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

(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

City of Saginaw

Meeting Date: 8/16/2022

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Minutes, August 2, 2022

BACKGROUND/DISCUSSION:
The minutes of the City Council Meeting held on August 2, 2022 are being presented for consideration.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 08-02-2022

CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND PUBLIC HEARING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
AUGUST 2, 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
Fire Chief	Doug Spears
Director of Public Works	Randy Newsom
Director of Human Resources	Melanie McManus
HR Generalist	Vicky Vega
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Library Director	Ellen Ritchie
Info. Technology Manager	Greg Clayton
Communications Manager	Pedro Zambrano
Police Officer	Bernal
Recreation Services Manager	Vickie Weldon
Recreation Services Supervisor	Jason England
Recreation Intern	Micah Amerson
Aquatic Center Coordinator	Jennifer Blick
Management Analyst	Salvador Gonzalez
Management Analyst	Ayoub Kahondogoro
Management Intern	Aabid Rajwani

Absent from the meeting:

None

Visitors at the meeting:

Brack St. Clair	Linda MacAhan
Mark Towns	Laura Presley

Kelly Stewart	John Peet
J.D. Peet Jr.	Alyssa Griesing
Camryn Simon	Emily Ramos
Fabian Palacios	Jannett Mendez
Jasmyne Hernandez	Oscar Arenas
Raquel Garcia	Travis Flippo
Adrian Duran	Geren Gathwright
Devon Motley	Elliott Weathers
Caden Thornton	Brady Hartnett
Lilah Norris	C.J. George
Tyler Snyder	Tanner Snyder
David Kurek	Braden Reese
Sebastian Arellano	Avery Preston
Hayden Edwards	Eli Dahl
Bennett Garmon	

(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 Dennis Hudson, Pastor Mark Towns of the First Baptist Church gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, July 5, 2022

b. Action regarding First Amendment to Agreement to Provide Professional Services between the City of Saginaw and Randy Edwards

Summary: The proposed First Amendment to Agreement to Provide Professional Services between the City of Saginaw and Randy Edwards will amend the current agreement by increasing the monthly fee to $6,050. There are no other changes to the existing agreement. Mr. Edwards conducts on-site inspections of active capital, development, and maintenance projects including streets, storm drainage, sanitary sewerage and water facilities and other public works projects as directed by the Director of Public Works or his designee. The agreement may be terminated at any time by either party by providing thirty days written notice. The financial impact will be the increase in the monthly fee from $5,500 to $6,050.

c. Action regarding Award of Bid for the Construction of the Saginaw Northwest Booster Pump Station

Summary: On July 12, 2022, sealed bids were received and opened for the construction of the Saginaw Northwest Booster Pump Station. A total of five bids were received. Kimley-Horn and Associates reviewed the lowest bidder's (Felix Construction) references and verified their bonding company is licensed in the State of Texas. The amount of their bid was $1,278,000.

d. Action regarding Drainage Easement Maintenance Agreement with UCD Saginaw LP

Summary: The proposed Drainage Easement Maintenance Agreement with UCD Saginaw LP addresses maintenance of

drainage areas that are being left in their natural state. The agreement requires a maintenance agreement and also makes the property owner responsible for the maintenance. Additionally, the agreement gives the City the ability to take action if the property owner fails to maintain the easement. This property is located at the southwest corner of E. Bailey-Boswell Road and Blue Mound Road.

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

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Item 4a 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 Item 4b, Action regarding First Amendment to Agreement to Provide Professional Services between the City of Saginaw and Randy Edwards

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Item 4b 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 Item 4c, Action regarding Award of Bid for the Construction of the Saginaw Northwest Booster Pump Station. The estimated cost for the project was discussed as well as whether the bid was above the estimated amount.

Motion was made by Councilmember Bighorse with a second by Councilmember Lawson to table Item 4c of the Consent Agenda. 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

Note: Item 4c was considered again following Item 5.

The Council considered Item 4d, Action regarding Drainage Easement Maintenance Agreement with UCD Saginaw LP.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Item 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) Recognition of Summer Apprentice Program Participants

Director of Human Resources McManus updated the Council on the Summer Apprentice Program. The participants in the program were recognized. They are listed below.

Alyssa Griesing	Camryn Simon	Emily Ramos
Fabian Palacios	Jannett Mendez	Jasmyne Hernandez
Oscar Arenas	Raquel Garcia	Micah Amerson

Additional information regarding Item 4c was available so the Council returned to Item 4c at this time.

4c. Action regarding Award of Bid for the Construction of the Saginaw Northwest Booster Pump Station

Director of Public Works Newsom explained that the low bid of $1,278,000 is below the estimated amount of $1,400,000 for this project.

Motion was made by Councilmember Lawson with a second by Mayor Pro-Tem Junkersfeld to approve Item 4c of the Consent Agenda. 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

(6) Consideration and Action regarding Business Recognition Program/Award-A Keep Saginaw Beautiful Committee Program

Director of Community and Economic Development Rinehart briefly explained the Business Recognition Program developed by the Keep Saginaw Beautiful Committee. He stated that a resident recently nominated "Saginaw Sonic Drive In" in the Best Improved Category for their recent updates, landscaping, and holiday decorating. The Keep Saginaw Beautiful Committee considered the nomination at their July 18th meeting and voted to award "Best Improved" to the "Saginaw Sonic Drive In".

At this point Item 7 was skipped to allow time for the Aquatic Center Personnel to arrive at the meeting.

(8) Aquatic Center Survey Presentation

Recreation Intern Micah Amerson gave a presentation and overview of the Aquatic Center Survey that he developed. He explained the contents of the survey and the results. He added that the survey was in conjunction with his summer internship at the Recreation Center and a project for his college recreation degree program.

(7) Staff Recognition – Saginaw Aquatic Center Personnel

Director of Community and Economic Development Rinehart recognized the staff of the Saginaw Aquatic Center. He explained the difficulties the staff encountered in staffing and opening the aquatic center. He commended Aquatic Center Coordinator Jennifer Blick for her efforts in operating the center and adding various programs including sensory swim sessions for residents with special needs. The staff present at the meeting are listed below.

Jennifer Blick	Adrian Duran	Geren Gathwright	Devon Motley
Elliot Weathers	Caden Thornton	Brady Hartnett	Lilah Norris
C.J. George	Tyler Snyder	Tanner Snyder	David Kurek
Braden Reese	Sebastian Arellano	Avery Preston	Hayden Edwards
Eli Dahl	Bennett Garmon	Micah Amerson	Vickie Weldon
Jason England			

(9) PUBLIC HEARING – Consideration and Action regarding Replat of Burlington Industrial District No. 2 Addition, Lot 1R, Block 1, being 96.125 acres out of the E. Meredith Survey, Abstract 1081

Mayor Flippo declared the public hearing for this item opened at 6:55 p.m. Mr. Joe LaCroix of Baird, Hampton and Brown, representing the property owner, briefly explained the requested replat. The Planning and Zoning Commission considered the replat at their meeting on July 12, 2022 and voted to recommend approval to the City Council. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 6:57 p.m.

Motion was made by Councilmember Lawson with a second by Mayor Pro-Tem Junkersfeld to approve the replat of Burlington Industrial District No. 2 Addition, Lot 1R, Block 1 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

(10) Consideration and Action regarding Ordinance No. 2022-09, amending Chapter 6, "Animals", of the Saginaw City Code by amending Section 6-1, which establishes an Animal Shelter Advisory Committee and provides for the Purposes and Membership of the Committee

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Ordinance No. 2022-09 with the addition of wording that the committee will develop a budget and appoint a treasurer. 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) Consideration and Action regarding Ordinance No. 2022-10, amending Ordinance No. 2021-04, Codified as Saginaw City Code Chapter 2 Administration, Article V Boards and Commissions, by amending Section 2-131, governing the Diversity & Inclusion Committee of the City

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Ordinance No. 2022-10 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

(12) Consideration and Action regarding Resolution No. 2022-17, Declaring intention to reimburse an amount not to exceed $4,000,000 for certain capital expenditures with proceeds from debt

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Resolution No. 2022-17 declaring intention to reimburse an amount not to exceed $4,000,000 for certain capital expenditures with proceeds from debt. 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

(13) Consideration and Action regarding Resolution No. 2022-18, authorizing an internal borrowing between the General Fund and the Capital Projects Fund for the advanced funding of playground improvements at Highland Station Park

Motion was made by Councilmember Bighorse with a second by Mayor Pro-Tem Junkersfeld to approve Resolution No. 2022-18 authorizing an internal borrowing between the General Fund and the Capital Projects Fund for the advanced funding of playground equipment. 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

(14) Capital Improvements Plan Update

City Engineer Tidwell updated the Council regarding the Capital Improvements Plan including water, wastewater, drainage, and community facilities.

(15) Presentation of Proposed Budget for Fiscal Year 2022-2023

Finance Director Quin presented the proposed budget for the fiscal year 2022-2023. She explained the proposed budget is based on the proposed tax rate of .513719 per $100 of valuation. The current tax rate is .479516 per $100 of valuation. Property values are set by the Tarrant Appraisal District. She added that a public hearing on the proposed budget will be held on August 22, 2022.

(16) Consideration and Action regarding Proposed FY2022-2023 Tax Rate and Notice of Public Hearing

Finance Director Quin explained that the purpose of this item is to satisfy the Truth-in-Taxation requirements. She explained that, in order to comply with the Truth-in-Taxation requirements, the City Council must take a record vote on the proposed tax rate. She added that the proposed rate and record vote will be published in the newspaper and posted on the City's website. The proposed tax rate as discussed during Item 15 and stated in the notice is $0.513719. The public hearing on the proposed tax rate will be held on August 22, 2022.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve the proposed FY2022-2023 Tax Rate and notice of public hearing. 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

(17) Discussion of Transportation for Senior Citizens

Mayor Pro-Tem Junkersfeld expressed her concern regarding the lack of transportation for senior citizens in the City. There was some discussion of the City's current agreement with Tarrant County Transportation Services for senior citizens that offers transportation two days each week at a reduced rate. The Council concurred to discuss this item further at a future meeting.

(18) 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

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

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

b. 604 S. Saginaw Blvd.

Mayor Flippo declared the meeting recessed into Executive Session at 9:51 p.m.

Mayor Flippo declared the meeting back in Regular Session at 10:03 p.m.

(19) Adjournment

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

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of August 2, 2022 adjourned at 10:04 p.m.

ATTEST: APPROVED:

_____ _____

City Secretary Janice England Mayor Todd Flippo

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (4)(b)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Appointment of Crime Control and Prevention District (CCPD) Board of Directors for Members with Terms Expiring September 1, 2022

BACKGROUND/DISCUSSION:
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 reappointment these three members. Terms of office are two years.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the appointments.

ATTACHMENTS:

Description

CCPD Board of Directors List

CITY OF SAGINAW
CRIME CONTROL AND PREVENTION DISTRICT
BOARD OF DIRECTORS

Valerie Junkersfeld, Chairman	Term Expires September 1, 2023
Paul Felegy, Member	Term Expires September 1, 2023
Todd Flippo, Member	Term Expires September 1, 2022
Nicky Lawson, Member	Term Expires September 1, 2023
Cindy Bighorse, Member	Term Expires September 1, 2022
Charles Tucker, Member	Term Expires September 1, 2023
Mary Copeland, Member	Term Expires September 1, 2022

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (4)(c)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Action regarding Agreement with P3Works, LLC for Tax Reinvestment Zone No. 1 Administration Services

BACKGROUND/DISCUSSION:
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.

FINANCIAL IMPACT:
The financial impact will be the fees as set forth in the agreement.

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Proposed Agreement for TIRZ No. 1 Administration Services

STATE OF TEXAS §
§ **AGREEMENT FOR CONSULTING SERVICES**
COUNTY OF §

This Agreement for Tax Increment Reinvestment Zone Administration Services ("Agreement") is entered into this _____ day of _____ , 2022 by and between P3Works, LLC, ("P3Works") and the City of Saginaw, Texas ("City"), acting by and through their authorized representatives.

RECITALS

WHEREAS, the City Council has created Tax Increment Financing Reinvestment Zone Number One, City of Saginaw, Texas (the "Zone") and has established a Board of Directors for the Zone; and

WHEREAS, the Board of Directors of the Zone has adopted a Final Project and Financing Plan (the "Project and Financing Plan") for the Zone, and the City Council adopted the Final Project and Financing Plan by Ordinance No. 2021-24 on November 2, 2021; and

WHEREAS, the City requires specialized services related to the administration of the Zone, as more fully set forth in this Agreement and described in the Texas Tax Code, Chapter 311, the Tax Increment Financing Act ("TIF Act"); and

WHEREAS, P3Works has agreed to properly administer the Zone and will ensure compliance with the TIF Act, the Final Project and Financing Plan, as amended; and

WHEREAS, the City desires to retain P3Works to provide Zone administration services as set forth herein;

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for good and valuable consideration, P3Works and the City agree as follows:

ARTICLE I
TERM OF AGREEMENT

1.0 The Agreement shall be effective as of its approval by all parties and shall be for a period of three (3) years, subject to annual appropriation by the City Council, and shall automatically renew on a year-to-year basis until terminated pursuant to Article IV of this Agreement.

ARTICLE II
SERVICES TO BE PROVIDED BY P3WORKS

2.0 The scope and timing of services to be performed by P3Works are set forth in Exhibit A, which is attached hereto and incorporated into this Agreement by this reference.

2.1 The Services to be provided by P3Works under the terms of this Agreement relate only to the Tax Increment Financing Reinvestment Zone Number One, City of Saginaw, Texas

2.2 P3Works agrees that its services pursuant to this Agreement shall be performed under the direction of the City Manager, or his or her designee, and nothing in this Agreement shall constitute an assignment of any right or obligation of the City under any applicable contract, agreement, or law.

2.3 P3Works shall supply all tools and means necessary to perform the services and production of the work product described in Exhibit A. P3Works agrees to devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement.

2.4 P3Works shall furnish the facilities, equipment, and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

ARTICLE III
PAYMENT TERMS AND CONDITIONS

3.0 In consideration for the services to be performed by P3Works, the City agrees to pay P3Works the fees for all services and related costs and expenses set forth in Exhibit A.

3.1 Monthly invoices shall be submitted to the City under the rates provided in Exhibit A. City agrees to pay the amount due to P3Works upon receipt of each invoice.

3.2 The rates set forth in Exhibit A shall remain in effect during the term of this Agreement. Any changes to established rates shall require the prior written consent of the City.

3.3 Copies of all invoices for expenses and materials provided by P3Works will accompany the invoices for services to the City. Mileage will be billed at the P3Works travel rate, as provided in Exhibit A. P3Works will pass any third-party cost through to the City without markup and will not incur any printing or publication expense in excess of $200 without written consent of the City.

3.4 P3Works's services are to be paid exclusively from the TIRZ Fund in accordance with the TIRZ #1 Final Project and Finance Plan (the "TIRZ Plan"). In the event TIRZ funds are not available at the time of invoice, P3Works will defer its remuneration until such time as funds are available in the fund, but any payments that have been deferred by P3Works shall be paid first when funds are available before additional project funds are expended.

ARTICLE IV
TERMINATION OF THIS AGREEMENT

4.0 Notwithstanding any other provisions of this Agreement, either party may terminate this Agreement at any time by giving sixty (60) days written notice to the other party without penalty and without limitation of its right to seek damages. City shall pay any final invoices provided by P3Works, within 30 days of such termination which shall include all of P3Works's fees and expenses actually accrued or incurred up to, the date of termination.

ARTICLE V
GENERAL PROVISIONS

5.0 This Agreement supersedes any and all agreements, either oral or written between the parties hereto with respect to rendering of services by P3Works to the City and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party of this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding.

5.1 This Agreement shall be administered and interpreted under the laws of the State of Texas and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

5.2 This Agreement shall not be construed for or against any party by reason of who drafted the provisions set forth herein. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall remain in full force and effect.

5.3 This Agreement and any duties or obligations under this Agreement may only be assigned by P3Works to an affiliate organization upon written approval by the City, which approval shall not be unreasonably withheld. In the event of an assignment by P3Works to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

5.4 All records, reports, and other documents prepared by P3Works for the purposes of providing the services described in this Agreement are working documents of P3Works until submitted to the City at which point, they shall become the property of the City.

5.5 The City acknowledges P3Works's ownership of its software, programs, inventions, know-how, trade secrets, confidential knowledge, source code, or other proprietary information relating to products, processes, services, software, formulas, developmental or experimental work, business plans, financial information, or other subject matter ("Confidential Information") pertaining to the business of P3Works. This Agreement shall not in any way give rise to any requirement or obligation for P3Works to disclose or release any Confidential Information.

5.6 It is understood and agreed by and between the Parties that P3Works, in satisfying the conditions of this Agreement, is acting independently, and that the City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by P3Works pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the city. P3Works shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement.

5.7 P3WORKS DOES HEREBY COVENANT AND CONTRACT TO WAIVE ANY AND ALL CLAIMS, RELEASE, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL,

OFFICERS, EMPLOYEES, AND AGENTS, FROM AND AGAINST ALL LIABILITY, CAUSES OF ACTION, CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGEMENTS, LOSSES PENALTIES OR SUITS, CAUSED BY OR RESULTING FROM THE NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED BY P3WORKS, ITS AGENT, ITS CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH P3WORKS EXERCISES CONTROL SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE§ 271.904 AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002 (B).

INDEMNIFIED ITEMS SHALL INCLUDE REASONABLE ATTORNEYS' FEES AND COSTS, COURT COSTS, AND SETTLEMENT COSTS IN PROPORTION TO P3WORKS'S LIABILITY

P3Works's obligations under this section shall be limited to the limits of coverage of insurance maintained or required to be maintained by P3Works under this agreement. This provision shall survive the termination of this agreement.

5.8 All notices, requests, demands, and other communications which are required to be given under this Agreement shall be in writing and shall be deemed to have been duly given upon the delivery by registered or certified mail, return receipt requested, postage prepaid thereon, as follows:

To P3Works:
Mary V. Petty
Managing Partner
P3Works, LLC
9284 Huntington Square, Ste. 100
North Richland Hills, Texas 76182

To City:
Gabe Reaume
City Manager
City of Saginaw
333 West McLeroy Boulevard
Saginaw, TX 76179

5.9 This Agreement may be amended by the mutual written agreement of the Parties.

5.10 This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

5.11 The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

5.12 The parties hereby warrant that the persons executing this Agreement are authorized to execute this Agreement and are authorized to obligate the respective parties to perform this Agreement. A facsimile signature on this Agreement shall be treated for all purposes as an original signature.

Executed on this _____ day of _____, 2022:

P3Works, LLC.

BY: _____
Mary Petty
Managing Partner

City of Saginaw

BY: _____
Gabe Reaume
City Manager

EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE SERVICES TO BE PROVIDED

TIRZ FORMATION, PRELIMINARY AND FINAL PROJECT AND FINANCE PLAN PREPARATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	***Hourly Rate***
Managing Partner	*$250*
Vice President	*$185*
Senior Associate	*$160*
Associate	*$135*
Administrative	*$100*

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.*

District Due Diligence and Preparation of TIRZ Project and Finance Plan

1. P3Works will review project information and prepare a Preliminary Plan for the proposed creation, including:
    a) Assessed value schedules and overall structuring to achieve City goals and objectives.
    b) Drafting the TIRZ Agreement.
    c) At the direction of Staff, facilitate presentations to the Council and the TIRZ Board.
2. Estimated annual TIRZ Credit by lot type for each improvement area.

Preparation of Preliminary and Final Project Plan

1. P3Works will prepare a Preliminary Project and Finance Plan ("PPFP") and a Final Project and Finance Plan ("FPFP") to be adopted by the TIRZ Board and the City Council and included in the Official Statement for the PID Bonds based on the Plan of Finance.
2. P3Works will prepare a draft TIRZ Agreement to be adopted by the TIRZ Board
3. P3Works will present the PPFP to the Council at the creation of the TIRZ and request approval of TIRZ Creation Ordinance.
4. P3Works will present the FPFP to the Council after conducting all necessary steps for public hearings and notifications and request approval of TIRZ FPFP.
5. P3Works will file the necessary creation forms with the Secretary of the State of Texas after the creation of the TIRZ.

Bond Issuance Support

1. P3Works will ensure bond documents, including the bond indenture and official statement are all consistent with the TIRZ Final Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other public forum.

2. If requested by the City, P3Works will respond to any calls and or emails relating to the TIRZ.
3. P3Works will only provide technical answers relating to the annual TIRZ Credit or the TIRZ generally.
4. P3Works will not provide any commentary on City policy relating to TIRZs.

BASIC DISTRICT ADMINISTRATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	***Hourly Rate***
Managing Partner	*$250*
Vice President	*$185*
Senior Associate	*$160*
Associate	*$135*
Administrative	*$100*

Preparation of the Annual Report to be filed with the Secretary of State and then presented to the TIRZ Board and City Council for approval.

See Section below related to "Consulting Services Relating to Future Improvement Areas and related Bond Issuance" for hourly fees if future TIRZ changes are contemplated.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
2. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

Prepare Annual Report

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for TIRZ improvements
2. Update Annual Report as necessary to account for any changes in development plan or land uses.
3. Identify parcel subdivisions, conveyance to owners' associations, changes in land use, and any other information relevant to anticipated estimate of Tax Increment to be generated.
4. Calculate annual TIRZ Credit for each parcel.
5. Present preliminary Annual Report to TIRZ Board. Upon approval by TIRZ Board, submit final Annual Report to the Texas Secretary of State.

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (4)(d)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Action regarding Agreement with P3Works, LLC for Beltmill Public Improvement District Administration Services

BACKGROUND/DISCUSSION:
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.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Proposed Agreement for Beltmill PID Administration Services

AGREEMENT FOR PUBLIC IMPROVEMENT DISTRICT ADMINISTRATION SERVICES

This Agreement for Public Improvement District Administration Services ("Agreement") is entered into this _____ day of _____, 2022, by and between P3Works, LLC ("P3Works"), and the City of Saginaw, Texas ("City").

RECITALS

WHEREAS, the City Council passed Ordinance No. 2021-30 on December 7, 2021 approving and authorizing the creation of the Beltmill Public Improvement District No. _ ("PID No. _" or "District") to finance the costs of certain public improvements for the benefit of property within the District; and

WHEREAS, the City may consider issuing bonds to fund certain improvements in the PID as authorized by the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended; and

WHEREAS, the City requires specialized services related to the revision and updating of the Service and Assessment Plan ("Service and Assessment Plan"), bond issuance, and the administration of the District, as more fully set forth in this Agreement; and

WHEREAS, P3Works has the expertise to properly establish and administer the District and ensure compliance with Texas Local Government Code Chapter 372; and

WHEREAS, the City desires to retain P3Works to provide District administration services;

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for good and valuable consideration, P3Works and the City agree as follows:

ARTICLE I

TERM OF AGREEMENT

1.0 The Agreement shall be effective as of its approval by all parties and shall be for a period of three (3) years and shall automatically continue on a year to year basis until terminated pursuant to Article IV of this Agreement.

