

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

Meeting and/or Executive Session Agenda
6:00 PM - Tuesday, August 16, 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 Ronnie Mills, Kingdom Chapel

(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 2, 2022--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, 2022--Janice England, City Secretary

- (c) Action regarding Agreement with P3Works, LLC for Tax Reinvestment Zone No. 1 Administration Services--Gabe Reaume, City Manager
 - (d) Action regarding Agreement with P3Works, LLC for Beltmill Public Improvement District Administration Services--Gabe Reaume, City Manager
 - (e) Action regarding Capital Improvements Advisory Committee Recommendation regarding Land Use Assumptions and Impact Fees--Randy Newsom, Director of Public Works
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- (5) Presentation Regarding Managing Community Cats and TNR Programs.--Jose Wheeland, Animal Services Manager
 - (6) Consideration and Action regarding Ordinance No. 2022-12, 2022 Annual Service Plan Update and 2022 Assessment Roll for Public Improvements for the Beltmill Public Improvement District --Kyle Sikorski, P3Works, LLC
 - (7) PUBLIC HEARING - Consideration and Action regarding a Request for Change in Zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multi-Family (MF1) on 2.987 acres of land out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Blvd.,Saginaw TX (Ordinance No. 2022-13)--Anand Patel, Journey Capital
 - (8) PUBLIC HEARING - Consideration and Action regarding Amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 "Permitted Uses", Article 6 "Zoning Districts", Article 8 "Supplemental District Regulations", and Article 12 "Definitions", providing for Standards relating to a new Neighborhood Mixed-Use Zoning District (Ordinance No. 2022-14)--Abra Nusser, Peloton Land Solutions
 - (9) PUBLIC HEARING - Consideration and Action regarding an Ordinance amending the Zoning Ordinance of the City of Saginaw, Texas regarding the Regulation of Carports (Ordinance No. 2022-15)--Susy Victor-Trevino, Planning Manager
 - (10) Consideration and Action regarding Police K9 Program--Russell Ragsdale, Chief of Police
 - (11) FY2022-2023 Budget Workshop--Kim Quin, Finance Director
 - (12) Communications Update & Survey Workshop--Pedro Zambrano, Communications Manager
 - (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
- (b) 400 S. Saginaw Blvd. & 405 S. Belmont St.

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) 400 S. Saginaw Blvd. & 405 S. Belmont St.

(14) Adjournment--Todd Flippo, Mayor

Posted:

Date: 8-12-2022

Time: 10:30 am

By: [Signature]

Removed:

Date: 8-19-2022

Time: 8:20 am

By: [Signature]

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND PUBLIC HEARING
HELD AT THE SAGINAW CITY HALL
333 WEST MCCLEROY BLVD.
AUGUST 16, 2022**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Paul Felegy
Councilmember	Nicky Lawson
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Trenton Tidwell, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Lee Howell
Finance Director	Kim Quin
Finance Manager	Jennifer Garrett
City Secretary	Janice England
Police Chief	Russell Ragsdale
Asst. Police Chief	Brandon Badovinac
Police Lieutenant	Corey Burnett
Police Lieutenant	James Crippen
Police Sergeant	Jason Daniels
Police Sergeant	Coty Pruitt
Police Corporal	Tony Manning
Police Officer	Brian Stewart
Asst. Fire Chief	Scott Craver
Director of Public Works	Randy Newsom
Director of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Animal Services Manager	Jose Wheeland
Animal Svcs. Adoption/Rescue	Kelly Henderson
Planning Manager	Susy Victor-Trevino
Management Analyst	Ayoub Kahondogoro
Management Intern	Aabid Rajwani

Absent from the meeting:

Fire Chief	Doug Spears
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Visitors at the meeting:

Sherrie Hunter	Mary Dobias
Suellen Prince	Joe Stout
Connie Stout	Barbara Beerling
Andy Patel	Nar Patel
John Peet	J.D. Peet
Rosemary Deak	Sarah Tieman
Mysti Schoolcraft	Sandra Ritz
Debbie McCleickn	Ronda Nyberg
Kyle Sikorski	Abra Nusser

(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 Ronnie Mills, Mayor Flippo gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

- a. Action regarding Minutes, August 2, 2022
- b. Action regarding Appointment of Crime Control and Prevention District (CCPD) Board of Directors for Members with terms expiring September 1, 2022
Summary: The following CCPD Board of Directors Members have terms that expire on September 1, 2022: Todd Flippo, Cindy Bighorse, and Mary Copeland. The Council must take action to reappoint these members. Terms of office are two years.
- c. Action regarding Agreement with P3Works, LLC for Tax Reinvestment Zone No. 1 Administration Services
Summary: In 2021, the Council approved an engagement letter with P3Works, LLC for Tax Reinvestment Zone No. 1 administration services. The proposed agreement is a more in depth agreement and covers a broader scope of work
- d. Action regarding Agreement with P3Works, LLC for Beltmill Public Improvement District Administration Services
Summary: In 2021, the Council approved an engagement letter with P3Works, LLC for Beltmill Public Improvement District administration services. The proposed agreement is a more in depth agreement and covers a broader scope of work.

