

## **City Council Agenda**

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

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

**6:00 PM - Tuesday, March 15, 2022**

**Saginaw City Hall Council Chambers**

**333 West McLeroy Blvd.**

In accordance with Section 551.043 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, March 1, 2022--Janice England, City Secretary

**(b)** Action regarding Building Improvement Grant Agreement with Farmers Insurance (124 West McLeroy Blvd)--Keith Rinehart, Director of Economic Development

**(c)** Action regarding Award of Contract for 2022 Annual Mowing Contract--

Rick Trice, P.E., Director of Public Works

- (d) Action regarding Approval of a Preliminary Plat for Hardwick, 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849--Rick Trice, P.E., Director of Public Works
  - (e) Action regarding Approval of a Final Plat for Hardwick, 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849--Rick Trice, P.E., Director of Public Works
  - (f) Action regarding appointment of Lee Howell as a Police Reserve Officer--Russell Ragsdale, Chief of Police
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- (5) Presentation of the 2021 Economic Excellence Award from the Texas Economic Development Council--Gabe Reaume, City Manager
  - (6) Introduction of Police Officers--Russell Ragsdale, Chief of Police
  - (7) PUBLIC HEARING - Consideration and Action regarding Adoption of Resolution No. 2022-02, FY 2022 Community Development Block Grant (CDBG) Project, New Sidewalk Construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. crossing Thompson Dr. (48th Year CDBG Project)--Rick Trice, P.E., Director of Public Works
  - (8) Consideration and Action regarding a Development Agreement with NextMetro Communities regarding Architectural Standards for Exterior Masonry and Neighborhood Setback Requirements, on land described as approximately 16.430 acres of land, and described as H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas located north of Bailey Boswell Road and west of F.M.-156--Rick Trice, P.E., Director of Public Works
  - (9) PUBLIC HEARING - Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw) (Ordinance No. 2022-03)--Rick Trice, P.E., Director of Public Works
  - (10) Consideration and Action regarding Resolution No. 2022-07, Adopting FY2022 Work Plan--Gabe Reaume, City Manager
  - (11) Workshop Discussion regarding Aquatic and Summer Camp Hiring and Programs--Vickie Weldon, Recreation Services Manager/Jason England,

Recreation Services Supervisor

**(12) FY2022-2023 Budget Workshop**

**(13) 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**

551.072 Texas Government Code.

Deliberations Regarding Real Property The City Council may convene in executive session to deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person, including the following matters:

**(a) Possible Property Acquisition within the Beltmill Development for Recreational Purposes**

**(14) Adjournment--Todd Flippo, Mayor**

|                        |                        |
|------------------------|------------------------|
| <b>Posted:</b>         | <b>Removed:</b>        |
| Date: <u>3-11-2022</u> | Date: <u>3-22-2022</u> |
| Time: <u>11:25am</u>   | Time: <u>5:00pm</u>    |
| By: <u>[Signature]</u> | By: <u>[Signature]</u> |

**CITY OF SAGINAW  
MINUTES OF CITY COUNCIL MEETING  
AND PUBLIC HEARING  
HELD AT THE SAGINAW CITY HALL  
333 WEST MCCLEROY BLVD.  
MARCH 15, 2022**

**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                | Larry Collister     |
| City Manager                 | Gabe Reaume         |
| Asst. City Manager           | Lee Howell          |
| Finance Director             | Kim Quin            |
| City Secretary               | Janice England      |
| Police Chief                 | Russell Ragsdale    |
| Asst. Police Chief           | Brandon Badovinac   |
| 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       |
| Director of Communications   | Pedro Zambrano      |
| Recreation Services Manager  | Vickie Weldon       |
| Management Analyst           | Ayoub Kahondogoro   |
| Animal Services Manager      | Jose Wheeland       |
| Police Lieutenant            | Jose Murillo        |
| Police Lieutenant            | Corey Burnett       |
| Police Sergeant              | Christine Gayton    |
| Police Sergeant              | Robin Espinosa      |
| Police Officer               | Trenton Dickens     |
| Police Officer               | Dominick Garcia     |

**Absent from the meeting:**

|               |                       |
|---------------|-----------------------|
| City Engineer | Trenton Tidwell, P.E. |
|---------------|-----------------------|

**Visitors at the meeting:**

|                   |               |
|-------------------|---------------|
| Jeff Dickens      | Lisa Dickens  |
| Cassidy Dickens   | Dennis Hudson |
| Theresa Castryita | Ray Garcia    |

Malee Peterson  
Gaye Seay  
Prisca Kirk  
Janie Grantham  
Mariah Thompson  
Kyle Aubuhn  
Carmen Drake  
Kelly Stewart

Jerett Morton  
Mary Ann Mischke  
Josh Eadie  
Jerry Sylo  
Tyler Cohen  
Paul Felegy  
Jayden

(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

Pastor Dennis Hudson of Saginaw Park Baptist Church gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) a. Action regarding Minutes, March 1, 2022

b. Action regarding Building Improvement Grant Agreement with Farmers Insurance (124 W. McLeroy Blvd.)