ARTICLE II

SERVICES TO BE PROVIDED BY P3WORKS

2.0 The scope and timing of services to be performed by P3Works are set forth in Exhibit A, which is attached hereto and incorporated into this Agreement by this reference.

2.1 P3Works agrees that its services pursuant to this Agreement shall at all times be subject to the control and supervision of the City and that nothing in this Agreement shall constitute an assignment of any right or obligation of the City under any applicable contract, agreement, or law. P3Works shall not represent to any property owner or any other person that it or any of its employees are acting as the City or employees of the City.

2.2 No substantial changes in the scope of services shall be made without the prior written approval of P3Works and the City.

2.3 P3Works shall supply all tools and means necessary to perform the services and production of the work product described in Exhibit A.

ARTICLE III

PAYMENT TERMS AND CONDITIONS

3.0 In consideration for the services to be performed by P3Works, the City agrees to pay P3Works the fees for all services and related costs and expenses set forth in Exhibit A, beginning the first day of the month following the execution of this Agreement. Beginning on the February 1 following the levy of the Assessment and each February 1 thereafter, the fees shall increase by 2%.

3.1 Monthly invoices shall be submitted to the City for work completed. City agrees to pay the amount due to P3Works upon receipt of each invoice.

3.2 Copies of all invoices to P3Works for expenses, materials, or services provided to P3Works will accompany the invoice to the City. P3Works will pass any third-party cost through to the City without markup and will not incur any expense in excess of $200 without written consent of the City.

3.3 The only source of payment for P3Works' fees and services shall be the District or funds advanced by the developer. The City general fund shall never be used to pay for any expenses relating to P3Works' administration of the District. In the event there is insufficient District funds in a given year to pay P3Works' fees and expenses, P3Works agrees to defer the fees and expenses until such time as there are sufficient District funds or funds advanced by the developer.

ARTICLE IV

TERMINATION OF THIS AGREEMENT

4.0 Notwithstanding any other provisions of this Agreement, either party may terminate this Agreement at any time by giving sixty (60) days written notice to the other party without penalty and without limitation of its right to seek damages. City shall pay P3Works, within 30 days of such termination, all of P3Works' fees and expenses actually accrued or incurred to and including the date of termination, including any amount incurred or accrued in connection with work in progress.

ARTICLE V

GENERAL PROVISIONS

5.0 This Agreement supersedes any and all agreements, including any Original PID Administration Agreement, either oral or written, between the parties hereto with respect to rendering of services by P3Works for the City and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party of this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding.

5.1 This Agreement shall be administered and interpreted under the laws of the State of Texas. This Agreement shall not be construed for or against any party by reason of who drafted the provisions set forth herein. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall remain in full force and effect.

5.2 Neither this Agreement or any duties or obligations under this Agreement may be assigned by P3Works without the prior written consent of the City.

5.3 P3Works is a PID Administration firm, does not provide financial advice, and is not an Independent Registered Municipal Advisor under the SEC and MSRB Rules, therefore, P3Works will request an IRMA Exemption Letter if not already provided on the City's website, and then will provide to the City an IRMA Exemption Acceptance Letter in the general form attached as Exhibit B upon execution of the Agreement.

5.4 The waiver by either party of a breach or violation of any provision of this Agreement will not operate as or be construed to be a waiver of any subsequent breach thereof.

5.5 Upon acceptance or approval by City, all deliverables prepared or assembled by P3Works under this Agreement, and any other related documents or items shall be delivered to City, in hard copy and digital format for City use only. All digital data which contains algorithms, formulas, methodologies and related content provided to the City by the P3Works shall remain the property of the P3Works, and is provided as backup documentation to the deliverables, but shall not be released in digital format to any third-parties due to the proprietary nature of the intellectual data.

5.6 The City acknowledges P3Works' ownership of its software, programs, inventions, know-how, trade secrets, confidential knowledge, source code, or other proprietary information relating to products, processes, services, software, formulas, developmental or experimental work, business plans, financial information, or other subject matter ("Confidential Information") pertaining to the business of P3Works. This Agreement shall not in any way give rise to any requirement or obligation for P3Works to disclose or release any Confidential Information.

5.7 The headings and article titles of this Agreement are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

5.8 Should either party commence any legal action or proceeding against the other based upon this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs.

5.9 All notices, requests, demands, and other communications which are required to be given under this agreement shall be in writing and shall be deemed to have been duly given upon the delivery by registered or certified mail, return receipt requested, postage prepaid thereon, as follows:

To P3Works:

Mary V. Petty
Managing Partner
P3Works, LLC
9284 Huntington Square, Ste. 100
North Richland Hills, Texas 76182

To City:

Gabe Reaume
City Manager
City of Saginaw
333 West McLeroy Boulevard
Saginaw, TX 76179

5.10 The parties hereby warrant that the persons executing this Agreement are authorized to execute this Agreement and are authorized to obligate the respective parties to perform this Agreement. A facsimile signature on this Agreement shall be treated for all purposes as an original signature.

Executed on this _____ day of _____, 2022:

P3Works, LLC

BY: _____
Mary V. Petty
Managing Partner

City of Saginaw

BY: _____
Gabe Reaume
City Manager

EXHIBIT A
SERVICES TO BE PROVIDED

PID FORMATION, SERVICE AND ASSESSMENT PLAN PREPARATION, AND BOND ISSUANCE SUPPORT SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	***Hourly Rate***
Managing Partner	*$250*
Vice President	*$185*
Senior Associate	*$160*
Associate	*$135*
Administrative	*$100*

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.*

District Due Diligence and Preparation of PID Plan of Finance

1. P3Works will review project information and in conjunction with the City's Financial Advisor review a plan of finance for the proposed transaction, including
   a) Assessed value schedules, value to lien analysis, and overall structuring to achieve City goals and objectives
   b) Identify areas of risk with the City's Financial Advisor, and solutions to mitigate the risks,
   c) Bond sizing and bond phasing by improvement area,
   d) Sources and uses of funds by improvement area,
   e) Debt service schedules, and;
   f) Assessment allocation and associated estimated annual installment by lot type for each improvement area.

Preparation of Service and Assessment Plan

1. P3Works will prepare a complete and final Service and Assessment Plan to be adopted by City Council and included in the Official Statement for the Bonds based on the Plan of Finance.
2. P3Works will present the Service and Assessment Plan to City Council and request approval of Assessment Roll.

Bond Issuance Support

1. P3Works will ensure bond documents, including the PID financing agreement, bond indenture, and official statement are all consistent with the Service and Assessment Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other public forum.

BASIC DISTRICT ADMINISTRATION SERVICES

If no bonds are sold:
Monthly Fee = $1,500 beginning the first of the month following execution of this Agreement for the first improvement area; and $1,000 per month for each improvement area thereafter. (Proration will occur for any partial month if not begun on the 1st day of the month.)

If bonds are sold:
Monthly Fee amounts will be $2,500 for the first improvement area beginning the first month following the issuance of bonds; and $1,250 per month for each improvement area thereafter.

For PIDs that P3Works did not create: Monthly Collection Fees will not begin until the first Annual SAP Update is drafted by P3Works and approved by Council, therefore all work completed to that point will be billed hourly.

See Section below related to "Consulting Services Relating to Future Improvement Areas and related Bond Issuance" for hourly fees if bonds are contemplated.

Prepare Annual Service and Assessment Plan Update

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for District improvements, and update service and assessment plan text and tables.
2. Update service and assessment plan text and tables as necessary to account for any changes in development plan or land uses.
3. Update annual District assessment roll.
4. Identify parcel subdivisions, conveyance to owners' associations, changes in land use, and any other information relevant to the levy of special assessments.
5. Review maps of tax parcels to compile/audit list of parcels that are within the District for the upcoming bond year. Classify each parcel pursuant to the approved service and assessment plan.
6. Identify any parcels dedicated to any property types classified as exempt by the service and assessment plan.
7. Update District database with newly subdivided parcels and property type classifications.
8. Calculate annual special assessment for each parcel. Verify the sum of annual installments for all parcels in the District is sufficient to meet the annual debt service requirement, administration expenses, and any provisions for delinquency or prepayment reserves.
9. Calculate other funds available, such as reserve fund income, capitalized interest, and interest income. Reduce annual assessment based on findings according to approved service and assessment plan.
10. Present preliminary annual assessment roll to City. Upon approval by City, submit final annual assessment roll to County Tax Collector.

Administration of Bond Funds (if bonds are sold)

1. Review and summarize the account statements for the funds maintained by the trustee. Ensure annual special assessment calculation is compliant with Indenture as it relates to each fund.
2. Provide annual summary of all District accounts maintained by Trustee at the time the annual service and assessment plan update is performed.

Provide Public Information Request Support

1. If requested, P3Works will respond to any calls and or emails relating to the District. P3Works will only provide technical answers relating to the annual assessments or the District generally. P3Works will not provide any commentary on City policy relating to PIDs.
2. If the City receives a notice from a property owner alleging an error in the calculation of any matters related to the annual assessment roll for the District, P3Works will review and provide a written response to the City. If a calculation error occurred, P3Works will take corrective action as required to correct the error.

Delinquency Management

1. After the end of the annual assessment installment collection period, P3Works will prepare a delinquent special assessment report, which details which parcels are delinquent and the amount of delinquency.
2. P3Works will notify the City what action must be taken relating to delinquent parcels, if any, to remain in compliance with the District bond documents.

Website Setup

1. Prepare for the P3Works website database searchable by property tax ID for use by property owners, title companies, mortgage companies, or other interested parties. The search results will provide assessment information, including outstanding principal, annual installment amount, payment information, and a breakdown of the assessment installment by use (principal, interest, reserve fund accounts, administrations, etc.)
2. Prepare "District Information" page for website. Information will include a background of the District formation and bond issuance process, District boundary map, and description of improvements. In additions, P3Works will provide a link to District documents.

DISTRICT ADMINISTRATION SETUP SERVICES (Required for any existing PID not created by P3Works.)

$7,500 One Time Lump Sum Fee

1. P3Works will review the full bond transcript and identify all requirements of the City relating to District administration and/or disclosure requirements.
2. Prepare written summary of all City administration and disclosure requirements.
3. Prepare calendar of all relevant dates and deadlines for District administration and disclosure requirements.
4. Meet with County Assessor's office to establish procedure for obtaining parcel information for assessment roll.
5. Meet with County Tax Office to establish procedure to include District assessment roll on property tax bill.
6. Meet with City representatives to finalize policies and procedures relating to District Administration.

ADDITIONAL DISTRICT ADMINISTRATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	***Hourly Rate***
Managing Partner	*$250*
Vice President	*$185*
Senior Associate	*$160*
Associate	*$135*
Administrative	*$100*

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel will be billed at the hourly rates.*

Continuing Disclosure Services

1. P3Works will prepare the form of the annual report as required by the continuing disclosure agreements and work with the City and the Developer to complete.
2. P3Works will request from developer the reports due pursuant to the developer disclosure agreement and disseminate these reports pursuant to the disclosure agreement; including Seller's Disclosures.
3. Upon notification by any responsible party or if P3Works independently becomes aware of such knowledge, P3Works will prepare notices of material events covering the events enumerated in the disclosure agreements.
4. P3Works will coordinate with the Trustee to disseminate the annual reports, quarterly reports from the developer, and notice of significant events to the Municipal Securities Rulemaking Board (MSRB) and any other parties required in the continuing disclosure agreement.

Developer Payment Request Administration

1. P3Works will review all developer payment requests to ensure the request complies with the PID Financing Agreement, the District service and assessment plan, and any other relevant provisions contained in the District documents.
2. P3Works will audit the developer payment request to ensure there is proper backup documentation and that the accounting is accurate.
3. P3Works will coordinate with the City's designated representative to ensure the improvements were built to the standards of the accepting governing body.
4. P3Works will ensure improvements to be dedicated are free and clear of all liens and encumbrances.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will update the Service and Assessment Plan to comply with Bond documents.
2. P3Works will prepare an updated Assessment Roll including the future Improvement Area
3. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
4. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

EXHIBIT B
IRMA EXEMPTION LETTER

P3Works, LLC.
9284 Huntington Sq.
Suite 100
North Richland Hills,
Texas 76182

Mary V. Petty
Managing Partner
+1.817.393-0353 Phone
Admin@P3-Works.com

January 25, 2022

Gabe Reaume
City Manager
City of Saginaw
333 West McLeroy Boulevard
Saginaw, TX 76179

RE: IRMA Exemption/Acceptance Letter

To Whom It May Concern:

We have received your written representation, dated _____ , 20__, that the City of Saginaw (the "City") has engaged and is represented by _____, an independent registered Municipal Advisor ("IRMA"). In accordance with Section 15Ba1-1(d)(3)(vi) of the Securities Exchange Act of 1934 ("Securities Exchange Act"), we understand and intend for the City to rely on IRMA's advice in evaluating recommendations brought forward by P3Works, LLC that constitute "advice" as defined in the Securities Exchange Act ("IRMA Exemption").

Furthermore, P3Works, LLC has conducted reasonable due diligence and is confirming that to the best of our knowledge, the IRMA is independent from P3Works, LLC, that P3Works, LLC is not a municipal advisor and is not subject to the fiduciary duty to municipal entities that the Security and Exchange Act imposes on municipal advisors, and that P3Works, LLC has a reasonable basis for relying on the IRMA Exemption. We will advise you, in writing, if we become aware of any changes.

P3Works, LLC provides PID Administration as consult services to Cities and Counties.

As required by the relevant sections of the Securities Exchange Act regarding Municipal Advisors, we are informing your identified IRMA of these facts.

Mary V. Petty

Managing Partner

P3Works, LLC

Jon Snyder

Managing Partner

P3Works, LLC

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (4)(e)

Staff Contact: Randy Newsom
Director of Public Works

E-mail: rnewsom@saginawtx.org

Phone: 817-230-0448

SUBJECT:
Action regarding Capital Improvements Advisory Committee Recommendation regarding Land Use Assumptions and Impact Fees

BACKGROUND/DISCUSSION:
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.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff concurs with the recommendation from the Capital Improvements Advisory Committee that the project expenditures are on schedule and the land use assumptions are valid.

ATTACHMENTS:

Description

Unapproved CIAC Minutes, 8-09-2022
CIAC Mtg Pkt
CIAC Recommendation

MINUTES OF A REGULAR MEETING OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
HELD AT THE CITY HALL ON AUGUST 09, 2022

Present at the Meeting:

Member	Place No. 1	Brent Wooten
Chairman	Place No. 2	William Barngrover
Member	Place No. 3	Phillip Allen
Member	Place No. 4	Ed Larson
Vice-Chairman	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	David Kraus
Alternate Member	Alt. No. 1	Lainey Wood
Ad Hoc Member		Rodger Brandt
Public Works Director		Randy Newsom
City Attorney		Rachel Raggio
Planning Manager/Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:
None

Visitors at the Meeting:
Abra Nusser
Christopher Cerda
Kelly Stewart
Mariano M. Cerda Jr.

Item 1: Call to order

Chairman Barngrover called the meeting to order at 6:00 p.m.

Item 2: Presentation of Minutes

The minutes of a regular meeting held November 09, 2021 were presented. Motion was made by Vice-Chairman LaBruyere with a second by Member Wooten to accept the minutes as presented. Motion carried unanimously.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson, Ad Hoc Member Brandt

Against: None

Absent: None

Item 3: Overview of Capital Improvements Advisory Committee

DPW Newsom reviewed the information that had been furnished in the members' packets and answered any questions they had. He also gave an update on current projects and remaining funds. DPW Newsome advised the members of future projects that they may see in the future.

Item 4: Recommendation to Council

Motion was made by Member Larson with a second by Vice-Chairman LaBruyere to advise the City Council that the project expenditures are on schedule and the land use assumptions are valid. Motion carried unanimously.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson, Ad Hoc Member Brandt

Against: None

Absent: None

Item 5: Adjournment

Motion was made by Vice-Chairman LaBruyere with a second by Member Allen to adjourn the meeting. Motion carried unanimously.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson, Ad Hoc Member Brandt

Against: None

Absent: None

Chairman Barngrover declared the Capital Improvements Advisory Committee meeting of August 09, 2022 adjourned at 6:03 p.m.

NOTICE THAT A REGULAR MEETING
OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
OF THE CITY OF SAGINAW, TEXAS
WILL BE AT SAGINAW CITY HALL
LOCATED AT 333 WEST MCLEROY BOULEVARD

Commencing at 6:00 p.m. on the 9th Day of August, 2022, to consider and act upon any lawful subject that may come before said meeting.

(1)	Call to Order	Chairman Barngrover
(2)	Presentation of Minutes November 09, 2021 Regular Meeting	Chairman Barngrover
(3)	Review of Capital Improvements Projects and Impact Fee Revenues and Expenses	Randy Newsom, Public Works Director
(4)	Recommendation to Council	Chairman Barngrover
(5)	Adjournment	Chairman

DATE POSTED: _____ TIME: _____ BY: _____

DATE RETRIEVED: _____ TIME: _____ BY: _____

City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required, please contact the Planning Manager at 817-230-0440 a minimum of 72 hours in advance of the meeting.

MINUTES OF A REGULAR MEETING OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE HELD AT THE CITY HALL ON NOVEMBER 9, 2021

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal
Ad Hoc Member		Mike Parish

Visitors at the Meeting:

Jon Julien
Brack St. Clair

ITEM 1 CALL TO ORDER

Chairman Lewis called the meeting to order at 6:00 p.m.

ITEM 2 PRESENTATION OF MINUTES

The minutes of a regular meeting held July 13, 2021 were presented. Motion was made by Vice Chairman Haney with a second by Member Barngrover to accept the minutes as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney, Members Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere, Alternate Member Villarreal

ITEM 5 OVERVIEW OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

DPW Trice reviewed the information that had been furnished in the members' packets and answered any questions they had. He also gave an update on current projects and remaining funds. Director Trice advised the members of future projects that they may see in the future.

ITEM 6 RECOMMENDATION TO COUNCIL

Motion was made by Vice Chairman Haney with a second by Member Barngrover to advise the City Council that the project expenditures are on schedule and the land use assumptions are valid. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney,
Members Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere, Alternate Member Villarreal

ITEM 7 ADJOURNMENT

Motion was made by Vice Chairman Haney with a second by Member Barngrover to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney,
Members Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere, Alternate Member Villarreal

Chairman Lewis declared the Capital Improvements Advisory Committee meeting of November 9, 2021 adjourned at 6:09 p.m.

City of Saginaw

DATE: **August 4, 2022**

TO: **Capital Improvements Advisory Committee**
FROM: **Randy Newsom, Director Public Works**

SUBJECT: Water Capital Improvement Plan Update

The following information is provided for the Capital Advisory Committee Meeting.

Attached you will find a copy of the City of Saginaw Water and Sewer Impact Fees Revenue and Expense Summary for June 30, 2022. The report details revenue and expenses for the water and sewer funds.

The NW Booster Pump Station has escalated from $940,000 to $1,358,000. The increase is due to a change in scope required to provide adequate fire protection to future multi-storied apartments in the northwest part of the city.

The table below provides a summary of the Water CIP projects and potential funding sources. The impact is a projected funding deficit of $1,543,289.78. Funding will come from use of Water Impact Fee Fund Balance and the American Rescue Plan Act (ARPA)

Water CIP

McLeroy 12" Waterline, Ph. 2	$	550,000.00
Northwest Booster Pump Station	$	1,358,000.00
Fort Worth Meter Station Upgrade	$	500,000.00
Water Master Plan Model Update	$	75,000.00
Sub-Total	$	2,483,000.00

Water CIP Budget	$	2,483,000.00
Water Enterprise Fund Balance	$	939,710.22
Projected Fund Balance [A]	$	(1,543,289.78)

[A] Projected deficit will be funded by use of Water Fund Balance, the American Rescue Plan Act (ARPA) or developer funding.

If you have any questions, please let me know.

Attachments (1): City of Saginaw Water and Sewer Impact Fees Revenue and Expense Summary

CITY OF SAGINAW WATER AND SEWER IMPACT FEES
REVENUE AND EXPENSE SUMMARY

DESCRIPTION	1995-2012 F.Y.	2013-2014 F.Y.	2014-2015 F.Y.	2015-2016 F.Y.	2016-2017 F.Y.	2017-2018 F.Y.	2018-2019 F.Y.	2019-2020 F.Y.	2020-2021 F.Y. AS OF 9-30-21	2021-2022 F.Y. AS OF 6-30-22	TOTALS
WATER REVENUES:											
Water Impact Fees	2,292,724.37	160,941.25	325,888.04	400,752.84	431,135.97	391,118.02	300,751.36	197,705.88	4,994.00	-	4,506,011.73
Interest Income	257,285.62	391.42	670.79	4,176.25	10,708.15	30,092.10	42,319.27	16,738.48	1,017.17	1,915.69	365,314.94
Total Revenue	2,550,009.99	161,332.67	326,558.83	404,929.09	441,844.12	421,210.12	343,070.63	214,444.36	6,011.17	1,915.69	4,871,326.67
WATER EXPENSES:											
Impact Fee Study	27,351.61	-	-	3,000.00	3,000.00	-	-	12,400.00	3,100.00	-	48,851.61
Knowles Water Line Extension	50,930.00	-	-	-	-	-	-	-	-	-	50,930.00
Longhorn Pump Station Improvements	200,000.00	-	-	-	-	-	-	-	-	-	200,000.00
Blue Mound Road Water Line	67,135.00	-	-	-	-	-	-	-	-	-	67,135.00
1.5 MG Elevated Tank	605,302.67	-	-	-	-	-	-	-	-	-	605,302.67
South Hampshire Water Line	21,000.00	7,000.00	-		-	-	-	-	-	-	28,000.00
Saginaw Blvd. 12" Water Line		27,000.00	268,399.23	232,372.40	-	-	-	-	-	-	527,771.63
Longhorn 16" Water Line	493,811.78	-	-	-	-	-	-	-	-	-	493,811.78
S. Hampshire 16" / Sag. Blvd 12" Ph. 2	-	-	-	-	47,000.00	554,157.99	10,396.08	-	-	-	611,554.07
Sag. Blvd. 16" Water Line Ph. 2	-	-	-	-	-	-	85,000.00	71,153.44	937,004.36	138,002.26	1,231,160.06
Northwest Booster Pump Station	-	-	-	-	-	-	-	-	46,250.00	20,849.63	67,099.63
Total Expenses	1,465,531.06	34,000.00	268,399.23	235,372.40	50,000.00	554,157.99	95,396.08	83,553.44	986,354.36	158,851.89	3,931,616.45
WATER I.F. FUND BALANCE	**1,084,478.93**	**1,211,811.60**	**1,269,971.20**	**1,439,527.89**	**1,831,372.01**	**1,698,424.14**	**1,946,098.69**	**2,076,989.61**	**1,096,646.42**	**939,710.22**	**939,710.22**
SEWER REVENUES:											
Sewer Impact Fees	582,431.80	19,050.10	43,409.89	54,389.95	45,061.73	-	-	-	-	-	744,343.47
Interest Income	87,931.42	57.13	101.42	531.16	939.13	1,666.45	600.00	9.59	0.59	2.17	91,839.06
Total Revenue	670,363.22	19,107.23	43,511.31	54,921.11	46,000.86	1,666.45	600.00	9.59	0.59	2.17	836,182.53
SEWER EXPENSES:											
Impact Fee Study	22,563.80	-	-	3,000.00	3,000.00	-	-	-	-		28,563.80
Knowles 15" Sewer Line - Park	59,070.00	-	-	-	-	-	-	-	-		59,070.00
Knowles Sewer Line Extension	77,865.00	-	-	-	-	-	-	-	-		77,865.00
National Guard 15" Sewer Line	93,847.29	-	-	-	-	-	-	-	-		93,847.29
S.E. 24" Sewer Line	256,500.00	-	-	150,000.00	-	-	-	-	-		406,500.00
Blue Ridge Trail Sewer	-	-	-	-	-	24,000.00	101,557.90	-	-		125,557.90
Refunds	-	-	-	-	-	-	43,585.73	-	-	-	43,585.73
Total Expenses	509,846.09	-	-	153,000.00	3,000.00	24,000.00	145,143.63	-	-	-	834,989.72
SEWER I.F. FUND BALANCE	**160,517.13**	**179,624.36**	**223,135.67**	**125,056.78**	**168,057.64**	**145,724.09**	**1,180.46**	**1,190.05**	**1,190.64**	**1,192.81**	**$ 1,192.81**
COMBINED FUND BALANCE	1,244,996.06	1,391,435.96	1,493,106.87	1,395,027.98	1,607,585.53	1,977,096.10	1,699,604.60	1,947,288.74	2,078,180.25	1,097,839.23	940,903.03

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

Date: 08/04/2022

Recommendation to Council:

Motion was made by ED LARSON with a second by JASON LABRUYERE to advise the City Council that the project expenditures are on schedule and that land use assumptions are valid.