- e. Action regarding Capital Improvements Advisory Committee Recommendation regarding Land Use Assumptions and Impact Fees

Summary: As set forth in the Local Government Code, the Capital Improvements Advisory Committee meets twice yearly to review the progress of the capital improvements plan and report to the City Council any needed revisions or updates to the land use assumptions, capital improvements plan, and impact fees. The committee met on August 9, 2022 for that purpose. They voted unanimously to advise the City Council that the project expenditures are on schedule and the land use assumptions are valid. Staff concurs with their recommendation.

Mayor Flippo stated that he received requests to pull Items 4c and 4d from the Consent Agenda.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Items 4a, 4b, and 4e of the Consent Agenda as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

The Council considered Items 4c and 4d. Mr. Kyle Sikorski of P3Works, LLC briefly explained the two agreements.

Motion was made by Councilmember Lawson with a second by Councilmember Copeland to approve Items 4c and 4d of the Consent Agenda as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (5) Presentation regarding Managing Community Cats and TNR Programs

Animal Services Manager Wheeland gave a presentation regarding feral cats, community cats, and TNR Programs (Trap Neuter Return Programs). The estimated costs and necessary staff and facilities associated with a TNR Program were discussed. The Council concurred to discuss this item further after more information is obtained. Updating the current ordinance addressing cats was also suggested.

- (6) Consideration and Action regarding Ordinance No. 2022-12, 2022 Annual Service Plan Update and 2022 Assessment Roll for Public Improvements for the Beltnill Public Improvement District

Mr. Kyle Sikorski presented the 2022 Annual Service Plan Update and 2022 Assessment Roll for public improvements for the Beltnill Public Improvement District.

Motion was made by Councilmember Lawson with a second by Mayor Pro-Tem Junkersfeld to approve Ordinance No. 2022-12 as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (7) PUBLIC HEARING – Consideration and Action regarding a Request for Change in Zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multi-Family (MF1) on 2.987 acres of land out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Blvd., Saginaw, TX (Ordinance No. 2022-13)

Mayor Flippo declared the public hearing for this item opened at 7:22 p.m. Mr. Anand Patel addressed the Council and explained the rezoning request. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 7:33 p.m.

Motion was made by Councilmember Copeland with a second by Councilmember Felegy to approve Ordinance No. 2022-13 rezoning 2.987 acres of land out of the Alexander F. Albright Survey, Abstract No. 1849 to Multi-Family (MF1) as requested. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (8) PUBLIC HEARING – Consideration and Action regarding Amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) amending Article 5 “Permitted Uses”, Article 6 “Zoning Districts”, Article 8 “Supplemental District Regulations”, and Article 12 “Definitions”, Providing for Standards relating to a new Neighborhood Mixed-Use Zoning District (Ordinance No. 2022-11)

Mayor Flippo declared the public hearing for this item opened at 7:34 p.m. Ms. Abra Nusser of Peloton Land Solutions gave an overview of the proposed ordinance. There was some discussion regarding the proposed Neighborhood Mixed-Use Zoning District. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 8:09 p.m.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to table this item until the next meeting. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (9) PUBLIC HEARING – Consideration and Action regarding an Ordinance amending the Zoning Ordinance of the City of Saginaw, Texas regarding the Regulation of Carports (Ordinance No. 2022-08)

Mayor Flippo opened the public hearing for this item at 8:09 p.m. There was discussion regarding the current carport regulations as well as the proposed ordinance. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 8:27 p.m.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Felegy to table this item until the next meeting. Motion carried unanimously. 6-0-1-0

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

Against: None

Abstain: Councilmember Bighorse
(She had left the room briefly when the vote occurred.)

Absent: None

- (10) Consideration and Action regarding Police K9 Program

Police Chief Ragsdale gave a brief update regarding the Police K9 Program. He introduced Police Corporal Tony Manning who has been selected to be the K9 Handler and Police Sergeant Coty Pruitt who has been selected to be the K9 Coordinator.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve moving forward with the Police K9 Program. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (11) FY2022-2023 Budget Workshop

Finance Director Quin gave a brief presentation on the proposed FY2022-2023 budget as well as the proposed tax rate of \$0.513719 (per \$100 of value). Mr. John Peet addressed the Council. He recommended the Council approve a No-New-Revenue Tax Rate of \$0.439714 (per \$100 of value). Finance Director Quin explained that public hearings on

the proposed budget and tax rate will be held on Monday, August 22, 2022 at 6:00 p.m. Action on the proposed budget and tax rate will be taken at the September 6th City Council Meeting.

(12) Communications Update & Survey Workshop

This item was postponed until the next regular City Council Meeting.

(Mayor Pro-Tem Junkersfeld left the meeting at this time due to a conflict of interest regarding Item No. 13.)

(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:

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- a. 400 S. Saginaw Blvd. & 405 S. Belmont St.
- b. 604 S. Saginaw Blvd.

Mayor Flippo declared the meeting recessed into Executive Session at 9:07 p.m.

Mayor Flippo declared the meeting back in Regular Session at 9:34 p.m.

(14) Adjournment

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

For: Mayor Flippo, Councilmembers Felegy,
Lawson, Tucker, Bighorse, and Copeland

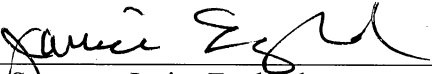
Against: None

Abstain: None

Absent: Mayor Pro-Tem Junkersfeld

Mayor Flippo declared the City Council Meeting of August 16, 2022 adjourned at 9:34 p.m.

ATTEST:


City Secretary Janice England

APPROVED:


Mayor Todd Flippo