*Summary: On Tuesday, March 1, 2022, the City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted in January 2022 by Farmers Insurance in regards to their property located at 124 W. McLeroy Blvd. The consensus of the City Council in that session was to award an amount not to exceed \$1,500 in reimbursable and matching dollars for the anticipated improvements as proposed on their application. The proposed agreement is realization of that intention. Funds are available in Account 01-6142-13, Building Improvement Grants, for this expenditure.*

c. Action regarding Award of Contract for 2022 Annual Mowing Contract

*Summary: The City biennially awards a mowing contract to provide maintenance services for City parks and right-of-ways. On March 7, 2022, the City received two bids for the 2022 Annual Mowing Contract. Bright View Landscape submitted the lowest responsive bid of \$5,450.00 for Cycle A and \$2,700 for Cycle B. The contract requires two levels of mowing frequency depending on the location. Cycle A is a higher level of maintenance estimated to be 32 mowing cycles from March until the end of October. Cycle B is estimated at 16 mowing cycles from March until the end of October. Payment is made based on mowing cycles completed and may be increased or decreased. The projected maximum total cost of the contract is \$217,600.00 (for both cycles). Funds in the amount of \$117,665 are budgeted in the Public Services Budget, Account 01-5245-06, Contract Services-Mowing, and funds are in the amount of \$127,470 are available in the Parks Budget, Account 01-5245-07. Total funds available are \$248,235.*

d. Action regarding Approval of a Preliminary Plat for Hardwick, 21.095 Acres out of Alexander F. Albright Survey, Abstract 1849

*Summary: On August 16, 2021 the City Council approved a Planned Development for the Villas of Willow Creek located*

south of West McLeroy Blvd. and west of Woodcrest Dr. The developer, Tricon Residential, has submitted a Preliminary Plat for consideration. The plat will abandon 0.243 acres of Westwood right-of-way. The Planning and Zoning Commission considered this item at their March 8<sup>th</sup> meeting and unanimously recommended approval to the City Council.

e. Action regarding Approval of a Final Plat for Hardwick, 21.095 Acres out of Alexander F. Albright Survey, Abstract 1849

*Summary: On August 16, 2021 the City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Blvd. and west of Woodcrest Dr. The developer, Tricon Residential, has submitted a Final Plat for consideration. The plat will abandon 0.243 acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments. The filing information will be added to the face of the plat prior to recordation. The Planning and Zoning Commission considered this item at their March 8<sup>th</sup> meeting and unanimously recommended approval to the City Council*

f. Action regarding Appointment of Lee Howell as a Police Reserve Officer

*Summary: Pursuant to Saginaw City Code Section 66-30, Police Reserve Force, Members of the Police reserve force shall be appointed by the Chief of Police. Reserve officers will be held to the same training and licensing standards as fulltime members of the department. Upon appointment, members of the reserve force must be approved by a simple majority of the City Council before acting as a police officer. It is the desire of the Chief of Police to swear Lee Howell in as a reserve police officer. Lee Howell has a great deal of experience that can be beneficial to the department and continuing his service to the city as a sworn officer can be advantageous to the City, in that should an emergency (natural or man-made) take place he would be allowed to react, or take action in the same manner as a fully commissioned officer, without increasing liability to the City for those actions.*

Mayor Flippo stated that he had received requests to pull Items 4c, 4d, and 4e from the Consent Agenda for discussion.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to approve Items 4a, 4b, and 4f of 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

Item 4c (Action regarding Award of Contract for 2022 Annual Mowing Contract) was briefly discussed.

Motion was made by Councilmember Lawson with a second by Councilmember Tucker to approve Item 4c of 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

Items 4d (Action regarding Approval of a Preliminary Plat for Hardwick, 21.095 Acres out of Alexander F. Albright Survey, Abstract 1849) and 4e (Action regarding Approval of a Final Plat for Hardwick, 21.095 Acres

out of Alexander F. Albright Survey, Abstract 1849) were discussed.

Motion was made by Councilmember Beasley with a second by Councilmember Copeland to approve Items 4d and 4e of the Consent Agenda as presented. 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

(5) Presentation of the 2021 Economic Excellence Award from the Texas Economic Development Council

City Manager Reaume stated that the Texas Economic Development Council has recognized the City of Saginaw with the 2021 Economic Excellence Award. The award provides recognition to economic development organizations that meet certain criteria. Saginaw is one of a total of fifty-seven (57) organizations across the State of Texas to receive the award for 2021. Mayor Flippo presented the award to Director of Community & Economic Development Keith Rinehart.

(6) Introduction of Police Officers

Police Chief Ragsdale introduced two police officers that recently joined the Saginaw Police Department. They are Dominick Garcia and Trenton Dickens. He administered a ceremonial oath of office to both officers.