For:

D. KRAUS

Lainey Wood

Against:

Absent:

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (5)

Staff Contact: Jose Wheeland
Animal Services Supervisor

E-mail: jwheeland@saginawtx.org

Phone: (817) 230-0458

SUBJECT:
Presentation regarding managing community cats and TNR programs.

BACKGROUND/DISCUSSION:
Unvaccinated and unsterilized free-roaming cats can result in unhealthy community cat populations, cause harm to pets and wildlife, result in property damage, and become a nuisance and source of complaints to Animals Services. A properly managed community cat program can reduce these issues. Programs in other municipalities have lead to both success and failure. In this presentation we will discuss what has worked and what doesn't and examine the potential costs of a program in Saginaw.

FINANCIAL IMPACT:
Details of program costs will be included in the presentation. Approximately $40,000 would be needed for first year start-up of a program.

RECOMMENDATION:
TBD

ATTACHMENTS:

Description

Saginaw_edited Comm Cats2.pptx

Managing Community Cats with Trap Neuter Return (TNR)



PRESENTED BY

Saginaw Animal Services

August 16, 2022

WHAT IS A FERAL CAT?

- A cat that is untamed and was born in the wild. Feral cats live outdoors and do not appear friendly when approached.
- Feral cats can multiply quickly.
  - A cat at the age of about 4 months old is able to have a litter of kittens. And can have at least 2-3 litters a year. Once the kittens are weaned (milk dries up) the female cat is able to have another litter of kittens.

TRAP-NEUTER-RETURN

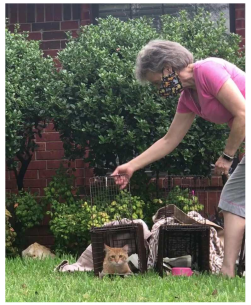
Trap-neuter-return (TNR) and its variants are nonlethal strategies intended to reduce the numbers of community cats, improve the health and safety of cats, and reduce impacts on wildlife.

- Community cats are spayed or neutered so they can no longer reproduce
- Vaccinated against rabies, marked to identify them as sterilized and returned to their home territory.

The universally recognized sign of a sterilized community cat is an ear-tip, a surgical removal of the top quarter inch of the of the cat's ear, typically the left.

About Trap Neuter Return (TNR)

- TRAP: Community cats are captured with a humane live trap.
- NEUTER: The cats are then transported in their traps to a veterinary clinic. There the cats are spayed (females) or neutered (males) and vaccinated against rabies by licensed veterinarians.
- Ear tip is removed, preventing the cat from being needlessly re-admitted to a TNR program.
- RETURN: Cats recover quickly from surgery and can be returned to the same location where they started out.
    - Caretakers and other residents continue to provide food, water and shelter to the cats and monitor the colony for any issues that arise or new cats who show up.



Cats in Our Communities

- Cats are a popular pet in the United States. Between 25 and 34% of households own cats, with an average of 1.8 cats per home. That's a total of 58 to 76 million cats (APPA, 2019; AVMA, 2018). The majority—approximately 87%—of owned cats have been spayed or neutered.
- Approximately 68% of owned cats are kept indoors, with the number increasing to 72% who are kept indoors at night. The population of free-roaming
  owned cats needs to be addressed while managing unowned community cats, particularly if the cats allowed to wander are not spayed or neutered.
- Community cat populations generally consist of a mixture of feral cats, semi-socialized cats and lost and abandoned pets. Community cats are found in all areas of the country. No one knows how many community cats live in the United States, but estimates are in the tens of millions. (ASPCA)

Community Cats/Feral Cats

- It's important to remember that these cats are already living in your community. Their origins may be varied; some may have once been owned cats, while others may be the offspring of generations of feral cats.

- TNR is about controlling and reducing the population of unowned stray and feral cats – IT IS NOT ABOUT ALLOWING MORE CATS TO LIVE IN OUR COMMUNITIES.



Managing community cat populations: What doesn't work

- TRAP AND REMOVE: LETHAL CONTROL

Trap and remove is the "old school" approach to community cat control but does not work

New cats move into an area soon through the "vacuum effect" and the cat population soon grows as large, or larger, than it was before

Neutered cats are territorial and will keep away newcomers.

TNR Benefits

- Community-wide TNR programs are effective because they:
  - Halt reproduction
  - Lead to the reduction and eventual elimination of outdoor cat populations through attrition.
  - Vaccinate cats against rabies (and other diseases, depending on available resources)
  - Decrease nuisance complaints by eliminating mating behaviors – fighting, mating, spraying to mark territory
  - Ease the burden on community resources such as animal shelters flooded with cats and their offspring – reduce need for shelter personnel to kill healthy animals
  - Bring new financial resources and volunteer workforces into the community
  - Can improve community and neighborhood relations and lead to new collaboration
  - Allow private nonprofit organizations that help community cats and volunteers to mediate conflicts between the cats and residents of surrounding communities
  - Maintain the health of community cats and allow caretakers to trap new cats who join the colony for TNR, reunification with their owner, or rehoming.

Public Concerns

- While some residents might complain about cats in their backyard or cats adversely affecting their property, many of these complaints can be resolved with information about humane deterrents and civil dialogue with neighbors. Animal control officers can be an integral part of this approach

- Public support, and volunteerism, is vital to large-scale sterilization programs.

- When confronted with the facts, most resident will choose sterilization for cats in their area, vs. trapping and euthanizing healthy cats.

Feeding Bans

- The logic behind banning the feeding of outdoor cats is that if no one feeds them, they will go away.

- However, cats are strongly bonded to their home territories and will not easily or quickly leave familiar surroundings to search for new food sources. Instead, they tend to move closer to homes and businesses as they grow hungrier, leading to more nuisance complaint calls, greater public concern for the cats' welfare and underground feeding

- Feeding bans are ineffective and are difficult (if not impossible) to enforce.

Feeding bans limit residents' personal freedom

and equate to "punishment for compassion"

Question: Liability

- The Tort Trial and Insurance Section of the American Bar Association supports the adoption of TNR programs by local governments.

- Conducting or allowing a TNR program in order to reduce cat populations, protect public health and mitigate nuisance complaints is a legitimate government purpose
- Thus the municipality should not be held liable for third-party claims (ABA, 2017). (Also known as government immunity)

Question: Rabies Risk

- Vaccinating community cats against rabies is an opportunity to protect public health.

- The number of rabies-related human deaths in the United States has declined from more than 100 annually at the turn of the century to one or two per year in the 1990s.

- Texas currently has 5 top carriers of Rabies: skunks, raccoons, foxes, coyotes, and bats

RABIES CASES IN TEXAS
Statistics from DSHS

January 2021 – November 2021 Number of animals tested all counties 13,998

TARRANT COUNTY

Species	Total Tested	Positive	Negative
Cat	132	0	132
Dog	194	0	194
Skunk	19	8	11
Fox	5	2	3
Bat	24	1	23
Coyote	4	0	4
Raccoon	23	0	23
Other	0	5	0

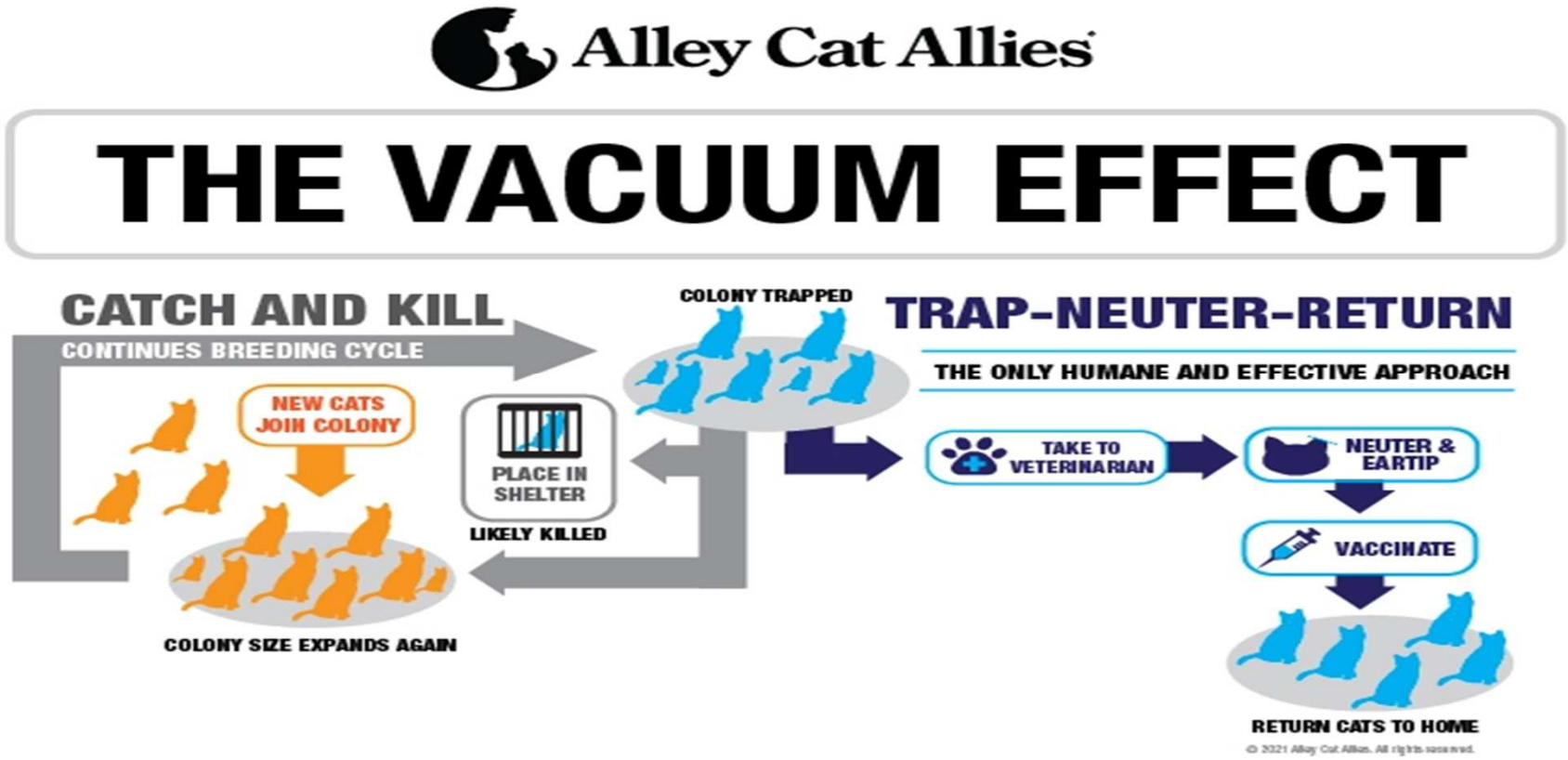
Question: Toxoplasmosis

- **Most cases of toxoplasmosis stem from undercooked food, not cats**
- Catch and kill advocates argue that feral cats transmit toxoplasmosis, a parasitic disease that spreads via *Toxoplasma* oocysts shed in the feces of an infected animal. But studies show that the overwhelming majority of toxoplasmosis cases actually result from eating undercooked meat. According to CDC statistics, toxoplasmosis is the third leading cause of food-borne illness-related death in the U.S.[9]
- Pregnant women and their fetuses face a higher risk from the disease – but a study published in the *Archives of Internal Medicine* in 2002 concluded that pregnant women were unlikely to catch toxoplasmosis from a cat.
- It's rare for anyone to catch toxoplasmosis from a household pet.

Vacuum Effect

- **What is the Vacuum Effect?**
- The initial population lived in a location because of resources such as shelter, food, and water. Once emptied, this still resource-rich habitat—the vacuum—inevitably attracts other members of the same species from neighboring areas.
- With reproduction from unneutered animals, the area fills back up to capacity again
- The Vacuum Effect occurs across many species, including foxes, mice, coyotes, voles, possums, and badgers – and cats.

HOW THE VACUUM EFFECT WORKS



Question: Cost

- The Texas Coalition for Animal Protection (TCAP) spays and neuters 12 cats for free most days
- Average fee for Spay or Neuter is $20 plus $5 rabies ($25) Ferals get am ear tip
- Regular price (non-feral, no ear tip) is $35 for males, $45 for females plus $5 rabies.
- Extra fees may apply for in-heat cats, etc.

Estimated Cost for Procedures

- $25 per animal (without extra costs) x 100 cats (estimated) = $2500
- Cost of ACO transporting animal to vet and pickup estimated 1-1.5 hrs per trip x 2 trip (morning drop off) (Afternoon pickup) $54 x 3 days = $162 x 52 weeks = $8,242
- 4 trips = 30 miles a day x 3 days = 90 miles a week x 52 = 4680 miles a year.

Housing at Shelter

- Animal Services is currently equipped with 16 cat cages.
    - 10 cat cages in adoption area
    - 6 cat cages in quarantine
- Feral cats would be required to be housed separate from our adoptable cats to prevent the spread of disease.
- Also once surgery has been completed it is suggested to hold male cats 1 day and females 2 days after surgery.

ISOLATION AREA

- Animal Services currently has a storage shed next to dog quarantine that could be converted into a TNR holding area. Items needed are
  - Electricity to the building, including heat/air estimated cost $4,400.00
  - Water to the building estimated cost $1800.00
  - Finishing building on the inside so that it can be disinfected estimated cost of work $7,884.65 (as of Feb 8, 2022).
  - Cat cages estimated cost $3,912 – $7,000 per cage depending on size and type
  - Due to cost increases of materials etc. these may go up prior to job completion

EQUIPMENT

- Animal Services currently has approximately 8-9 traps.
- Traps are loaned out to the public for 7 working days to assist in capturing nuisance animals such as cats, wild animals, etc.
- Citizens are responsible for the traps while they are in there possession. If a trap is lost, stolen or damaged the replacement cost is $75 per ordinance.
- Actual cost for cat traps is $104.99 for feral cat traps.
- We currently use animal control vehicles to transport animals to the vet. Animal Services has 3 ACO trucks. When transporting animals this takes 1 vehicle out of service for at least 2 hrs a trip traffic depending. 2 trips @2hrs = 4hrs a day. This also means 1 staff member will be taken out of service twice a day for the same amount of time.
- Feral Cat boxes are needed to safely move the cats for cleaning and transporting throughout the shelter. Animal Services currently has 7 boxes.
- The cost for feral boxes is $89.95

STAFFING

- Animal Services currently has the following staff.
- 1 Animal Services Manager/ ACO, 1 Adoption/Rescue Coordinator, 2 Full Time ACO's, 1 Full time Shelter Technician, 2 Part time Shelter Technicians
- Doing the TNR program will require more staff as the current number of staff is overworked with the current job duties. Reminder the city keeps growing and we have only added 1 parttime Shelter Technician.
- With the amount of calls we receive daily for stray cat issues we would possibly need at least 1 more fulltime shelter technician, 1 administrative position and possibly 1 parttime technician as we are adding another building with animals to care for and clean.

SUMMARY: What Does Work



- **Trap-Neuter-Return Stabilizes Feral Cat Colonies**
- **Colonies that are involved in TNR diminish in size over time.**
- During an 11-year study of TNR at the University of Florida, the number of cats on campus declined by 66%, with no new kittens being born after the first four years of operation.
- **Trap-Neuter-Return quickly stabilizes feral cat populations by instantly ending reproduction and by removing socialized cats from the colony.**
- A TNR program at Texas A&M University neutered 123 cats in its first year, and found no new litters of kittens the following year.

QUESTIONS

- If you have any questions contact Animal Services at 817-230-0460, or jwheeland@saginawtx.org

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (6)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
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

BACKGROUND/DISCUSSION:
Mr. Kyle Sikorski of P3Works, LLC will be present at the meeting to give a presentation on the 2022 Annual Service Plan Update and 2022 Assessment Roll for public improvements for the Beltmill Public Improvement District. Ordinance No. 2022-12 approves the annual service plan update and 2022 assessment roll for public improvements.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Proposed Ordinance 2022-12
Beltmill PID 2022 Annual Service Plan Update

CITY OF SAGINAW

ORDINANCE NO. 2022-12

AN ORDINANCE OF THE CITY OF SAGINAW APPROVING THE 2022 ANNUAL SERVICE PLAN UPDATE AND 2022 ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE SAGINAW PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on March 16, 2021, the City Council passed and adopted Resolution No. R-2021-10 which authorized the Beltmill Public Improvement District (the "District") in accordance with the City Council's findings as to the advisability of the public improvement projects described in the Petition and as to the advisability of creating the District; and

WHEREAS, on December 7, 2021, the City Council approved Ordinance No. 2021-30, and the Service and Assessment Plan for the District, adopting an Assessment Roll; and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City Council has received the "City of Saginaw, Texas, Beltmill Public Improvement District 2022 Annual Service Plan Update" (the "2022 Annual Service Plan Update") which includes the updated Assessment Roll, and acts as the Annual Service Plan Update to the Service and Assessment Plan for 2022, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2022 Annual Service Plan Update and updated Assessment Roll for the District as required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

SECTION 2. Terms not otherwise defined herein are defined in 2022 Annual Service Plan Update attached hereto as **Exhibit A**.

SECTION 3. The 2022 Annual Service Plan Update is hereby approved and accepted by the City Council.

SECTION 4. If any provision, section, subsection, sentence , clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affect thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. The City Secretary is directed to cause a copy of this Ordinance, including the 2022 Annual Service Plan Update, to be recorded in the real property records of the County on or before August 23, 2022. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

SECTION 6. This Ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED AND APPROVED by the City Council of the City of Saginaw, Texas, the 16th day of August, 2022.

APPROVED:

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

Exhibit A

2022 Annual Service Plan Update

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BELTMILL
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 16, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan (the "SAP").

The District was created pursuant to the PID Act by Resolution No. R-2021-10 on March 16, 2021, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On December 7, 2021, the City Council approved an Ordinance No. 2021-30 which approved the SAP for the District and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District. The SAP also set forth the costs of the Authorized Improvements, the indebtedness to be incurred for such Authorized Improvements, and the manner of assessing the property in the District for the costs of such Authorized Improvements based on the benefit provided to the Assessed Property.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2022. This 2022 Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

The final plat of Grand at Saginaw Lot 1, Block B, Beltmill, attached hereto as **Exhibit B**, was filed and recorded with the County on October 19, 2021, including 9.840 acres classified as Multifamily.

Please see **Exhibit C** for the Lot Type Classification Map.

LOT & HOME SALES UPDATE

Commercial Tract

Per the Developer, 0 acres in the Commercial Tract have been sold to builders. A total of 0 acres are under construction, and 0 acres have been completed.

Multifamily Tract

Per the Developer, all 43.501 acres in the Multifamily Tract have been sold to builders. Of the 43.501 acres, 9.840 acres are under construction, and 0 acres have been completed.

Single Family Tract

Per the Developer, no lots are under contract, no homes are under construction, no homes have been built, and no homes have been sold to end-users.

See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

Per the Developer, the Authorized Improvements are currently under construction and projected to be completed in the second quarter of 2023. The budget for the Authorized Improvements remains unchanged. See below for a table depicting the budgets of Authorized Improvements.

Authorized Improvements	Total Costs	City Contribution[a]	Owner Contribution[b]	Total District Eligible Costs
Roads	$ 3,305,103	$ -	$ 144,594	$ 3,160,509
Water	1,373,320	950,000	60,081	363,239
Sanitary Sewer	472,485	-	20,671	451,814
Storm Drainage	2,043,751	-	89,411	1,954,340
Landscaping and Parks	1,658,968	-	72,578	1,586,391
Soft Costs	2,125,907	-	93,006	2,032,901
Total	**$ 10,979,534**	**$ 950,000**	**$ 480,340**	**$ 9,549,193**

Notes:

[a] $950,000 for City booster station will be paid for by the City, and therefore is not eligible for reimbursement as an Authorized Improvement. The estimated cost of the City booster station is provided by the City engineer and not included in the Engineer's Report.

[b] Owner contribution is allocation of Authorized Improvements to future school district property located within the District that benefit from Authorized Improvements, but are not Assessed for Authorized Improvement costs.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $7,230,000.00.

ANNUAL INSTALLMENT DUE 1/31/2023

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is $472,341.66.

- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is $23,110.00. A breakdown of the Annual Collection Costs is shown below.

