, 2021 the City Council approved a Planned Development for the Beltmill Development. During the review process for The Grand at Saginaw, a multi-family development located in Beltmill, the determination was made that water flow rate and pressure required for fire protection on multi-story buildings was marginal. The most efficient way to meet the required demand is to install a booster pump station. The pump station will benefit the entire Beltmill Development where multi-story structures are likely. The proposed IPO authorizes the design of the pump station by Kimley-Horn and Associates. The total cost is \$69,000. This expenditure will be covered by Fund Balance.

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

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

Against: None

Abstain: None

Absent: None

(5) PUBLIC HEARING – Continuation of Public Hearing on Proposed Budget for Fiscal Year 2021/2022

Mayor Flippo declared the public hearing for this item opened at 6:02 p.m. He explained this is a continuation of the public hearing opened at the August 3, 2021 City Council Meeting. City Manager Reaume gave a brief presentation regarding the proposed budget. There were brief discussions regarding the following items in the proposed budget: the establishment of a Police Department Canine Unit, the Inspector-in-Training position, establishment of a 4K race event, the Farmer's Market, and the Retail Coach.

Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 6:40 p.m.

(6) Consideration and Action regarding Resolution No. 2021-20, Adoption of the budget for Fiscal Year 2021/2022

Motion was made by Councilmember Beasley with a second by Councilmember Lawson to approve Resolution No. 2021-20, adopting the budget for the Fiscal Year 2021/2022. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

Item No. 9 was moved up to this point in the meeting.

(9) Consideration and Action to Ratify the Property Tax Rate Increase reflected in the Fiscal Year 2021/2022 Proposed Budget

City Attorney Meredith explained that State Law requires a second vote on the 2021/2022 budget be taken by the City Council.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to ratify the fiscal year 2021/2022 budget. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(7) PUBLIC HEARING – Public Hearing on the Proposed 2021 Property Tax Rate for Fiscal Year 2021/2022

Mayor Flippo declared the public hearing for this item opened at 6:48 p.m. There was a discussion regarding the proposed 2021 tax rate of 47.9516 cents which is the primary funding source of the Fiscal Year 2021/2022 budget.

Mayor Flippo called for public input. Mr. Brent Wooten addressed the City Council. He encouraged the members of the City Council to be excellent stewards of the taxpayer's money when considering the budget and tax rate. He expressed his appreciation to the City Council for their efforts.

There being no further public input, Mayor Flippo declared the public hearing closed at 6:55 p.m.

(8) Consideration and Action regarding Ordinance No. 2021-17, Adopting and Setting the Property Tax Rate for the 2021 Tax Year

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley that the property tax rate be increased by the adoption of a tax rate of 0.479516, which is effectively a 7.28 percent increase in the tax rate.

Motion carried. 6-1-0-0

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

Against: Councilmember Bighorse

Abstain: None

Absent: None

(9) Consideration and Action to Ratify the Property Tax Rate Increase reflected in the Fiscal Year 2021/2022 Proposed Budget

This item was considered prior to Item No. 7 on the agenda.

(10) Consideration and Action regarding Ordinance No. 2021-18, Water and Wastewater (Sewer) Service Rates

Motion was made by Councilmember Copeland with a second by Councilmember Beasley to approve Ordinance No. 2021-18, revising the water and wastewater (sewer) rates. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(11) New Fire Station – Visual Update

Fire Chief Spears gave a brief presentation and visual update of the new fire station.

- (12) Consideration and Action regarding an Ordinance amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that “Special Event Venues” are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for “Special Event Venue” (Ordinance No. 2021-19)

Mayor Flippo declared the public hearing for this item opened at 7:05 p.m. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 7:08 p.m.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to approve Ordinance No. 2021-19, an Ordinance amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw; amending the Permitted Use Table, Article 5, Section 5-1, to provide that “Special Event Venues” are permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts and Section 12-2 of Article 12 providing a definition for “Special Event Venue”. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (13) Consideration and Action regarding a Request for a Development Plan and Change in Zoning on 20.86 acres out of Tract 2H3 and 2H4, Abstract 1849, A.F. Albright Survey from Multi-Family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located South of West McLeroy Boulevard and West of Woodcrest Drive (Villas at Willow Creek) (Ordinance No. 2021-20)

Mayor Flippo declared the public hearing for this item opened at 7:08 p.m. Director of Public Works Trice gave a brief background and history of this item. Mr. Jerry Sylo, representing the applicant, addressed the Council. He gave a presentation of the proposed single family for rent 166 home development. Mr. Trey Gordon, representing the Boswell Family who owns the property, addressed the Council.

Mayor Flippo called for public input. Mr. Paul Felegy expressed his concerns and opposition to the proposed development. Ms. Marilyn Tolbert expressed her support of the development. Ms. Susan Bentley and Ms. Glenda Johnson both expressed opposition to the development. There being no further public input, Mayor Flippo declared the public hearing closed at 8:28 p.m.

There was a lengthy discussion regarding the proposed development and zoning change. Councilmember Copeland explained her reasons for opposing the request. Councilmember Bighorse and Mayor Pro-Tem Junkersfeld concurred with Councilmember Copeland’s comments. Mayor Flippo and Councilmember Beasley explained their support of the request.

Motion was made by Councilmember Beasley with a second by Councilmember Lawson to adopt Ordinance No. 2021-20, approving a request for a Development Plan and change in zoning on 20.86 acres of Tract 2H3 and 2H4, Abstract 1849, A.F. Albright Survey from Multi-Family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD) with the removal of the reference to duplexes and add the maximum number of units is 166 per the Development Plan. Motion carried. 4-3-0-0

For: Mayor Flippo, Councilmembers Beasley, Lawson, and Tucker

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

Abstain: None

Absent: None

- (14) Consideration and Action regarding a Request for a Specific Use Permit to allow the operation of a Tobacco Shop on Property located at 128 N. Saginaw Boulevard, Suite #100 (Lot 2, Block 1, Gray Addition) (Ordinance No. 2021-21)

The applicant for this item was not present. There was a brief discussion.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Lawson to table this item. Motion carried. 6-1-0-0

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

Against: Councilmember Bighorse

Abstain: None

Absent: None

- (15) 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

- (16) Adjournment

Motion was made by Mayor Pro-Tem Junkersfeld 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,
Lawson Tucker, Bighorse, and Copeland

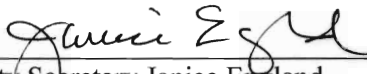
Against: None

Abstain: None

Absent: None

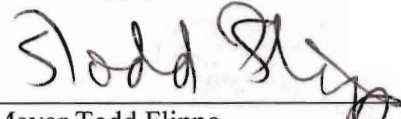
Mayor Flippo declared the City Council Meeting of August 16, 2021 adjourned at 9:04 p.m.

ATTEST:



City Secretary Janice England

APPROVED:



Mayor Todd Flippo