(7) PUBLIC HEARING – Consideration and Action regarding Adoption of Resolution No. 2022-02, FY2022 Community Development Block Grant (CDBG) Project, New Sidewalk Construction along the north side of Wofford Way and the east side of Thompson Drive from Opal Street to Longhorn Road and on both sides of Palomino Drive crossing Thompson Drive (48<sup>th</sup> Year CDBG Project)

Mayor Flippo declared the public hearing for this item opened at 6:24 p.m. Director of Public Works Trice explained the CDBG Program and application process. He stated the project will be new sidewalk construction along the north side of Wofford Way and the east side of Thompson Drive from Opal Street to Longhorn Road and on both sides of Palomino Drive crossing Thompson Drive. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 6:30 p.m.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Resolution No. 2022-02, FY2022 Community Development Block Grant Project 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

- (8) Consideration and Action regarding a Development Agreement with NextMetro Communities regarding Architectural Standards for Exterior Masonry and Neighborhood Setback Requirements, on land described as approximately 16.430 acres of land, and described as H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas being part of a tract conveyed to Blue Mound Partners L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas located north of Bailey Boswell Road and west of F.M.156

Motion was made by Councilmember Lawson with a second by Councilmember Beasley to approve the Development Agreement with NextMetro Communities as presented. Motion failed. 3-4-0-0

For: Mayor Flippo, Councilmembers Beasley and Lawson

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

Abstain: None

Absent: None

- (9) PUBLIC HEARING – Consideration and Action regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M. 156) (Avilla Saginaw) (Ordinance No. 2022-03)

Mayor Flippo declared the public hearing opened at 6:46 p.m. Director of Public Works Trice stated that the Planning and Zoning Commission considered this request at their March 8<sup>th</sup> meeting and voted to recommend approval to the City Council. Mr. Josh Eadie, representing NextMetro Communities, gave a presentation regarding the proposal. Councilmember Copeland expressed her opposition to the proposal. Councilmember Lawson suggested a town hall meeting be held regarding the proposed Planned Development and zoning change to give residents in Highland Station an opportunity to voice their concerns. Councilmember Bighorse expressed concern regarding the flood plain in this particular area and the effect of the proposed development on it.

Ms. Prisca Kirk, Ms. Mary Ann Mischke, and Ms. Gaye Seay expressed their support of the proposed development and zoning change. Mayor Flippo called for any additional public input. There was none. Mayor Flippo declared the public hearing closed at 7:52 p.m.

Motion was made by Councilmember Lawson with a second by Councilmember Bighorse to table this item to allow citizens time to understand the proposal and allow the Council time to understand the floodplain system and get final resolution. Motion carried. 6-1-0-0

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

Against: Councilmember Copeland

Abstain: None

Absent: None

(10) Consideration and Action regarding Resolution No. 2022-07, Adopting FY2022 Work Plan

City Manager Reaume pointed out two changes that need to be made to the proposed FY2022 Work Plan. They are changing the wording of the fifth project on the list to "Cultural Event at Train and Grain Festival"; and changing the wording on the twelfth project on the list to "Study Feral Cat Program". After some discussion it was suggested that a "City Show and Tell" Event similar to the one held in 2019 at the Recreation Center be added to the list.

Councilmember Bighorse requested that an August Budget Workshop be held to recap the budget presentations made throughout the months preceding approval of the budget, and also to give the opportunity for the Council to talk with the Department Directors.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Resolution No. 2022-07. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(11) Workshop Discussion regarding Aquatic and Summer Camp Hiring and Programs

Recreation Services Manager Weldon updated the Council on the status of the repairs at the Aquatic Center. She expressed her concern regarding summer camp fees, the Aquatic Center, and staff salaries. She explained her recommendation for increasing fees and salaries. She also recommended a full time, temporary employee be hired to be the pool manager. This employee would be responsible for the pool, chemicals, and training lifeguards and staff. The Council concurred with her recommendations.

(12) FY2022-2023 Budget Workshop

Preliminary budget presentations were given by Finance Director Quin, Police Chief Ragsdale, Fire Chief Spears, Director of Community & Economic Development Rinehart, and Director of Public Works Trice.

City Manager Reaume recommended the Council consider a one-time retention payment to employees in the current fiscal year in the amount of \$500 for full time employees with one year of service by September 30, 2022, and \$250 for part time employees. He stated this recommendation will be included in the mid-year budget revisions that will be presented for Council action in April.

(13) 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 § 551.072. Texas Government Code. Deliberation regarding Real Property. The City Council may convene in executive session to deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person, including the following matters:

- a. Possible Property Acquisition within the Beltmill Development for Recreational Purposes

Mayor Flippo declared the meeting recessed into Executive Session at 9:25 p.m.

Mayor Flippo declared the meeting back in Regular Session at 9:38 p.m.

(14) Adjournment

Motion was made by Councilmember Tucker 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, Lawson, Tucker, Bighorse, and Copeland

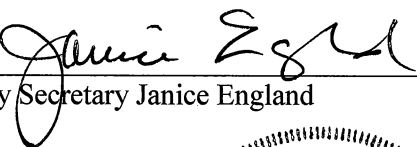
Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of March 15, 2022 adjourned at 9:38 p.m.

ATTEST:

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

APPROVED:

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