Annual Collection Costs Breakdown	
Administration	$ 18,360.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	250.00
Miscellaneous	1,000.00
Total Annual Collection Costs	**$ 23,110.00**

Due January 31, 2023	
Principal	$ 74,691.66
Interest	$ 397,650.00
Annual Collection Costs	$ 23,110.00
Total Annual Installment Due	**$ 495,451.66**

PREPAYMENT OF ASSESSMENT IN FULL

No full prepayments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments have occurred within the District.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Annual Installments		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		$ 74,691.66	$ 78,799.70	$ 83,133.69	$ 87,706.04	$ 92,529.87
Interest		$ 397,650.00	$ 393,541.96	$ 389,207.97	$ 384,635.62	$ 379,811.79
	(1)	$ 472,341.66	$ 472,341.66	$ 472,341.66	$ 472,341.66	$ 472,341.66
Annual Collection Costs	(2)	$ 23,110.00	$ 23,572.20	$ 24,043.64	$ 24,524.52	$ 25,015.01
Total Annual Installment	**(3) = (1) + (2)**	**$ 495,451.66**	**$ 495,913.86**	**$ 496,385.31**	**$ 496,866.18**	**$ 497,356.67**

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

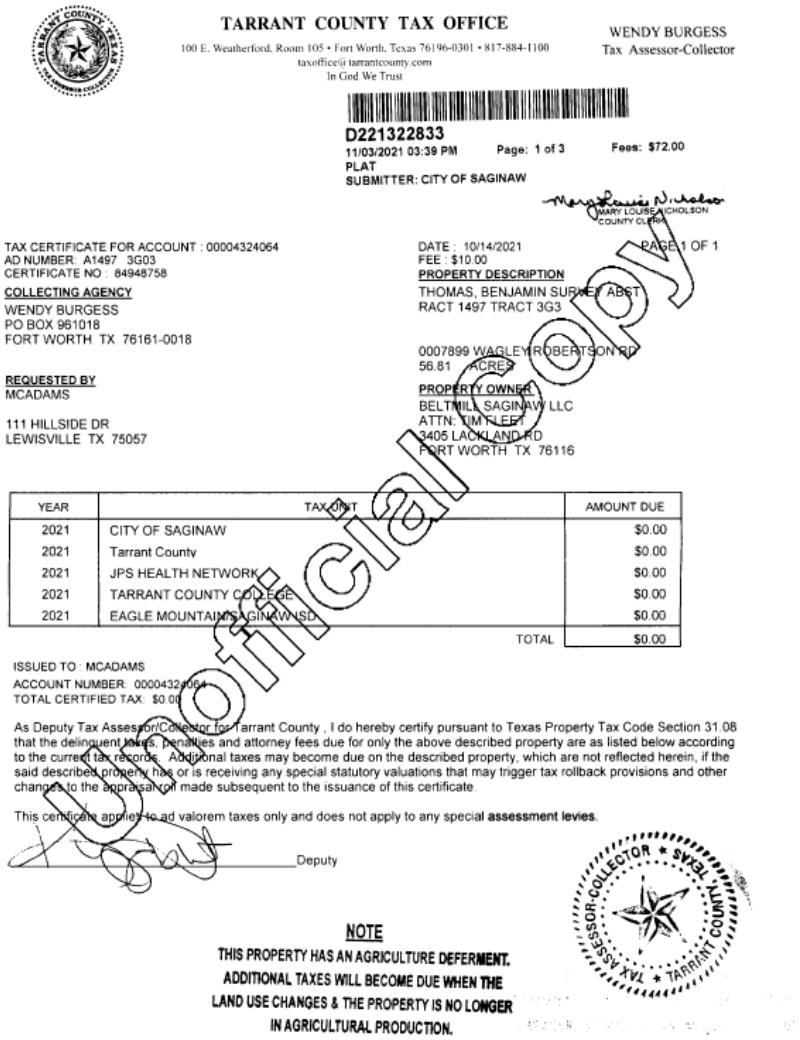
Property ID[a]	Tract	Outstanding Assessment[b]	Annual Installment Due 1/31/23[b]
04324064	Single Family, Commercial	$ 2,588,157.33	$ 177,359.18
04600061	Commercial	$ 142,484.44	$ 9,764.06
06342841	Single Family	$ 1,006,221.08	$ 68,953.51
42820977	Multifamily	$ 790,153.55	$ 54,147.01
42854561	Multifamily	$ 1,488,122.52	$ 101,976.87
42859369	Multifamily	$ 1,214,861.08	$ 83,251.03
Total		**$ 7,230,000.00**	**$ 495,451.66**

Notes:

[a] For billing purposes the Annual Installment due 1/31/2023 shall be billed to the Assessed Property pro rata based on acreage.

[b] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.

EXHIBIT B – FINAL PLAT OF GRAND AT SAGINAW LOT 1, BLOCK B



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

D221322833
11/03/2021 03:39 PM Page: 1 of 3 Fees: $72.00
PLAT
SUBMITTER: CITY OF SAGINAW

MARY LOUISE NICHOLSON
COUNTY CLERK

TAX CERTIFICATE FOR ACCOUNT : 00004324064
AD NUMBER: A1497 3G03
CERTIFICATE NO : 84948758

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
MCADAMS

111 HILLSIDE DR
LEWISVILLE TX 75057

DATE : 10/14/2021 PAGE 1 OF 1
FEE : $10.00

PROPERTY DESCRIPTION
THOMAS, BENJAMIN SURVEY ABST
RACT 1497 TRACT 3G3

0007899 WAGLEY ROBERTSON RD
56.81 ACRES

PROPERTY OWNER
BELTMILL SAGINAW LLC
ATTN: TIM LEE
3405 LACKLAND RD
FORT WORTH TX 76116

YEAR	TAX UNIT	AMOUNT DUE
2021	CITY OF SAGINAW	$0.00
2021	Tarrant County	$0.00
2021	JPS HEALTH NETWORK	$0.00
2021	TARRANT COUNTY COLLEGE	$0.00
2021	EAGLE MOUNTAIN-SAGINAW ISD	$0.00
	TOTAL	$0.00

ISSUED TO : MCADAMS
ACCOUNT NUMBER: 00004324064
TOTAL CERTIFIED TAX: $0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special **assessment levies**.

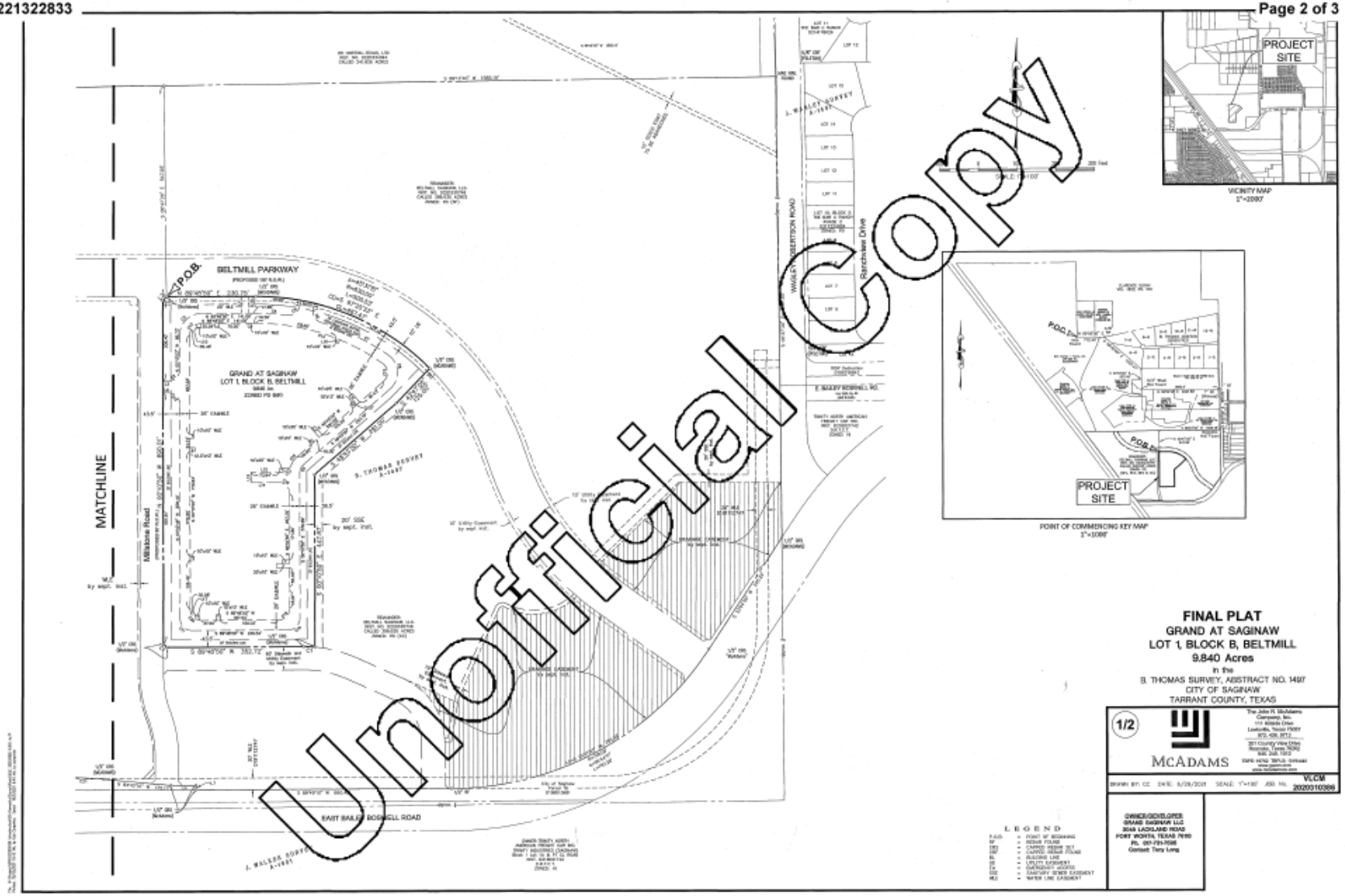
Deputy

TAX ASSESSOR-COLLECTOR ★ TAX ★ TARRANT COUNTY, TEXAS

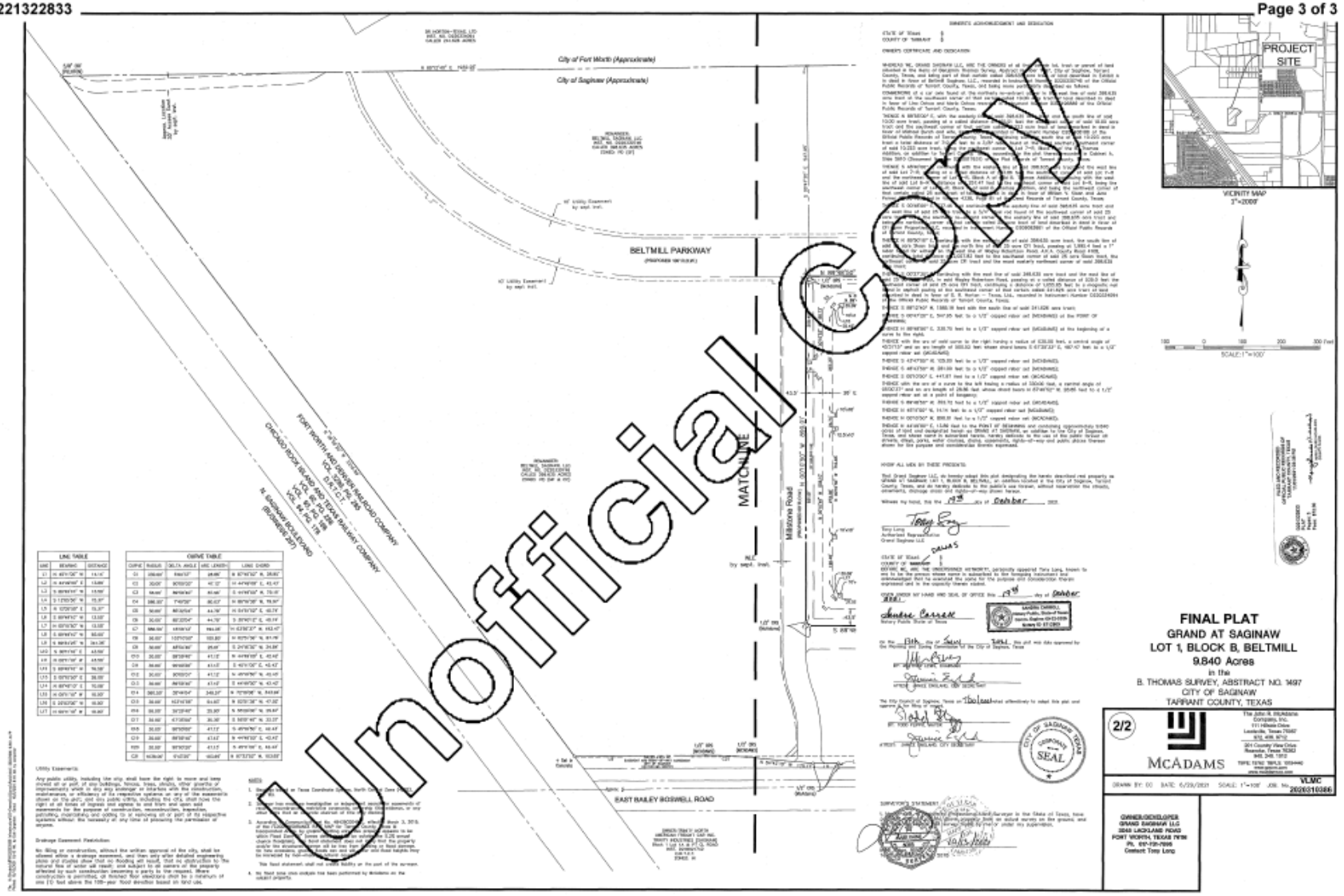
NOTE

THIS PROPERTY HAS AN AGRICULTURE DEFERMENT. ADDITIONAL TAXES WILL BECOME DUE WHEN THE LAND USE CHANGES & THE PROPERTY IS NO LONGER IN AGRICULTURAL PRODUCTION.

Unofficial Copy



Unofficial Copy



Unofficial Copy

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

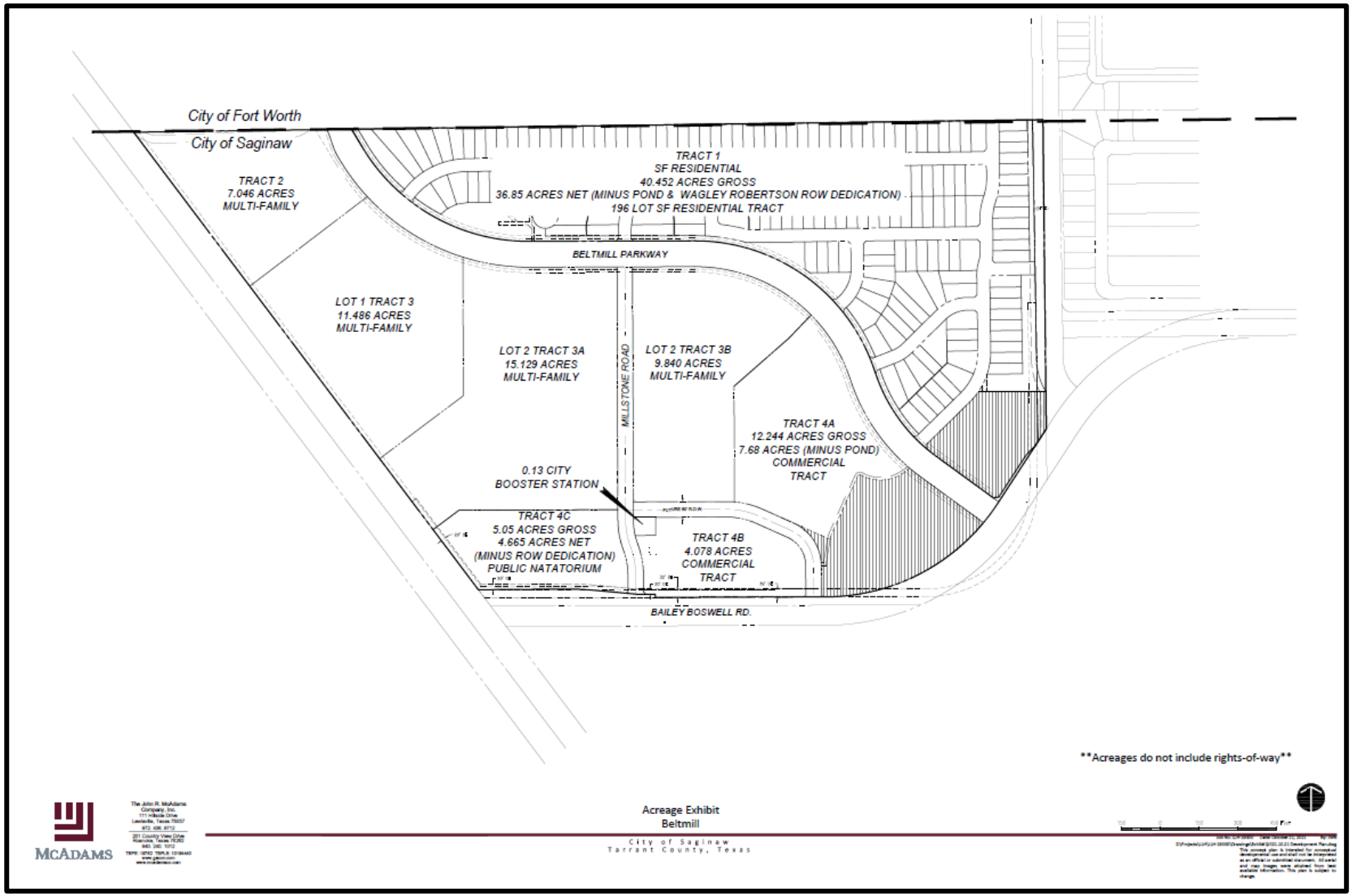


EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Commercial Tracts
- Lot Type Commercial (Per Acre)
- Single Family Tract
- Lot Type Single Family
- Multifamily Tract (Lot 1 Block B)
- Remainder Multifamily Tracts (33.661 Acres)
- Lot Type Multifamily (Per Acre)

BELTMILL PUBLIC IMPROVEMENT DISTRICT – COMMERCIAL TRACTS BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

COMMERCIAL TRACTS PRINCIPAL ASSESSMENT: $1,286,109.59

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - COMMERCIAL TRACTS

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2023	$ 13,286.54	$ 70,736.03	$ 4,110.93	$ 88,133.49
2024	$ 14,017.30	$ 70,005.27	$ 4,193.14	$ 88,215.71
2025	$ 14,788.25	$ 69,234.32	$ 4,277.01	$ 88,299.57
2026	$ 15,601.60	$ 68,420.96	$ 4,362.55	$ 88,385.11
2027	$ 16,459.69	$ 67,562.87	$ 4,449.80	$ 88,472.36
2028	$ 27,232.21	$ 54,416.83	$ 4,538.79	$ 86,187.84
2029	$ 28,454.93	$ 53,194.11	$ 4,629.57	$ 86,278.61
2030	$ 29,732.56	$ 51,916.48	$ 4,722.16	$ 86,371.20
2031	$ 31,067.55	$ 50,581.49	$ 4,816.60	$ 86,465.65
2032	$ 32,462.49	$ 49,186.56	$ 4,912.94	$ 86,561.98
2033	$ 33,920.05	$ 47,728.99	$ 5,011.20	$ 86,660.24
2034	$ 35,443.06	$ 46,205.98	$ 5,111.42	$ 86,760.46
2035	$ 37,034.46	$ 44,614.59	$ 5,213.65	$ 86,862.69
2036	$ 38,697.30	$ 42,951.74	$ 5,317.92	$ 86,966.96
2037	$ 40,434.81	$ 41,214.23	$ 5,424.28	$ 87,073.32
2038	$ 42,250.34	$ 39,398.71	$ 5,532.76	$ 87,181.81
2039	$ 44,147.38	$ 37,501.67	$ 5,643.42	$ 87,292.46
2040	$ 46,129.59	$ 35,519.45	$ 5,756.29	$ 87,405.33
2041	$ 48,200.81	$ 33,448.23	$ 5,871.41	$ 87,520.46
2042	$ 50,365.03	$ 31,284.02	$ 5,988.84	$ 87,637.89
2043	$ 52,626.42	$ 29,022.63	$ 6,108.62	$ 87,757.66
2044	$ 54,989.34	$ 26,659.70	$ 6,230.79	$ 87,879.83
2045	$ 57,458.37	$ 24,190.68	$ 6,355.41	$ 88,004.45
2046	$ 60,038.25	$ 21,610.80	$ 6,482.52	$ 88,131.56
2047	$ 62,733.96	$ 18,915.08	$ 6,612.17	$ 88,261.21
2048	$ 65,550.72	$ 16,098.32	$ 6,744.41	$ 88,393.45
2049	$ 68,493.94	$ 13,155.10	$ 6,879.30	$ 88,528.34
2050	$ 71,569.32	$ 10,079.72	$ 7,016.88	$ 88,665.93
2051	$ 74,782.79	$ 6,866.26	$ 7,157.22	$ 88,806.26
2052	$ 78,140.53	$ 3,508.51	$ 7,300.37	$ 88,949.41
Total	**$ 1,286,109.59**	**$ 1,175,229.30**	**$ 166,772.36**	**$ 2,628,111.25**

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE COMMERCIAL (PER ACRE) BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE COMMERCIAL (PER ACRE) PRINCIPAL ASSESSMENT: $109,418.89

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE COMMERCIAL (PER ACRE)

Annual Installment Due 1/31	Principal	Interest[1]	Annual Collection Costs	Total Annual Installment[2]
2023	$ 1,130.38	$ 6,018.04	$ 349.75	$ 7,498.17
2024	$ 1,192.56	$ 5,955.87	$ 356.74	$ 7,505.16
2025	$ 1,258.15	$ 5,890.28	$ 363.88	$ 7,512.30
2026	$ 1,327.34	$ 5,821.08	$ 371.15	$ 7,519.58
2027	$ 1,400.35	$ 5,748.08	$ 378.58	$ 7,527.00
2028	$ 2,316.85	$ 4,629.64	$ 386.15	$ 7,332.64
2029	$ 2,420.87	$ 4,525.62	$ 393.87	$ 7,340.36
2030	$ 2,529.57	$ 4,416.92	$ 401.75	$ 7,348.24
2031	$ 2,643.15	$ 4,303.34	$ 409.78	$ 7,356.27
2032	$ 2,761.82	$ 4,184.67	$ 417.98	$ 7,364.47
2033	$ 2,885.83	$ 4,060.66	$ 426.34	$ 7,372.83
2034	$ 3,015.40	$ 3,931.09	$ 434.87	$ 7,381.36
2035	$ 3,150.80	$ 3,795.69	$ 443.56	$ 7,390.05
2036	$ 3,292.27	$ 3,654.22	$ 452.43	$ 7,398.92
2037	$ 3,440.09	$ 3,506.40	$ 461.48	$ 7,407.97
2038	$ 3,594.55	$ 3,351.94	$ 470.71	$ 7,417.20
2039	$ 3,755.94	$ 3,190.55	$ 480.13	$ 7,426.62
2040	$ 3,924.59	$ 3,021.90	$ 489.73	$ 7,436.22
2041	$ 4,100.80	$ 2,845.69	$ 499.52	$ 7,446.01
2042	$ 4,284.93	$ 2,661.56	$ 509.52	$ 7,456.01
2043	$ 4,477.32	$ 2,469.17	$ 519.71	$ 7,466.20
2044	$ 4,678.35	$ 2,268.14	$ 530.10	$ 7,476.59
2045	$ 4,888.41	$ 2,058.08	$ 540.70	$ 7,487.19
2046	$ 5,107.90	$ 1,838.59	$ 551.52	$ 7,498.01
2047	$ 5,337.24	$ 1,609.25	$ 562.55	$ 7,509.04
2048	$ 5,576.89	$ 1,369.60	$ 573.80	$ 7,520.29
2049	$ 5,827.29	$ 1,119.20	$ 585.27	$ 7,531.76
2050	$ 6,088.93	$ 857.56	$ 596.98	$ 7,543.47
2051	$ 6,362.33	$ 584.16	$ 608.92	$ 7,555.41
2052	$ 6,647.99	$ 298.49	$ 621.10	$ 7,567.59
Total	**$ 109,418.89**	**$ 99,985.48**	**$ 14,188.56**	**$ 223,592.93**

Notes:

1) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – SINGLE FAMILY TRACT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

SINGLE FAMILY TRACT PRINCIPAL ASSESSMENT: $2,450,753.27

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - SINGLE FAMILY TRACT

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2023	$ 25,318.23	$ 134,791.43	$ 7,833.60	$ 167,943.26
2024	$ 26,710.74	$ 133,398.93	$ 7,990.27	$ 168,099.93
2025	$ 28,179.83	$ 131,929.84	$ 8,150.07	$ 168,259.74
2026	$ 29,729.72	$ 130,379.95	$ 8,313.08	$ 168,422.74
2027	$ 31,364.85	$ 128,744.81	$ 8,479.34	$ 168,589.00
2028	$ 51,892.49	$ 103,694.30	$ 8,648.92	$ 164,235.71
2029	$ 54,222.46	$ 101,364.33	$ 8,821.90	$ 164,408.69
2030	$ 56,657.05	$ 98,929.74	$ 8,998.34	$ 164,585.13
2031	$ 59,200.95	$ 96,385.84	$ 9,178.31	$ 164,765.09
2032	$ 61,859.07	$ 93,727.72	$ 9,361.87	$ 164,948.66
2033	$ 64,636.54	$ 90,950.24	$ 9,549.11	$ 165,135.90
2034	$ 67,538.73	$ 88,048.06	$ 9,740.09	$ 165,326.88
2035	$ 70,571.21	$ 85,015.57	$ 9,934.90	$ 165,521.68
2036	$ 73,739.86	$ 81,846.93	$ 10,133.59	$ 165,720.38
2037	$ 77,050.78	$ 78,536.01	$ 10,336.27	$ 165,923.05
2038	$ 80,510.36	$ 75,076.43	$ 10,542.99	$ 166,129.78
2039	$ 84,125.28	$ 71,461.51	$ 10,753.85	$ 166,340.64
2040	$ 87,902.50	$ 67,684.29	$ 10,968.93	$ 166,555.71
2041	$ 91,849.32	$ 63,737.46	$ 11,188.31	$ 166,775.09
2042	$ 95,973.36	$ 59,613.43	$ 11,412.07	$ 166,998.86
2043	$ 100,282.56	$ 55,304.23	$ 11,640.31	$ 167,227.10
2044	$ 104,785.25	$ 50,801.54	$ 11,873.12	$ 167,459.91
2045	$ 109,490.11	$ 46,096.68	$ 12,110.58	$ 167,697.37
2046	$ 114,406.21	$ 41,180.57	$ 12,352.79	$ 167,939.58
2047	$ 119,543.05	$ 36,043.74	$ 12,599.85	$ 168,186.64
2048	$ 124,910.53	$ 30,676.25	$ 12,851.85	$ 168,438.63
2049	$ 130,519.02	$ 25,067.77	$ 13,108.88	$ 168,695.67
2050	$ 136,379.32	$ 19,207.47	$ 13,371.06	$ 168,957.85
2051	$ 142,502.75	$ 13,084.03	$ 13,638.48	$ 169,225.27
2052	$ 148,901.13	$ 6,685.66	$ 13,911.25	$ 169,498.04
Total	**$ 2,450,753.27**	**$ 2,239,464.73**	**$ 317,793.99**	**$ 5,008,011.99**

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE SINGLE FAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE SINGLE FAMILY PRINCIPAL ASSESSMENT: $12,503.84

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE SINGLE FAMILY

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2023	$ 129.17	$ 687.71	$ 39.97	$ 856.85
2024	$ 136.28	$ 680.61	$ 40.77	$ 857.65
2025	$ 143.77	$ 673.11	$ 41.58	$ 858.47
2026	$ 151.68	$ 665.20	$ 42.41	$ 859.30
2027	$ 160.02	$ 656.86	$ 43.26	$ 860.15
2028	$ 264.76	$ 529.05	$ 44.13	$ 837.94
2029	$ 276.65	$ 517.16	$ 45.01	$ 838.82
2030	$ 289.07	$ 504.74	$ 45.91	$ 839.72
2031	$ 302.05	$ 491.76	$ 46.83	$ 840.64
2032	$ 315.61	$ 478.20	$ 47.76	$ 841.57
2033	$ 329.78	$ 464.03	$ 48.72	$ 842.53
2034	$ 344.59	$ 449.22	$ 49.69	$ 843.50
2035	$ 360.06	$ 433.75	$ 50.69	$ 844.50
2036	$ 376.22	$ 417.59	$ 51.70	$ 845.51
2037	$ 393.12	$ 400.69	$ 52.74	$ 846.55
2038	$ 410.77	$ 383.04	$ 53.79	$ 847.60
2039	$ 429.21	$ 364.60	$ 54.87	$ 848.68
2040	$ 448.48	$ 345.33	$ 55.96	$ 849.77
2041	$ 468.62	$ 325.19	$ 57.08	$ 850.89
2042	$ 489.66	$ 304.15	$ 58.22	$ 852.03
2043	$ 511.65	$ 282.16	$ 59.39	$ 853.20
2044	$ 534.62	$ 259.19	$ 60.58	$ 854.39
2045	$ 558.62	$ 235.19	$ 61.79	$ 855.60
2046	$ 583.71	$ 210.10	$ 63.02	$ 856.83
2047	$ 609.91	$ 183.90	$ 64.28	$ 858.10
2048	$ 637.30	$ 156.51	$ 65.57	$ 859.38
2049	$ 665.91	$ 127.90	$ 66.88	$ 860.69
2050	$ 695.81	$ 98.00	$ 68.22	$ 862.03
2051	$ 727.05	$ 66.76	$ 69.58	$ 863.39
2052	$ 759.70	$ 34.11	$ 70.98	$ 864.79
Total	**$ 12,503.84**	**$ 11,425.84**	**$ 1,621.40**	**$ 25,551.08**

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – MULTIFAMILY TRACT (LOT 1, BLOCK B) BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

MULTIFAMILY TRACT (LOT 1, BLOCK B) PRINCIPAL ASSESSMENT: $790,153.55

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - MULTIFAMILY TRACT

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2023	$ 8,162.92	$ 43,458.45	$ 2,525.65	$ 54,147.01
2024	$ 8,611.88	$ 43,009.48	$ 2,576.16	$ 54,197.52
2025	$ 9,085.53	$ 42,535.83	$ 2,627.69	$ 54,249.05
2026	$ 9,585.23	$ 42,036.13	$ 2,680.24	$ 54,301.60
2027	$ 10,112.42	$ 41,508.94	$ 2,733.84	$ 54,355.21
2028	$ 16,730.79	$ 33,432.34	$ 2,788.52	$ 52,951.65
2029	$ 17,482.00	$ 32,681.13	$ 2,844.29	$ 53,007.42
2030	$ 18,266.94	$ 31,896.19	$ 2,901.18	$ 53,064.31
2031	$ 19,087.13	$ 31,076.00	$ 2,959.20	$ 53,122.33
2032	$ 19,944.14	$ 30,218.99	$ 3,018.39	$ 53,181.51
2033	$ 20,839.63	$ 29,323.50	$ 3,078.75	$ 53,241.88
2034	$ 21,775.33	$ 28,387.80	$ 3,140.33	$ 53,303.46
2035	$ 22,753.04	$ 27,410.09	$ 3,203.13	$ 53,366.26
2036	$ 23,774.65	$ 26,388.47	$ 3,267.20	$ 53,430.33
2037	$ 24,842.14	$ 25,320.99	$ 3,332.54	$ 53,495.67
2038	$ 25,957.55	$ 24,205.58	$ 3,399.19	$ 53,562.32
2039	$ 27,123.04	$ 23,040.09	$ 3,467.18	$ 53,630.30
2040	$ 28,340.87	$ 21,822.26	$ 3,536.52	$ 53,699.65
2041	$ 29,613.37	$ 20,549.76	$ 3,607.25	$ 53,770.38
2042	$ 30,943.01	$ 19,220.12	$ 3,679.39	$ 53,842.52
2043	$ 32,332.35	$ 17,830.77	$ 3,752.98	$ 53,916.11
2044	$ 33,784.08	$ 16,379.05	$ 3,828.04	$ 53,991.17
2045	$ 35,300.98	$ 14,862.15	$ 3,904.60	$ 54,067.73
2046	$ 36,886.00	$ 13,277.13	$ 3,982.70	$ 54,145.82
2047	$ 38,542.18	$ 11,620.95	$ 4,062.35	$ 54,225.48
2048	$ 40,272.72	$ 9,890.41	$ 4,143.60	$ 54,306.73
2049	$ 42,080.97	$ 8,082.16	$ 4,226.47	$ 54,389.60
2050	$ 43,970.40	$ 6,192.73	$ 4,311.00	$ 54,474.13
2051	$ 45,944.67	$ 4,218.46	$ 4,397.22	$ 54,560.35
2052	$ 48,007.59	$ 2,155.54	$ 4,485.16	$ 54,648.29
Total	**$ 790,153.55**	**$ 722,031.48**	**$ 102,460.76**	**$ 1,614,645.79**

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – REMAINDER MULTIFAMILY TRACTS (33.661 ACRES) BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

REMAINDER MULTIFAMILY TRACTS (33.661 ACRES) PRINCIPAL ASSESSMENT: $2,702,983.60

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - REMAINDER MULTIFAMILY TRACTS (33.661 ACRES)

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2023	$ 27,923.98	$ 148,664.10	$ 8,639.83	$ 185,227.90
2024	$ 29,459.79	$ 147,128.28	$ 8,812.62	$ 185,400.70
2025	$ 31,080.08	$ 145,507.99	$ 8,988.88	$ 185,576.95
2026	$ 32,789.49	$ 143,798.59	$ 9,168.65	$ 185,756.73
2027	$ 34,592.91	$ 141,995.16	$ 9,352.03	$ 185,940.10
2028	$ 57,233.24	$ 114,366.47	$ 9,539.07	$ 181,138.77
2029	$ 59,803.01	$ 111,796.69	$ 9,729.85	$ 181,329.55
2030	$ 62,488.16	$ 109,111.54	$ 9,924.45	$ 181,524.15
2031	$ 65,293.88	$ 106,305.82	$ 10,122.93	$ 181,722.64
2032	$ 68,225.58	$ 103,374.13	$ 10,325.39	$ 181,925.10
2033	$ 71,288.91	$ 100,310.80	$ 10,531.90	$ 182,131.60
2034	$ 74,489.78	$ 97,109.93	$ 10,742.54	$ 182,342.24
2035	$ 77,834.37	$ 93,765.33	$ 10,957.39	$ 182,557.09
2036	$ 81,329.13	$ 90,270.57	$ 11,176.54	$ 182,776.24
2037	$ 84,980.81	$ 86,618.89	$ 11,400.07	$ 182,999.77
2038	$ 88,796.45	$ 82,803.26	$ 11,628.07	$ 183,227.77
2039	$ 92,783.41	$ 78,816.29	$ 11,860.63	$ 183,460.33
2040	$ 96,949.38	$ 74,650.32	$ 12,097.84	$ 183,697.55
2041	$ 101,302.41	$ 70,297.29	$ 12,339.80	$ 183,939.50
2042	$ 105,850.89	$ 65,748.81	$ 12,586.60	$ 184,186.30
2043	$ 110,603.59	$ 60,996.11	$ 12,838.33	$ 184,438.03
2044	$ 115,569.70	$ 56,030.01	$ 13,095.10	$ 184,694.80
2045	$ 120,758.78	$ 50,840.93	$ 13,357.00	$ 184,956.70
2046	$ 126,180.84	$ 45,418.86	$ 13,624.14	$ 185,223.84
2047	$ 131,846.36	$ 39,753.34	$ 13,896.62	$ 185,496.32
2048	$ 137,766.27	$ 33,833.44	$ 14,174.55	$ 185,774.26
2049	$ 143,951.97	$ 27,647.73	$ 14,458.04	$ 186,057.75
2050	$ 150,415.41	$ 21,184.29	$ 14,747.20	$ 186,346.91
2051	$ 157,169.07	$ 14,430.64	$ 15,042.15	$ 186,641.85
2052	$ 164,225.96	$ 7,373.75	$ 15,342.99	$ 186,942.69
Total	**$ 2,702,983.60**	**$ 2,469,949.35**	**$ 350,501.20**	**$ 5,523,434.14**

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTIFAMILY (PER ACRES) BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE MULTIFAMILY (PER ACRE) PRINCIPAL ASSESSMENT: $80,300.16

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE MULTIFAMILY (PER ACRE)

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2023	$ 829.56	$ 4,416.51	$ 256.67	$ 5,502.75
2024	$ 875.19	$ 4,370.88	$ 261.81	$ 5,507.88
2025	$ 923.33	$ 4,322.75	$ 267.04	$ 5,513.11
2026	$ 974.11	$ 4,271.96	$ 272.38	$ 5,518.46
2027	$ 1,027.69	$ 4,218.39	$ 277.83	$ 5,523.90
2028	$ 1,700.28	$ 3,397.60	$ 283.39	$ 5,381.27
2029	$ 1,776.63	$ 3,321.25	$ 289.05	$ 5,386.93
2030	$ 1,856.40	$ 3,241.48	$ 294.84	$ 5,392.71
2031	$ 1,939.75	$ 3,158.13	$ 300.73	$ 5,398.61
2032	$ 2,026.84	$ 3,071.04	$ 306.75	$ 5,404.63
2033	$ 2,117.85	$ 2,980.03	$ 312.88	$ 5,410.76
2034	$ 2,212.94	$ 2,884.94	$ 319.14	$ 5,417.02
2035	$ 2,312.30	$ 2,785.58	$ 325.52	$ 5,423.40
2036	$ 2,416.12	$ 2,681.76	$ 332.03	$ 5,429.91
2037	$ 2,524.61	$ 2,573.27	$ 338.67	$ 5,436.55
2038	$ 2,637.96	$ 2,459.92	$ 345.45	$ 5,443.33
2039	$ 2,756.41	$ 2,341.47	$ 352.36	$ 5,450.23
2040	$ 2,880.17	$ 2,217.71	$ 359.40	$ 5,457.28
2041	$ 3,009.49	$ 2,088.39	$ 366.59	$ 5,464.47
2042	$ 3,144.62	$ 1,953.26	$ 373.92	$ 5,471.80
2043	$ 3,285.81	$ 1,812.07	$ 381.40	$ 5,479.28
2044	$ 3,433.34	$ 1,664.54	$ 389.03	$ 5,486.91
2045	$ 3,587.50	$ 1,510.38	$ 396.81	$ 5,494.69
2046	$ 3,748.58	$ 1,349.30	$ 404.75	$ 5,502.62
2047	$ 3,916.89	$ 1,180.99	$ 412.84	$ 5,510.72
2048	$ 4,092.76	$ 1,005.12	$ 421.10	$ 5,518.98
2049	$ 4,276.52	$ 821.36	$ 429.52	$ 5,527.40
2050	$ 4,468.54	$ 629.34	$ 438.11	$ 5,535.99
2051	$ 4,669.17	$ 428.70	$ 446.87	$ 5,544.75
2052	$ 4,878.82	$ 219.06	$ 455.81	$ 5,553.69
Total	**$ 80,300.16**	**$ 73,377.18**	**$ 10,412.68**	**$ 164,090.02**

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (7)

Staff Contact: Susy Victor-Trevino
Planning Manager

E-mail: svictor@saginawtx.org

Phone: 8172300440

SUBJECT:
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)

BACKGROUND/DISCUSSION:
This item is a public hearing. Mr. Anand Patel is requesting a change in zoning on 2.987 acres of land located in the Alexander F. Albright Survey, Abstract No. 1849 (816 W. McLeroy Blvd. per Fire Department) from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multi-Family (MF1). This is the location for Senior Living at Saginaw Phase 3. The Planning and Zoning Commission considered this request at their meeting on August 9, 2022 and voted to recommend approval.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

Description

Zoning Change Request Info--Patel
Reply Form--Patel Zoning Request
Unapproved Planning & Zoning Commission Minutes, 8-09-2022

Date: August 05, 2022

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Public Hearing - Consideration and Action Regarding a Request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179.

Background/Discussion:

Anand Patel has submitted a request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard (*816 W. McLeroy Boulevard per the Fire Department*), Saginaw, Texas 76179 under the authority of the trustee, Linda M. Stegall.

The proposed change in zoning will create one zoning classification, multi-family (MF1), for the entire lot by abandoning its combined zoning classifications of neighborhood commercial (NC) and muti-family (MF2).

If you have any questions regarding this zoning change request, please let me know.

Staff Recommendation:

Staff recommends that the Request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179 be forwarded to the City Council with a recommendation for approval.

Attachments:

Zoning Application, Metes and Bounds Description, Zoning Exhibit, Public Hearing Content (*Notice of Public Hearings, Reply Form, 200 ft. Boundary Map, Zoning Exhibit*)

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION APPLICATION
APPLICATION FOR REQUEST TO CHANGE ZONING

CASE NUMBER: PZ 0822-01

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE (✓) PLANNED DEVELOPMENT ( ) DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: NC/MF-2 PROPOSED ZONING: MF-1

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 2A ABSTRACT: 1849 SURVEY: A.F. ALBRIGHT

(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: 816 WEST MCLEROY BLVD. Per Fire Marshall
SAGINAW, TX 76179

NAME OF PROPOSED DEVELOPMENT: SENIOR LIVING AT SAGINAW PHASE 3

TOTAL ACREAGE OF PROPERTY: 2.987 ACRES

REASON FOR ZONING REQUEST: (please be specific)

THIS PROPERTY IS CURRENTLY SPLIT BETWEEN NC - NEIGHBORHOOD COMMERCIAL AND MF-2-MULTI-FAMILY ZONING. THIS REZONING REQUEST WILL BRING BOTH AREAS INTO MF-1 ZONING SO THAT PHASE 3 OF A SENIOR LIVING FACILITY MAY COMMENCE.

(Use additional sheets and attach if necessary)

08/09/2022 P&Z Packet Page #8

CURRENT ZONING: 1.765 ACRES NC - NEIGHBORHOOD COMMERCIAL AND

1.222 ACRES MF-2 - MULTI-FAMILY

REQUESTED ZONING: 2.987 ACRES MF-1 - MULTI-FAMILY

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Subdivision and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

OWNER'S SIGNATURE: MCNEIL FAMILY REAL ESTATE PHONE #:

and/or OPTION HOLDER: PHONE #:

OWNER'S NAME:(Please Print) LINDA M. STEGALL, TRUSTEE Linda M. Stegall

OWNER'S ADDRESS: 12213 GROSBEAK DR. - DENTON, TX 76207

APPLICANT'S SIGNATURE: PHONE #: 469-995-0911

APPLICANT'S NAME: ANAND PATEL

APPLICANT'S ADDRESS: 5001 SPRING VALLEY RD., SUITE 680E, DALLAS, TX 75244

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: NT DATE: 07/27/22 TIME: 9:13 am.

FEE FOR APPLICATION: $750.00 RECEIPT #:

SUBMITTED INFORMATION REVIEWED BY: NT

PLANNING AND ZONING COMMISSION MEETING DATE: 08/09/22

ACTION TAKEN:

CITY COUNCIL MEETING DATE: 08/16/22

ACTION TAKEN:

08/09/2022 P&Z Packet Page #9

Metes and Bounds Description

Being a 2.987 acre tract of land situated in the A.F. Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being at the remainder of Tract 3 and Tract 2, conveyed to McNeill Family Real Estate Partnership, L.P., Deed in Lieu of Foreclosure, and recorded in Document No. D12317480, Official Public Records, Tarrant County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (Controlling Monument (CM)) being in the southerly line of said Tract 3, and on the northerly right-of-way McLeroy Boulevard (variable width right-of-way), being at the southeast corner of Lot 1, Block A, of Senior Living at Saginaw, Texas, according to the plat of record in Document No. D221032892, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.);

THENCE North 00 degrees, 35 minutes, 01 seconds East, departing said common corner and along the easterly line of said Lot 1, Block A, a distance of 454.96 feet to point for corner, being in the north line of said Tract 3, being the northeast corner of Lot 1, Block A, and being in the southerly line of Block 5, of Willow Vita Estates, Phase II, an addition to City of Saginaw, Texas, according to the plat of record in Cabinet A, Slide 9176 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), from which a ½ inch iron rod found bears, South 16 degrees 18 minutes, 00 seconds, a distance of 0.28 feet;

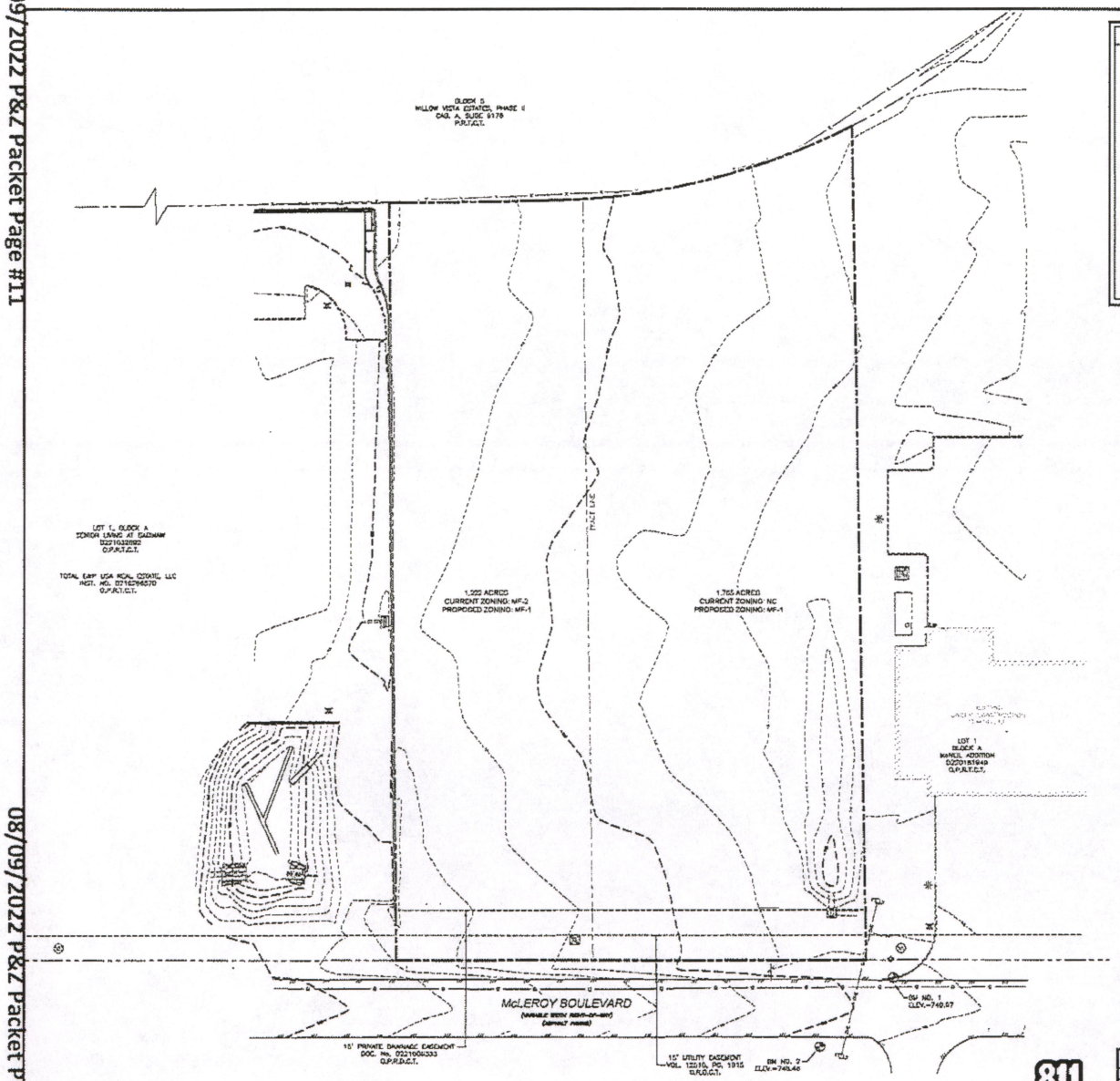
THENCE North 89 degrees, 05 minutes, 53 seconds East, along the common northerly line of said tract 3 and southerly line of said block 5, of Willow Vista Estates, a distance of 95.39 feet to point for corner, being in the northerly line of said tract 3, and being in the southerly line of said block 5, of Willow Vista Estates, from which a 5/8 inch iron rod found bears, North 07 degrees 54 minutes, 47 seconds, a distance of 0.20 feet, also being the beginning of a non-tangent curve to the left, having a central angle of 26 degrees, 01 minutes, 40 seconds, a radius of 415.00 feet and being subtended by a chord bearing of North 76 degrees 12 minutes, 37 seconds East, a chord distance of 186.91 feet;

THENCE continuing in southeasterly direction, a passing arc distance of 20.44 feet to the northeast corner of said tract 3, and the northwest corner of said tract 2, and having a total arc distance of 188.52 feet to a point for corner, being in the northerly line of said tract 2 and the southerly line of said Block 5 of Willow Vista Estates, from which a 5/8 inch iron rod with cap (KHA) found bears, North 75 degrees, 53 minutes, 46 seconds, a distance of 0.21 feet;

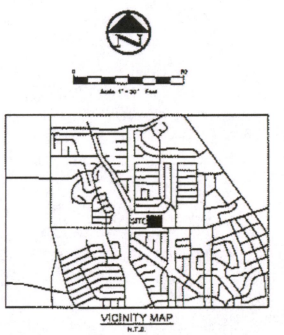
THENCE South 01 degrees, 00 minutes, 02 seconds East, departing said common line and over and across said tract 2, a distance of 500.63 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set, being in the southerly line of said tract 2, and being in the northerly right-of-way line of said McLeroy Boulevard;

THENCE South 89 degrees, 54 minutes, 58 seconds West, along the common southerly line of said tract 2 and the northerly right-of-way of said McLeroy Boulevard, a passing distance of 163.30 feet, having a total distance of 281.01 feet to the **POINT OF BEGINNING** and containing 2.987 acres of land (130,107 square feet), more or less.

08/09/2022 P&Z Packet Page #10







811
Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	07/15/22	1st ZONING SUBMITTAL	EB
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ZONING EXHIBIT

SENIOR LIVING AT SAGINAW PHASE 3
000 WEST McLEROY BLVD.
CITY OF SAGINAW
TARRANT COUNTY, TEXAS 76179
A.F. ALDRIGHT SURVEY, ABSTRACT NO. 1849

TRIANGLE ENGINEERING LLC
T: 469.331.6080 | F: 469.713.7149 | E: info@triangleengr.com
W: triangleengr.com | 0: 1782 Mc Dermott Drive, Allen, TX 75013

Planning | CM Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	07/15/22	1"=30'	086-22	ZE

TX. P.E. FIRM #11523

08/09/2022 P&Z Packet Page #11

enclosed drainage system with inlets and upsized culverts; modification of existing traffic signal at Boat Club Road and Huffines Boulevard and new traffic signal at Bowman Roberts Road and Crystal Lake Drive. A 201' span concrete bridge over Marine Creek on the east side of the project and modifications to the existing roundabout at Marine Creek Parkway. All work will be performed within City and TxDOT right-of-way and easements.
The City's Design Engineer is Burns & McDonnell, Inc.
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at:
http://www.fortworthtexas.gov/purchasing/
Clicking on the link will lead to the advertised project folders on the City's BIM site. The Contract Documents may be downloaded, viewed, and printed by interested proposers, their contractors, and/or suppliers beginning Wednesday, July 27, 2022.
A Pre-Proposal Conference will be held at 2:00 PM on Thursday, August 4, 2022 via Webex ONLY. The meeting can be accessed by using the following link on the day of the meeting:
https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mdb1a0c159b157e45981e47677610cfdf
All interested proposers are asked to send an expression of interest to attend the meeting to Alex Ayala at her contact information shown below.
All proposers shall note that it is the policy of the City to ensure the full and equitable participation of Minority Business Enterprises (MBEs) in the procurement of goods and services. The Request for Proposals will contain specific details as to the MWBE goals requirement for this project.
The successful proposer for this project will be required to furnish a separate Performance Bond, Payment Bond, and a Two-Year Maintenance Bond in the amount of 100 percent of the construction budget or guaranteed maximum price amount.
The City reserves the right to waive irregularities and informalities and accept such proposals or to reject all proposals. Any proposer that contacts any of the City's elected officials or staff, or the City's design consultants, (except as allowed under Article 2.03 of the Request for Proposals) directly or indirectly after the date of issue of this Request for Proposals for the purpose or appearance of influencing the selection process prior to award shall be immediately disqualified and removed from consideration.
All inquiries relative to this procurement should be addressed to the following:
Attn: Alejandra (Alex) Ayala, P.E., Transportation and Public Works Department
Email: Alejandra.ayala@fortworthtexas.gov
Phone: (817) 392-8883
Key Dates:
July 27, 2022 – First Advertisement
August 4, 2022 – Second Advertisement
August 4, 2022 – Pre-Proposal Meeting
August 11, 2022 – Sealed Proposals Due and Opened
IPL0082971
Jul 27,Aug 4 2022

APARTMENT HUNTING?
Let Classifieds Help
Star-Telegram

July 26, 2022
The following person has registered with the Burleson Police Department as a Convicted Sex Offender.
Name: David Allen Lawson
Sex: Male
Residence: 316 NW Suzanne Ter. Burleson TX
Description of Offense: Sexual Assault
Disposition Date: 02/01/1989
Victim: Female
Age: 27
IPL0083031
Jul 27 2022

City of Saginaw Public Notice
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 09, 2022 to consider 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. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on August 16, 2022 to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083051
Jul 27 2022

PUBLIC NOTICE
CITY OF SAGINAW
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on August 09, 2022 to consider a request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF1) to Multifamily (MF2) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on August 16, 2022 to consider the above mentioned request for a change of zoning, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083052
Jul 27 2022

WANT TO TURN YOUR UNUSED ITEMS INTO CASH?
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Star-Telegram

ability to submit a fully informed and competitive bid response. Attendance is not mandatory but is strongly encouraged
OPENS 8/11/2022
ITB 22-0185 FIRE EXTINGUISHERS, MAINTENANCE, AND SERVICES
OPENS 08/18/2022
ITB 22-0186 ADDITIONAL AUTO BODY COLLISON REPAIRS AND SERVICES
OPENS 08/11/2022
Pre-Bid Conference on Wednesday, July 27, 2022 at 3:30PM (Local Time) In-Person at James Avenue Service Center, 5201 James Ave., Fort Worth, TX, 76115 and via WebEx
https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m93cc44e0ddde13f45d4e83652f375beb
Meeting number (access code): 2559 240 7904
Meeting password: JZyBPJvU877
OPENS 8/11/2022
ITB 22-0164 CONSTRUCTION AGGREGATES
OPENS 8/11/2022
ITB 22-0173 ADVERTISEMENT OF OFFICIAL CITY NOTICES
OPENS 8/11/2022
ITB 22-0191 SIMUNITION AND PROTECTIVE EQUIPMENT
OPENS 8/11/2022
RFP 22-0190 PROFESSIONAL BUILDING INSPECTION SERVICES
OPENS 8/25/2022
Unless otherwise noted, specifications may be obtained online at:
https://www.fortworthtexas.gov/departments/finance/purchasing
IPL0083047
Jul 27 2022

City of Saginaw Public Notice
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 09, 2022 to consider an ordinance amending the Zoning Ordinance of the City of Saginaw, Texas, regarding the regulation of carports. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on August 16, 2022, to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any questions regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083055
Jul 27 2022

NEED HELP WITH YOUR MOVE?
Let Classifieds help
Star-Telegram

tion clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.
SECTION 9.
This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.
PASSED AND APPROVED ON FIRST READING THIS 25TH DAY OF JULY 2022.
IPL0083144
Jul 27 2022

CITY OF KENNEDALE
THE KENNEDALE PLANNING AND ZONING (P&Z) COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, AUGUST 11, 2022, AT 6:00 PM. THE MEETING WILL BE HELD IN CITY COUNCIL CHAMBERS IN CITY HALL, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM PD PLANNED DEVEOPMENT TO TH TOWNHOUSE FOR APPROXIMATELY 6.18 ACRES BEING LOT 1R BLOCK 1 OF THE HARRIS HILL ESTATE, LOCATED AT 439 MANSFIELD CARDINAL ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM AG AGRICULTURAL TO PD PLANNED DEVEOPMENT FOR APPROXIMATELY 18.2 ACRES BEING PART OF TRACT 11 OF THE OLIVER ACRES ADDITION, PART OF LOTS 6 AND 7 IN THE J.M. ESTES HOME TRACTS, LOCATED AT 1106 KENNEDALE SUBLET ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING TO OFFER PUBLIC COMMENTS OR TO PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO THE CITY SECRETARY'S OFFICE, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, CALL 817-985-2105.
THE KENNEDALE CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON TUESDAY, AUGUST 16, 2022, AT 5:30 PM. THE MEETING WILL BE HELD IN CITY COUNCIL CHAMBERS IN CITY HALL, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM AG AGRICULTURAL TO PD PLANNED DEVEOPMENT FOR APPROXIMATELY 18.2 ACRES BEING PART OF TRACT 11 OF THE OLIVER ACRES ADDITION, PART OF LOTS 6 AND 7 IN THE J.M. ESTES HOME TRACTS, LOCATED AT 1106 KENNEDALE SUBLET ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
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INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR TO PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO THE CITY SECRETARY'S OFFICE, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, CALL 817-985-2105.
IPL0083145
Jul 27 2022

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76108 - White
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Industrial Multiu
76087 - Weather
5975 Stacy
$1,995 mo, Appr
Gene Thompson
817-246-4646
Hablamos

For Re

76108 - White
924 McCully
300 Delmar #1
8317 Redonda
7605 Smith St
76020 - Pelican
1833 Pelican Dr N
Gene Thompson
817-246-4646
Hablamos

For S

Duplex for sale, each
1 bath, 850 sq ft. if
contact pejones192

LBJ GRASSLAND
LBJ GRASSLAND
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940-841-2650
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Home & Busines

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A+ BBB Rick (817)6

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817-45

All Phases hom
repairs/handyman,
customers and frier

08/09/2022 P&Z Packet Page #12

City of Saginaw

205 Brenda Lane
P. O Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

July 26, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR "800 W MCLEROY BLVD" (*Per TAD*)

RE: Consideration of a Request to Change Zoning from Neighborhood Commercial (NC) and Multifamily (MF2) to Multifamily (MF1) on approximately 2.987 Acres of land out of Tract 2A, Abstract 1849, Alexander F. Albright Survey located at 800 West McLeroy Boulevard (Per TAD) near Amber Drive.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold Public Hearings on the 9th day of August, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold Public Hearings on the 16th day of August 2022 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Anand Patel, 5001 Spring Valley Road Suite 680E Dallas, Texas 75244 to rezone the above mentioned property from Neighborhood Commercial (NC) and Multifamily (MF2) to Multifamily (MF1).

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

The enclosed map (highlighted area) shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is highlighted is the property to be considered. Also included is a zoning exhibit for this development.

If you have any questions, you may call me at 817-230-0440.

Sincerely,

Susy Victor-Trevino

Susy Victor-Trevino
Planning Manager

Enclosures: Map of requested property, zoning exhibit and reply form.

08/09/2022 P&Z Packet Page #13

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning Manager, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179. If you have questions concerning this request, please call the Planning Manager, Susy Victor-Trevino, at 817-230-0440.

The Planning & Zoning Commission Meeting on 08/09/2022 at 6:00 p.m. and the City Council Meeting on 08/16/2022 at 6:00 p.m. is in regards to considering a request to change the zoning from Neighborhood Commercial (NC) and Multifamily (MF2) to Multifamily (MF1) on approximately 2.987 Acres of land out of Tract 2A, Abstract 1849, Alexander F. Albright Survey located at 800 West McLeroy Boulevard near Amber Drive.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

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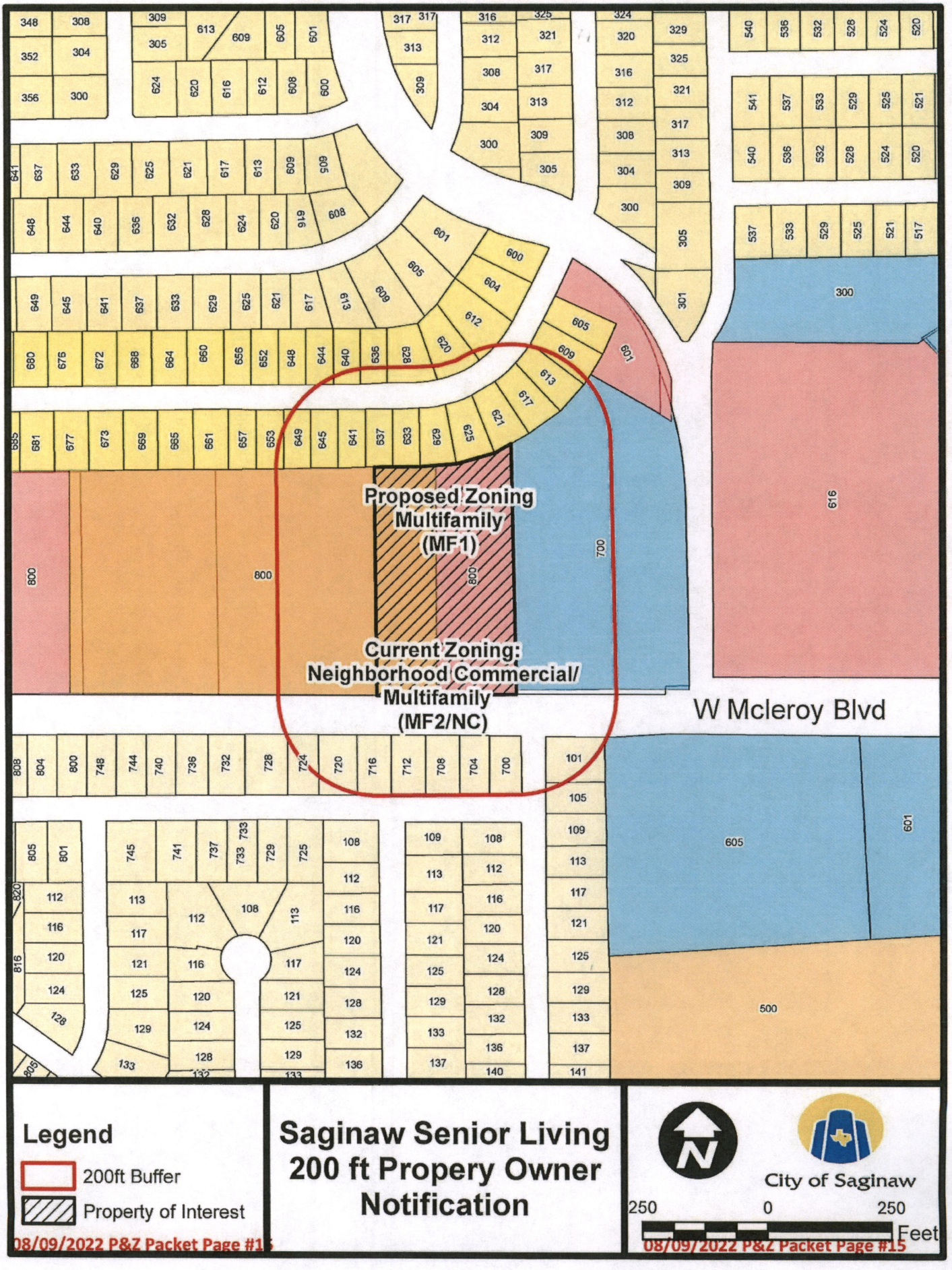
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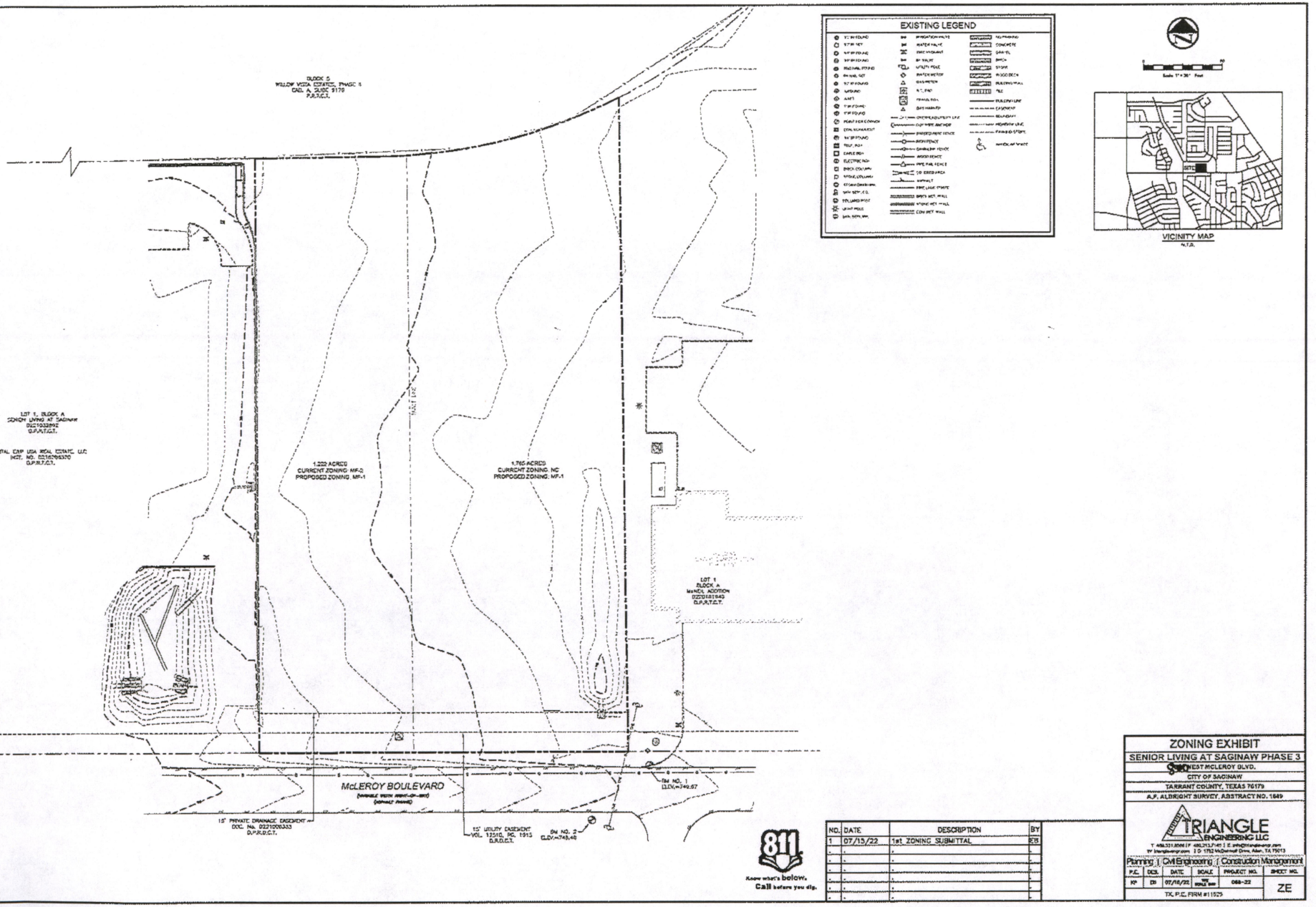
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_____

08/09/2022 P&Z Packet Page #14



08/09/2022 P&Z Packet Page #15



EXISTING LEGEND

VICINITY MAP
N.T.S.

811
Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	07/15/22	1st ZONING SUBMITTAL	ZE

ZONING EXHIBIT

SENIOR LIVING AT SAGINAW PHASE 3

WEST McLEROY BLVD.

CITY OF SAGINAW

TARRANT COUNTY, TEXAS 76179

A.F. ALDRIGHT SURVEY, ABSTRACT NO. 1649

TRIANGLE ENGINEERING LLC
T 469.331.8566 | F 469.213.7451 | E jeff@triangleengr.com
TF triangleengr.com | 0 1752 Hollerbach Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.C.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	ZE	07/15/22	1" = 30'	068-22	ZE

TX. P.E. FIRM #11525

08/09/2022 P&Z Packet Page #16

From: barbara beerling <barbarabeerling@gmail.com>
Date: June 2, 2022 at 5:46:06 PM CDT
To: Greaume@gabereaumesaginawtx.org
Cc: Ed Stegall <edstegall@hotmail.com>, Anand Patel <anand@journeycaph.com>
Subject: Aprrox 2.89 acres adjoining New Station

Linda Stegall and Barbara Beerling managers of th McNeill Family Real Estate Partnership LLC do support Andy Patel developer of the adjoining property. This property needs to be rezoned to accommodate the extension of facility he is building. We are in total support of this change of zoning.

Thank you. Barbara Beerling and Linda Stegall

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning Manager, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179. If you have questions concerning this request, please call the Planning Manager, Susy Victor-Trevino, at 817-230-0440.

The Planning & Zoning Commission Meeting on 08/09/2022 at 6:00 p.m. and the City Council Meeting on 08/16/2022 at 6:00 p.m. is in regards to considering a request to change the zoning from Neighborhood Commercial (NC) and Multifamily (MF2) to Multifamily (MF1) on approximately 2.987 Acres of land out of Tract 2A, Abstract 1849, Alexander F. Albright Survey located at 800 West McLeroy Boulevard near Amber Drive.

Name: MARIANO M. CERDA JR

Address: 704 Willow Wood Dr

Phone Number: 682-788-5090

( ) In Favor

(✓) Opposed

Reasons and/or Comments

WHAT TYPE OF SOUND BARRIER FOR NEIGHBORS

WHAT TYPE OF PRIVACY BARRIER FOR NEIGHBORS

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
AUGUST 09, 2022

Present at the Meeting:

Member	Place No. 1	Brent Wooten
Chairman	Place No. 2	William Barngrover
Member	Place No. 3	Phillip Allen
Member	Place No. 4	Ed Larson
Vice-Chairman	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	David Kraus
Alternate Member	Alt. No. 1	Lainey Wood
City Attorney		Rachel Raggio
Planning Manager/Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:
None

Visitors at the Meeting:
Abra Nusser
Christopher Cerda
Kelly Stewart
Mariano M. Cerda Jr.

(1) Call to Order

Chairman Barngrover called the meeting to order at 6:05 p.m.

(2) Roll Call to Establish Quorum

Chairman Barngrover called roll. The quorum will consist of Chairman Barngrover, Vice-Chairman LaBruyere, Members Wooten, Allen, and Larson.

(3) Audience participation

Chairman Barngrover explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on July 12, 2022 were presented for approval. A motion was made by Member Wooten with a second by Vice-Chairman LaBruyere to approve the minutes for July 12, 2022. Motion carried unanimously.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson

Against: None

Absent: None

(5) PZ 0822-01 PUBLIC HEARING

Consideration and Action Regarding a Request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179.

Chairman Barngrover opened the Public Hearing at 6:06 p.m.

Planning Manager Victor-Trevino reviewed the information in the members' packets and discussed the request for a change in zoning for the property located at 800 W. McLeroy Boulevard and answered questions from the Commission and audience.

During audience participation, Christopher Cerda explained his concerns regarding multi-family developments on McLeroy Boulevard as well as design standards. Planning Manager Victor-Trevino explained the current zoning classification for this parcel and its current uses. She explained that if this case moves forward a site plan would need to come before the Planning and Zoning Commission for an action and at that time design standards will be assessed.

Chairman Barngrover closed the Public Hearing at 6:22 p.m.

A motion was made by Vice-Chairman LaBruyere with a second by Member Larson to recommend that the City Council approve the request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Allen and Larson

Against: Member Wooten

Absent: None

(6) PZ 0822-02 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.

Chairman Barngrover opened the Public Hearing at 6:23 p.m.

Planning Manager Victor-Trevino introduced Abra Nusser from Peloton Solutions.

Abra Nusser gave a PowerPoint presentation regarding the new zoning district. After the overview, Nusser answered all of the Planning and Zoning Commission's questions regarding the item.

Chairman Barngrover closed the Public Hearing at 6:41 p.m.

A motion was made by Member Larson with a second by Member Wooten to recommend that the City Council approve 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.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson

Against: None

Absent: None

(7) PZ 0822-03 PUBLIC HEARING
Consideration and Action Regarding an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports.

Chairman Barngrover opened the Public Hearing at 6:42 p.m.

Planning Manager Victor-Trevino reviewed the information in the members' packets and discussed the proposed changes to the zoning ordinance. Victor-Trevino explained that the ordinance would eliminate the existing carport overlay districts but would retain the same supplemental conditions. The amendments would allow residential areas to apply for carports through a special use permit; carports in industrial areas would be permitted as long as the supplemental conditions are followed.

Chairman Barngrover closed the Public Hearing at 6:49 p.m.

A motion was made by Vice-Chairman LaBruyere a second by Member Larson to recommend that the City Council approve Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Allen and Larson

Against: Member Wooten

Absent: None

(8) Staff Report
A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Update Commission of City Council Action on Previous Cases

Planning Manager Victor-Trevino reviewed several of the current projects under construction in the City.

(9) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission 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

No executive session was held.

(10) Adjournment

Motion was made by Member Larson with a second by Vice-Chairman LaBruyere to adjourn the meeting. Motion carried.

For: Chairman Barngrover, Vice-Chairman LaBruyere,

Members Wooten, Allen, Larson

Against: None

Absent: None

Chairman Barngrover declared the meeting of August 09, 2022 closed at 6:59 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino,
Planning Manager/Recording Secretary

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (8)

Staff Contact: Susy Victor-Trevino
Planning Manager

E-mail: svictor@saginawtx.org

Phone: 8172300440

SUBJECT:
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)

BACKGROUND/DISCUSSION:
This is a public hearing item. Ms. Abra Nusser of Peloton Land Solutions will be present to give an overview of the proposed ordinance which creates a neighborhood mixed-use zoning district. The Planning & Zoning Commission considered this item at their meeting on August 8th. They voted unanimously to recommend approval to the City Council.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

Description

Neighborhood Mixed-Use Zoning District Info
Unapproved Planning & Zoning Commission Minutes, 8-09-2022

Date: August 05, 2022

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Public Hearing - Consideration and Action Regarding a Request to consider 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.

Background/Discussion:

On behalf of the City of Saginaw, Abra Nusser from Peloton Land Solutions, will be presenting a request to consider 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.

The proposed textural amendment would create a neighborhood mixed-use zoning district and its associated standards and regulations pertaining to the new zoning classification.

If you have any questions regarding this zoning change request, please let me know.

Staff Recommendation:

Staff recommends that the request to consider 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 be forwarded to the City Council with a recommendation for approval.

Attachments:

Section 5-1 Permitted Use Table, Section 6-18 Neighborhood Mixed-Used, Section 8-12 Screening Devices and Fences Regulations, Section 8-13 Landscape Regulations, Section 8-18 Activated Amenities.

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Sec. 5-1. Permitted use table.

A. *Land use table legend.* The following table presents the zoning district classifications and the permitted uses within those classifications. Uses are listed as being "Permitted", permitted by "Specific Use Permit", and prohibited uses as signified by blank cells. Conditions are provided in Section 5-2, Special Conditions for Listed Uses. Any use not expressly authorized and permitted herein is expressly prohibited.

P	Permitted Use	AG	Agriculture	MF2	Multi-Family
		SF-1	Single Family	MH	HUD Code Manufactured Housing
S	Specific Use Permit	SF-2	Single Family	OP	Office Professional
		SF-3	Single Family	NMU	Neighborhood Mixed-use
	Prohibited Use	SF-4	Single Family (Inactive)	CC	Community Commercial
		ZLL	Zero Lot Line	CF	Community Facilities
		DX	Duplex	LI	Light Industrial
		MF1	Multi-Family	HI	Heavy Industrial

	P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																		
	City of Saginaw Land Use Table																		
Residential											Land Use Designation	Nonresidential							Supplementa Conditions
AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	NMU	CC	CF	LI	HI	
		RESIDENTIAL LAND USES																	
P											Agricultural Use								
									P	P	Apartment			P					19
									P	P	Boarding House			P					
P	S										Caretaker, Guard or Servant, Residence or Apt. Garage				S		S	P	2
P	S	S	S	S	S						Dwelling, Guesthouse								2
P	P	P	P	P	P	P	P	P	P	P	Convent, Rectory, Monastery	P	P	P	P	P	P	P	
					S	S	S		P	P	Dwelling, Assisted Living Facility		S	P					2, 19
								P			Dwelling, HUD-Code Manufactured Home								

P	P	P	P	P	P	P	P		P	P	Dwelling, Industrialized Housing			P					
											Dwelling, Mobile Home								
									P	P	Dwelling, Multifamily			P					
					P	P	P		P	P	Dwelling, Single Family Attached			P					
P	P	P	P	P	P						Dwelling, Single Family Detached			P					
						P					Dwelling, Two Family			P					
P	S	S	S	S	S	S	S		P	P	Group Home for the Disabled or Disadvantaged			P					2
								S			Manufactured Housing Park or Subdivision								2
		PUBLIC, CIVIC, AND UTILITY USES																	
S											Airport, Public/Private							P	2
											Animal Pound, Shelter					P	P	P	
P									S	S	Assembly Hall	S	S	S	P	P	P	P	2
S											Athletic Field and Play Field					S	P	P	7, 22
S											Cemetery, Mausoleum, Crematorium					S	S	P	2
									P	P	Community Center			P	P	P	P	P	
											Electrical Generating Station							S	7
P	P	P	P	P	P	P	P	P	P	P	Electrical Transmission Line	P	P	P	P	P	P	P	
P	P	P	P	P	P	P	P	P	P	P	Electrical Substation	P	P	P	P	P	P	P	20
											Garage, Public				S	S	P	P	
P	P	P	P	P	P	P	P	P	P	P	Gas Regulator Station	P	P	P	P	P	P	P	
S	S	S	S	S	S	S	P	P	P	P	Golf Course, Public					P	P	P	2
P	P	P	P	P	P	P	P	P	P	P	Government Administration Facility	P	P	P	P	P	P	P	
S	S	S	S	S	S	S	S	S	P	P	Library	P	P	P	P	P			2

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											Lodge, Fraternal, Sorority & Clubs	S	S	S	P	P	P	P	2
											Museum		P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	Park	P	P	P	P	P	P	P	
									P	P	Philanthropic and/or Charitable Use		P	P	P				
											Public Maintenance Building, Storage Yard					P	P	P	
	P	P	P	P	P	P	P	P	P	P	Public Safety Facility, Police & Fire	P	P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	Public Utility	P	P	P	P	P	P	P	
P	P	P	P	P	P	P	P	P	P	P	Religious Institution	P	P	P	P	P	P	P	22
	P	P	P	P	P	P	P	P	P	P	Telephone Exchange, Switching or Relay	P	P	P	P	P	P	P	
		EDUCATIONAL USES																	
S											School, Business College	S		S	P		S	S	2, 22
S											School, College or University	S		S	P	S	S	S	2, 22
											School, Commercial Instruction	S		S	P				2, 22
S											School, Commercial Trade	S		S	P		S		2, 22
P	P	P	P	P	P	P	P	P	P	P	School, Home								
S	S	S	S	S	S	S	S	S	S	S	School, Home Day								2
											School, Institution, Rehabilitation & Training Center	S		S	P	S	S		2
									S	S	School, Nursery	P	P	P	P				2
S	S	S	S	S	S	S	S	S	S	S	School, Primary or Secondary	S	S	S	S	S	S	S	22
											School, Vocational	S			P		S		2
		AMUSEMENT AND ENTERTAINMENT USES																	
											Amusement Center, Indoor		P	P	P		P	P	
											Amusement Center, Outdoor				P		P	P	1, 7
											Athletic Field & Play Field, Commercial		S	S	S		P	P	1, 7, 22

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											Auditorium				P				
											Camp Ground & Related Facilities				S		S	S	2
S	S	S	S	S	S	S	S		S	S	Country Club		S	S	S				2
S											Golf Course, Driving Range				P		P	P	1, 7
											Golf Course, Miniature		S	S	P				2
S	S	S	S	S	S	S	S	S	S	S	Golf Course, Private		S	S	S				2
											Go Cart Track and Other Vehicular Track or Facility						S	S	1, 5, 7
											Gymnasium	P	P	S	P				1
											Movie Theater, Cineplex		S		P				2, 7, 22
											Private Club	S	S	S	S				2
P											Recreational Ranch or Farm								
S											Rodeo Ground/Fair Ground				S		S	S	1, 7, 22
											Skating Rink, Indoor		P	S	P		P		
P											Stable, Commercial								1, 5
P	S	S	S	S							Stable, Private						S	S	2
											Swimming Pool, Commercial			S	P		P		2
											Shooting Range, Indoor				S		P	P	2, 5
											Shooting Range, Outdoor						S	S	1, 5
											Water Park, Commercial				P	P	P	P	1, 7, 22
		MEDICAL USES																	
											Clinic						S	S	27
											Hospital	S	S		P	S			2, 22
											Laboratory, Medical and/or Dental	S			P		P	S	2
											Laboratory, Research	S	S		P		P	P	2
											Laboratory, Support				P		P	P	
											Medical, Dental & Optical Retail Sales	P	P	P	P				
											Medical, Dental Office	P	P	P	P				
									S	S	Nursing Home		S		P				2
											Optician Shop	S	S	P	P				2

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S											Veterinary Hospital with Outside Pens						S	P	1, 5, 8, 9
S											Veterinary Hospital without Outside Pens	S	S	S	P		P	P	2
S											Veterinarian Office, Small Animal Practice	P	P	P	P				2
S											Veterinarian Office, Large Animal Practice						S	P	1, 5
		AUTOMOTIVE USES																	
											Auto Auction						S	P	1, 7, 11, 13
											Auto Car Wash		S		S		P	P	2, 7
											Auto Impound Lot/Wrecker Business							S	2, 7, 13
											Auto Paint & Body Shop						P	P	11, 12, 13
											Auto Parts & Accessory Sales		S		P		P	P	2
											Auto Rental (Car & Truck)		S		P		P		2, 13
											Auto Repair Garage		S		S		P	P	1, 11, 12, 13
											Auto Sales, New & Used				S		P	P	2, 7, 12, 13
											Auto Service Station		S		P		P	P	2, 7, 11, 12, 13
											Auto Service Station, Light Maintenance		S		P		P	P	
											Bus, Train, & Taxi Station or Terminal		S	S	P		P	P	2, 13
											Farm Machinery & Implement Sales & Service				S		P	P	2, 12, 13
											Heliport						S	S	2
											Motor Freight Terminal						S	P	2, 7
											Motorcycle Sales		S		P		P		2, 12, 13
S	S	S	S	S	S	S	S	S	S	S	Park and Ride Lots	S	S	S	P	S	P	P	2, 7
											Parking Lot, Commercial (Auto)				P		P	P	7

											Parking Lot, Commercial (Truck)						P	P	7
											Parking lot, off premises	S	S	S	S	S	S	S	7
											Recreational vehicle Rental				S		P	P	2, 7, 13
											Recreational vehicle storage (commercial)						P	P	7, 11
	PROFESSIONAL USES																		
											Accessory Banking	P	P	P	P				
											Bank, Savings and Loan Association, Financial Institution	P	P	P	P				
											Office, Business	P	P	P	P				
											Office, Professional	P	P	P	P				
											Office, Real Estate Development Tract or Field Office	P	P	P	P				
											Bank, Savings and Loan Association, Financial Institution	P	P	P	P				
	COMMERCIAL, RETAIL, AND SERVICE USES																		
											Ambulance Service	S	S		P	S	P	P	2
P											Animal Grooming		S		P		P	P	2
											Antique Shop		S	P	P				2
											Apparel Alteration and Repair or Tailor Shop		P	P	P				
											Appliance Repair, Household		P	S	P				
											Art Gallery	S	P	P	P				2
											Arts, Crafts, and Hobby Shop		P	P	P				
											Auction House, Indoor				P				1
											Bakery, Retail Confectionery	P	P	P	P				
											Bakery, Wholesale Candy		S	S	P		P		2

											Barber Shop, Beauty Salon, other Personal Shop	P	P	P	P				
											Bingo Hall				S		S		1, 23
											Brewery				S		S	S	1
											Building Material Sales		P		P		P	P	1, 3, 7, 13, 22
											Cabinet &/or Upholstery Shop				S		P	P	2, 3
											Catering Service		P	P	P				
											Contractor, no Outside Storage Permitted		S		P		P	P	
											Contractor, Outside Storage Permitted						P	P	1, 3, 7, 13
											Contractor Storage or Equipment Yard						P	P	1, 3, 7, 13
											Convenience Store, with or without Fuel Sales		P	S	P		P	P	7
											Copy Shop	S	S	S	P				2
											Cosmetic Tattoo Establishment	P	P	S	P				
											Cottage Industry		P	P	P				
									S	S	Day Care Center, Adult	S	P	S	P				2
									S	S	Day Care Center, Child	S	S	S	P				2, 10
P	P	P	P	P	P	P	P	P	P	P	Day Care, in the Home								10
											Department Store		S	S	P				2
											Extended-Stay Hotel/Motel		S		S				2, 7
											Exterminating Service		S		P		P	P	2
											Factory Outlet, Retail or Wholesale Store				P		P		3, 7, 13, 22
P											Farmers Market, Outdoor		S	S	P	P			2, 7,
											Flea Market						S	S	2, 5, 7, 22
											Funeral Home, Mortuary		S		P		P		1, 22
											Furniture, Fixture & Appliance Store		S		P				2

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											Furniture Repair		S		P		P	P	2
											Gift Shop including Florist		P	P	P				
P											Greenhouse or Plant Nursery		P	P	P		P		7
											Grocery Store		P	P	P				
											Hardware Store		P	P	P		P		
											Health Club, Recreation Facility	S	P	P	P				2
											Hobby Studio, Private		P	P	P				
											Home Improvement Store		S	S	P		P		2, 13
											Hookah/Smoke Lounge				S				
											Hotel, Motel		S		P				2, 7
S											Kennel						S	S	1, 8, 9
											Kiosk	S	P	P	P				2
P											Landscape Service				S		P	P	2
											Laundry, Dry Cleaning Full Service				P		P	P	
											Laundry, Dry Cleaning Pickup & Receiving Station		S		P		P		2
											Laundry, Self Service		S		P				2
											Liquor Store, Packaging Sales				P				22
											Lithography or Print Shop		P		P		P		
											Locksmith Shop		P	P	P				
											Machinery Sales or Repair				S		P	P	2
											Manufactured or Industrialized Home Sales or Rental						S	S	2, 3, 7, 13
											Massage Therapy Establishment				S				
											Meat Market (includes Seafood)		P	P	P				
											Mobile Food Unit Park		S	S	S	P	P	P	28
											Music Store		P	P	P				
											Non-depository financial institutions				S				1

											Office Machine Sales & Service		P		P				
											Office Supply Store		P	P	P				
											Pawn Shop						P	P	
											Pet Shop		P	P	P				
											Pharmacy	S	P	P	P				2
											Photographic Equipment Sales & Service		P	P	P				
											Photographic Service		P	P	P				
											Private Card Club				S		S	S	2
											Physical Training and Athletic Facility				P		P		
											Radio, Television Studio		P	P	P				
											Recycling Collection Center						S	P	2, 3, 13
											Rental Store		P	P	P				13
											Rental Yard, Commercial & Heavy Equipment				S			P	1, 3, 7, 13, 22
											Repair, Small Engine		S		P		P	P	
											Restaurant, limited		S	P	S				
											Restaurant, with alcohol sales		P	P	P				2, 7, 22, 26
											Restaurant, without alcohol sales		P	P	P				2, 7, 22, 26
											Restaurant, Drive-in / Drive-thru		P	S	P				7, 22, 26
											Restaurant, Refreshment Stand (Temporary or Seasonal)		P	P	P				7
											Sexually Oriented Business		See Ordinance No. 95-1 (as amended)						
											Shoe Repair		P	P	P				
											Snow Cone Stand Seasonal			P	P		P	P	1, 25
											Sign Shop, Painted or Silk-screened				P		P	P	
											Special Event Venue		S	S	S		S		1
											Stone Monument Sales				S		P	P	2, 3, 7
											Studio, Dance	S	P	S	P	S	P	P	

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											Tanning Studio	S	P	P	P				2
											Tattoo Parlor/Body Piercing Studio								
											Tavern, Bars & Night Clubs						S	S	2, 7, 22
											Taxidermist Studio		P		P				
											Taxidermist Shop				S		P	P	1
											Tobacco Shop	S	S	S	S				2
											Video / Game Rental		P	P	P				
											Watch &/or Jewelry Sales & Repair		P	P	P				
											Winery				S		S	S	1
		MANUFACTURING AND INDUSTRIAL USES																	
											Assembly Plant							P	7, 22
											Bottling Works							P	7, 22
											Building Materials Manufacturing							P	7, 22
S											Dairy Processing								7, 22
											Electronics Manufacturing						P	P	7, 22
											Laundry, Dry Cleaning & Dyeing Plant including Diaper Service						P	P	7
S											Line Compressor Station	S	S	S	S	S	S	S	1, 15, 24
											Machine Shop						P	P	
											Manufacturing Facility (Light)						P	P	7, 22
											Meat Product Processing							S	2, 7, 22
											Metal Recycling Facility							S	
											Mini-warehouse		S		S		P	P	2, 7, 18
											Natural Resources Mining								
P	P	P	P	P	P	P	P	P	P	P	Oil and Gas Wells	P	P	S	P	S	P	P	15
											Pharmaceutical Plant						P	P	7, 22
											Plastic Products Manufacturing						P	P	7, 22
											Salvage Yard								7
											Stockyard							S	2, 7, 22

											Storage and Warehousing Establishment						P	P	2, 7, 13
											Storage Yard						P	P	7
											Telecommunications, Wireless Facility								14
											Textile Manufacturing						P	P	7, 22
											Warehousing, Freight Office and or Storage						P	P	7, 13, 22
											Welding or Machine Shop						P	P	7
		ACCESSORY USES																	
P	P	P	P	P	P	P	P	P	P	p	Accessory building	P	P	P	P	P	P	P	16
											Cargo Container				P		P	P	
P	P	P	P	P	P	P	P	P	P	P	Carport, Residential								21

(Ord. No. 2002-09, § 1, 6-18-02; Ord. No. 2003-03, § 1, 4-1-03; Ord. No. 2003-14, § 1, 12-2-03; Ord. No. 2004-09, § 1, 4-20-04; Ord. No. 2004-21, § 2, 12-21-04; Ord. No. 2005-03, § 1, 2-15-05; Ord. No. 2007-08, § 1, 3-20-07; Ord. No. 2009-10, § 1, 7-21-09; Ord. No. 2009-13, § 1, 9-1-09; Ord. No. 2011-02, § 1, 3-15-11; Ord. No. 2011-16, § 1, 8-16-11; Ord. No. 2011-18, § 2, 8-16-11; Ord. No. 2012-08, § 1, 2-21-12; Ord. No. 2012-09, § 1, 2-21-12; Ord. No. 2012-17, § 1, 10-16-12; Ord. No. 2013-04, § 1, 2-19-13; Ord. No. 2013-13, § 1, 8-20-13; Ord. No. 2014-04, §§ 1—3, 2-18-14; Ord. No. 2014-07, §§ 1, 2, 4-1-14; Ord. No. 2014-08, § 2, 4-15-14; Ord. No. 2018-03, § 1, 4-17-18; Ord. No. 2018-13, § 1, 8-21-18; Ord. No. 2018-22, § 1, 12-18-18; Ord. No. 2019-12, § 1, 8-13-19; Ord. No. 2020-02, § 1, 2-18-20; Ord. No. 2020-03, § 1, 2-18-20; Ord. No. 2020-06, § 2, 3-17-20; Ord. No. 2020-07, § 1, 3-17-20; Ord. No. 2020-16, § 1, 8-18-20; Ord. No. 2021-11, § 1, 4-20-21; Ord. No. 2021-13, § 1, 5-18-21; Ord. No. 2021-19, § 1, 8-16-21)

Sec. 6-18. NMU (Neighborhood Mixed-Use).

A. *Purpose.* The "NMU" district is to provide for low intensity mixed uses, including local shopping and dining destinations, compatible with adjacent or nearby residential land uses. Development will be small in scale and is anticipated to cater to nearby residents living in or near this district. This district also provides an opportunity to include community gathering spaces, parks, and plazas for the residents and visitors in the district and in surrounding neighborhoods.

B. *Permitted uses.* Uses in the "NMU" district shall be in accordance with section, 5-1 Permitted Use Table. A minimum of 70 percent of the development frontage along Major Corridors, for a depth of at least 100 feet, shall consist of ground floor commercial uses not directly associated with the development's residential leasing or resident service areas (ex. mailboxes, leasing office, non-publicly accessible amenities, etc.). Major Corridors are defined as any property fronting an existing or proposed roadway classified and designated on the Master Thoroughfare Plan, other than Local Streets.

C. *Area requirements.* Development shall comply with the following requirements, as it pertains to this district, shall conform with the provisions provided in the table below:

Area Requirements

Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Minimum Front Yard Setback	10- to 20-foot build-to-zone
Minimum Side Yard Setback	No interior side setbacks are required in the NMU district, except when NMU-zoned property abuts property zoned or used for single-family residential uses, in which case the minimum side yard setback required for the entire abutting side yard shall be 25 feet to include a Living Compatibility Buffer.
Minimum Rear Yard Setback	10 feet, except when NMU-zoned property abuts property zoned for single-family residential, in which case the minimum rear setback required for the entire abutting rear yard shall be 25 feet.
Maximum Density	8 Dwelling Units per Gross Acre*
Maximum Building Height	36 feet or 2 stories

**Development is eligible to receive an increase in allowable maximum density, up to a maximum 10 dwelling units per gross acre, should a minimum of 2,500 square feet of the gross land area be provided as an Activated Amenity as detailed in section, 8-18 Activated Amenities.*

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.

E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.

F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

G. *Exterior construction.* Exterior construction shall be compatible in style, intensity, color, and scale with neighborhoods within 200 feet of the subject property. High quality and durable materials shall be utilized, and providing placemaking elements (ex. plazas, lighting, signage, landscaping, etc.) consistent with the character and traditions in Saginaw is highly encouraged.

H. *Activated Amenities and Green Space.* Developments shall provide a minimum of 15 percent gross land area for green space. Green space can include manicured landscape or treed areas, shaded trails, and areas surrounding detention areas, as long as they are aerated and benches, trash receptacles, and pathways are provided around them. Development is eligible to receive an increase in allowable maximum density, up to a maximum 10 dwelling units per gross acre, should a minimum of 2,500 square feet of the gross land area be provided as an Activated Amenity as detailed in section, 8-18 Activated Amenities.

Sec. 8-12. Screening devices and fence regulations.

A. *Purpose.* It is the express intent of this ordinance to regulate the placement, size and height of any and all screening devices (fence or wall) used to separate property, screen dumpster areas, and provide perimeter screening along thoroughfares. All construction shall be in accordance with the City of Saginaw Construction Standards.

B. *Screening standards: nonresidential uses.* The following standards shall apply to screening devices in the nonresidential zoning districts:

1. A screening device shall be erected along side and rear property lines adjacent to residential districts. The screening device shall be a minimum height of eight feet, unless otherwise approved by city council.

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2. The screening device shall be solid and made of masonry, wood (cedar or redwood), or chain link with opaque slats.

3. A concept plan of the screening device shall be submitted to the city for review and approval.

4. Screening fence or wall. An opaque vertical visual barrier constructed of appropriate materials as permitted by ordinance and meeting the appropriate height regulations as established by the city and used to block the view of the general public.

C. *Screening standards: residential uses.* The following standards shall apply to screening devices in the residential zoning districts and in the Neighborhood Mixed-Use District where adjacent to properties zoned or used for entirely single-family or duplex residential uses:

1. In areas where a single-family district abuts a multi-family district, a screening device shall be erected along side and rear property lines. The screening device shall be a minimum height of eight feet. It shall be the responsibility of the multi-family district to construct the screening device.

2. The screening device shall be solid masonry, unless otherwise approved by city council.

3. Living Compatibility Screen. Whenever a non-residential use, multiple family use, or mixed uses are adjacent to a property used or zoned for single-family or duplex residential uses, the development shall provide a landscaped area of at least 20 feet in width along the common property line, planted with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. These trees may not be clustered. Connection to the adjacent neighborhood shall be provided via a sidewalk or trail through the Living Compatibility Screen, leading to an adjacent right-of-way, sidewalk, and/or trail as applicable to provide connectivity to any adjacent neighborhoods or other developments.

D. *Screening along arterial and collector thoroughfares.* The following screening requirements shall apply:

1. A screening device is required along the side and/or rear property lines adjacent to any arterial, or applicable collector grade street as determined by the city council, and shall be a minimum height of eight feet, unless otherwise approved by the city council.

2. The screening device shall be solid and made of masonry, wood, or a combination of masonry and ornamental iron with landscape screen, unless otherwise approved by the city council.

3. The screening device shall be offset onto the property a distance of three feet along a minimum run of a single lot width, or a maximum run of two lot widths. The portion of such screening device perpendicular to the roadway may be built of ornamental iron with landscape screen, with approval of the city council.

4. A concept plan of the screening device shall be submitted to the city for review and approval.

E. *Screening of parking lots areas.*

1. Developments shall screen parking from adjacent properties with a Living Compatibility Screen (section, 8-12: Screening devices and fence regulations).

2. For all developments, off-street surface parking lots, excluding associated driveways, shall be screened from view from public rights-of-way and adjacent property as follows:

   a. Earthen berm planted with turf grass and/or combination of ground cover and evergreen shrubs recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width; and/or

   b. Evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of

24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

F. *Special screening: Loading areas.* Loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. The required screening device adjacent to a non-residential property, other than industrial, may be waived with site plan approval if it is determined that the location of the proposed loading docks, bays or bay doors in relation to the adjacent development's site layout is not detrimental.

G. *Special screening: trash receptacles.* A screening device is required around all trash receptacles. The screening device shall be solid and made of masonry, wood, or chain link with opaque slats. The screening device shall be a height of eight feet, or two feet above the top of the receptacle, whichever is less.

H. *Prohibited materials.* The following types of screening materials are subject to prohibition:

1. Electric fences are specifically prohibited in all residential districts. special exception approval by the city council may be given in zoning districts other than residential.
2. Smooth face concrete masonry units (CMU) are not to be used as a masonry wall material. Textured face CMU is acceptable.
3. "Spite" fences shall be prohibited.

I. *Safety.* The following safety provisions shall apply to screening devices within the City of Saginaw:

1. No screening device shall be constructed or maintained in such a manner as would endanger the health or safety of the public.
2. Fences constructed of barbed wire, walls topped with broken glass or surfaced with any like sharp material, or which are topped by "razor" wire or coiled barbed wire shall be prohibited.
3. Screening devices constructed of materials which are not commercially available materials shall be prohibited.
4. Security fences of not less than six feet in height may be topped by barbed wire aprons in nonresidential areas.
5. Barbed wire fences shall be permitted in agricultural districts where such fences are providing for the actual enclosure of farm animals.
6. No electric fence shall be permitted, except in agricultural districts where such fence is providing for the actual enclosure of farm animals, in which case said electric fence shall be posted along each adjoining public right-of-way and abutting residential areas at intervals of not less than 100 feet.

J. *Special provisions.* The following special provisions for screening devices shall apply:

1. The height of a screening device shall be the vertical distance between the ground and the top of the fence. In terrain where ground slopes at a grade of ten percent or more, the fence or wall may be built in ten foot horizontal stair-step sections; the average height of each such section shall comply with the height regulations set forth herein.
2. No screening device located in the required front yard, according to the zoning district provisions, shall have a height of more than three feet. Such fences shall not have openings less than that which would allow a six-inch sphere to pass through the openings.
3. No screening device located on a corner lot shall have a height in conflict with the regulations governing visibility at intersections as follows:

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a. At intersections, there shall be a visibility triangle maintained without obstruction by any structure over 30 inches in height within the POSE (public open space easement) as required by the subdivision ordinance and/or plat.

b. Entranceways, which have decorative structures and plantings, shall be built with the same regulations as fences within the POSE (public open space easement) and as approved by the final plat/construction plans.

4. No screening device other than decorative fence may be built nearer the street onto which the house or building faces than the front building line. Exceptions to this may be made for schools and in nonresidential districts if deemed necessary by the city council.

5. Other yard uses, such as fences, wall, poles, posts, customary fixed yard accessories and ornaments, and roof overhangs projecting not more than 24 inches, may be permitted in any minimum required yard, subject to height limitations and requirements limiting obstruction of visibility.

6. No screening device shall be built beyond the building line without a key lot fence permit and plan approved by the city. The plan must demonstrate that adequate sight distance will be maintained after construction of the fence using criteria set by the American Association of State Highway and Transportation Officials (AASHTO).

K. *Decorative fences.* Decorative fences shall be defined as fences not over three feet in height, as measured from the top of the curb, used for landscaping or ornamentation and not primarily for enclosure. The construction of a decorative fence is subject to the following limitations:

1. The fence must not be totally solid, and must allow for good visibility through the fence. This includes fences made of split rail, wrought iron, widely spaced pickets with six inches or more separation, or other ornamental material.

2. If shrubs are planted along the decorative fence, they must not obstruct the visibility through the fence.

3. Chain link fences, barbed wire fences, and other wire mesh fences that are ordinarily used to contain animals are specifically prohibited as a decorative fence.

4. A decorative fence may be built no nearer the street than the furthermost of the following distances:

a. Ten feet behind the curb.

b. The edge of the street right-of-way nearest the property line.

c. The edge of the sidewalk nearest the building line; however, in no instance shall the decorative fence enclose the sidewalk.

L. *Maintenance requirements.* A screening device in public view shall be maintained by the owner and/or tenant, or homeowners association where applicable, in a manner that will eliminate leaning of any portion of the screening device that creates a public safety hazard or that could be considered unsightly. A screening device in public view shall be subject to inspection by the building inspections department for compliance.

M. *Requirements, permits, and fees.* Screening device requirements shall be required for all new businesses, for any change in occupancy, or when external improvements over $2,500.00 are made to the property. All permits and fees shall be subject to the requirements as established by the City of Saginaw for building permits.

(Ord. No. 2018-08, § 1, 6-19-18; Ord. No. 2018-23, § 1, 12-18-18)

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Sec. 8-13. Landscape regulations.

A. *Purpose and intent.* The purpose of this section is to provide for the orderly and aesthetic development of the city and to promote the health, safety, and general welfare of the community. It is the intent of this section to achieve the following:

1. A balance between the need for landscape treatments and the need for commercial growth in the city.
2. Promote a flexible attitude of enforcement sufficient to meet the spirit and intent of these requirements.
3. Promote mutually beneficial improvements by using incentives than penalties.
4. To aid in stabilizing the ecological balance of the environment by contributing to the processes of air purification, oxygen regeneration, ground-water recharge, storm water runoff retardation and erosion control.
5. Provide for the separation and buffering of incongruous uses and intensity of activities; and provide for the visual softening of building masses.
6. Reduce glare from paved surfaces, dust nuisances and the impact of noise.
7. Protect and promote the value of residential and commercial properties within the city.
8. Promote a positive image for the attraction of new business enterprises within the city.
9. Encourage the protection of healthy trees and vegetation and promote the natural ecological environmental and aesthetic qualifies of the city.

B. *Landscape and irrigation requirements.*

1. General. The requirements herein shall apply to all new nonresidential construction, subdivision development, and multi-family construction other than duplex uses. The requirements for landscaping shall combine the buffer yard requirements, minimum landscape areas on the interior portion of the lot, and minimum landscape areas for parking areas.

   a. *Existing buildings.* Buildings in existence on the effective date of this ordinance shall be considered legally nonconforming as it pertains to this ordinance. The requirements herein shall apply to new construction necessary to replace a legally nonconforming structure if it has been damaged or destroyed to the extent of 30 percent of its value prior to the damage, or if 30 percent of its structural area has been damaged or destroyed. All construction intended to increase the square footage of the existing building by 30 percent or greater shall be required to meet the requirements herein. Such 30 percent shall be based on the original nonconforming structure in existence on the date of approval of this ordinance. The requirements herein shall pertain only to the square footage of the proposed construction.

   b. *Pad site developments.* Pad site developments or ground lease developments shall be required to provide landscaping in accordance with the interior landscape requirements of section 8-13.B.5 herein.

2. Buffer yards. A minimum 15-foot buffer (interior parkway) adjacent to the R.O.W. of any street is required. If the lot is a comer lot two frontages shall be required to observe the 15-foot buffer. If more than two frontages exist then the other R.O.W. frontages shall be required to have no more than seven and one-half feet of landscaped area. Planting for buffer yards is included in the interior landscape requirements.

3. Subdivision development. Landscaping shall be required for all subdivision development All developed property having a side or rear yard, which abuts an arterial or collector street shall be landscaped. The

area landscaped shall be in the public R.O.W. as directed by the city council through subdivision approval. Landscaping will be required at the ratio indicated:

a. One canopy tree per 70 linear feet of frontage and

b. One understory tree per 35 linear feet of frontage and

c. One shrub per seven linear feet of frontage

d. Ground cover - all area not covered by lawn grasses

e. Lawn grasses- all area not covered by other landscaping

4. Residential districts and attached or detached single family or two-family residential uses/structures within mixed-use districts.

   a. In the SF-1 and SF-2 districts, six inches of nursery stock tree(s) are required in each front yard, with a minimum size of two-inch caliper for any single tree.

   b. In the SF-3,SF-4, and mixed-use districts, four inches of nursery stock tree(s) are required in each front yard, with a minimum size of two-inch caliper for any single tree.

   c. In the ZLL, DX and SFA districts, three-inch caliper tree shall be planted between the front face of each dwelling unit and the street right-of-way line.

5. Interior landscape area requirements. The amount of landscape area required on the interior of the lot (includes buffer yards) shall be based on the square footage of the proposed buildings. For the purposes of this ordinance, the square footage of the building will be the square footage of the first floor or the square footage of the largest floor, whichever is greater. For single story retail anchor tenants having greater than 20,000 square feet of area, the building square footage shall be the front width of the building multiplied by a depth of 60 feet. The required landscape area for each zoning shall be based on the percentage of the floor area as determined above in accordance with the following chart and can be combined with required open space in mixed-use districts:

Zoning District	Percent of Floor Area
MF-1, MF-2	50
NC, OP, NMU	30
CC, CF	30
LI, HI	10

   a. *Planting requirements.* The following plants shall be required within the interior landscape areas at the ratio indicated:

      (1) One canopy tree per 600 square feet

      (2) One understory tree per 330 square feet

      (3) One shrub per 60 square feet

      (4) Ground cover - ten percent of required area

      Example: Two story office building (NC Zoning), floor has 4,000 square feet

First floor	4,000 sq. ft	
Effective floor area	4,000 Times 30 percent (x.30)	
Required Landscape Area	1,200 sq.ft	
Required Canopy Trees @	1/600 sq. ft	2

Required Understory Trees @	1/300 sq. ft	4
Required Shrubs @	1/60 sq. ft	20
Required Ground Cover area @	10 percent	120 sq. ft

b. *Location requirements.* A minimum of 75 percent of all required plant material within the interior landscape areas shall be in the front and/or along either the building and/or the interior edge of the side of the building be required buffer yards.

c. *Enhanced pavement credits.* For every one foot of enhanced pavement area, the required interior landscape area may be reduced by one-half foot. The maximum credit given for enhanced pavement shall be ten percent of the required interior landscape area.

d. *R.O.W. landscaping credits.* The required interior landscape area may be reduced by a maximum of ten percent when the applicant chooses to establish, irrigate and maintain turf grass within the R.O.W. along the front of their property. The percentage credit shall be based on the percentage of the parkway irrigated, (i.e. 50 percent of parkway irrigated, five percent credit), in accordance with section 8.13.B herein.

6. Parking lot landscaping requirements. Excluding the LI ands HI zoning districts, planter islands shall be provided in parking areas on the basis of ten square feet of landscape area for each parking stall provided. (Approximately one island per 16 stalls). Each row of parking stalls shall provide the required landscape area; however, it shall be the applicants right to place the islands near the buildings, throughout the parking, or at the end of the rows away from the building. The city council may modify the island requirement for each row in situations where it would appear beneficial to combine an end or hazardous island into a larger island within the parking area.

Planter islands shall have a minimum width of eight feet back-to-back if curbed, or nine feet edge-to-edge if not curbed, and shall be equal to the length of the parking stall. Parking lot landscape areas do count towards the total required interior landscape area.

a. *Existing trees.* The city council may approve variations to the planter island requirements in order to preserve existing trees in interior parking areas. For existing trees the minimum width of the planter island shall be as follows:

(1) Six-inch caliper or less = eight-foot minimum width

(2) Six to 12-inch caliper = 12-foot minimum width

(3) Greater than 12 foot caliper = 18 foot minimum with

b. *Planting requirements.* A minimum of 50 percent of all planter islands in parking areas shall contain a minimum of one canopy tree with the remaining area in shrubs, ground cover, grasses or seasonal color. Planter islands which have light poles for lighting the parking areas may substitute two understory/accent trees for the required canopy tree. Planting requirements are as follows:

(1) One canopy tree per 32 parking spaces

(2) One understory tree per 16 parking spaces

(3) One shrub per four parking spaces

c. *Exemptions.* Parking garages are not required to provide landscape areas interior to the parking area.

7. Visibility triangle. No requirements herein shall be deemed to require plantings which would conflict with the visibility triangle at the intersection of public R.O.W. as defined in the subdivision ordinance. Consideration should also be given to visibility at the intersection of major driveways with the public R.O.W.

8. Irrigation requirements. All required landscape areas except for subdivisions and multi-family may be irrigated by an automatic irrigation system, provided however, the same shall be designed and installed by a licensed irrigator, landscape architect or other professional authorized by the state to design or install such systems.

   a. *Water conservation.* The city would like to promote the use of efficient irrigation methods and practices. Where possible in planting beds, flood irrigation, porous pipe or emitter/drip systems should be utilized. Where slopes do not allow flood systems, flat spray heads should be utilized under shrubs rather than upward spray heads on risers above shrubs. Lawn spray heads should have low precipitation rates, run for longer periods of time, and water infrequently to promote deep root growth for grasses.

   b. *Water conservation credits.* Where automatic irrigation is used in accordance with 7.a, the required landscape area may be reduced by ten percent. When other irrigation systems are installed, the required landscaped area may be reduced by five percent.

C. *Existing tree preservation.* Existing trees listed in the approved plants listing with a caliper of 12 inches or greater shall be saved and protected to five feet outside the drip line in landscape areas as a part of the development

1. Building footprint. The above requirement shall not apply to the area intended for the actual building footprint plus a 30 feet distance outside this area for construction vehicle maneuvering and grading requirements.

2. Parking areas. The above requirement shall not apply to the area intended as a fire lane or parking stalls.

D. *Plant material.* The following standards and requirements shall apply:

1. Quality standard. All plant material shall be of No. I grade, free from plant disease, of typical growth for the species, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards in the current addition of the American Standard for Nursery Stock.

2. Approved plants. The following is a list of approved plants within each plant material type. The applicant may propose plants other than those listed if the plant seems appropriate for the intended use or the applicant maintains a plant care program sufficient to properly care for the proposed plant material. The city reserves the right to approve plants and planting through a certified landscape architect horticulturist or other person so qualified.

OVERSTORY / CANOPY TREES

COMMON NAME	BOTANICAL NAME
Austrian Pine	Pinus nigra
Bald cypress	Taxomdium distichum
Bur Oak	Quercus macrocarpa
Chinese Pistachio	Pistacia chinensis
Chinquapin Oak	Quercus muhlenbergi
Green Ash	Fradnus pennsylvanica
Lacebark Elm	Ulmu parvrfolia
Live Oak	Quercus virginiana

Pecan	Carya illinoinensis
Pin Oak	Quercus palustris
Post Oak	Quercus stellata
River Birch	Betula nigra
Shumard Red Oak	Quercus shumardi
Slash Pine	Pinus elliotti
Southern Magnolia	Magnolia grandiflora
Sweetgum	Liquidambar styraciflua

UNDERSTORY / ACCENT TREES

COMMONNAME	BOTANICAL NAME
Callery Pear	Pyrus calleryana 'Aristocrat orbradford'
Chase Tree	Vitex angus-castus
Crepe Myrtle	Largerstroemia indica
Eastern Redbud	Cercis canadensis
Flowering Crabapple	Malus spp.(several species and hybrids)
Japanese Black Pine	Pinus thunburgi
Purpleleaf Plum	Prunus cerasifera
Yaupon Holly	Ilex vomitoria
Hollywood Juniper	Juniperus chinensis'torulosa'

SHRUBS

COMMONNAME	BOTANICAL NAME
Abelia	Abeiia grandifloria
Carissa Holly	Ilex comuta'carissd
Crimson Pigmy Barberty	Berbis atropurpurea
Dwarf Burford Holly	Ilex comuta 'bufordii nana'
Dwarf Chinese Holly	Ilex comuta'rotunda'
Dwarf Crepemyrtle	Lagerstroertfia indica (dwarf varieties)
Dwarf Yaupon Holly	Ilex vomitoria'nana'
Guff Stream Nandina	Nandina domestca'harbor dwarf
Japanese Barberry	Berberis tunbergi
Nana Nandina	Nandina domestca'nand
'Nellie R. Stevens'Holly	Ilex'Nellie R. Stevens'
Pampas Grass	Cordateria selloana
Red Tip Photinia (Fraisees)	Photinia fraseri
Sea Green Juniper	Juniperus chinensis'sea green'
Indian Hawthorne	Raphiolepis indica
Tam Juniper	Juniperus sabina'tam'
Texas Sage	Leucophylium frutescens'nana'
Weeping Crepemyrtle	Lagerstroemia indica weeping varieties)

GROUND COVER

COMMONNAME	BOTANICAL NAME
Asian Jasmine	Trachelospermun asiabcum
Juniper Species	Juniperus horizontalis
Mondo grass	Ophiopogon japonicus
Monkey Grass	Liriope muscari

VINES

COMMONNAME	BOTANICAL NAME
Boston Ivy	Parthenociassus tricuspicata
Carolina Jasmine	Gelsemium sempervirens
Coral Huneysucide	Lonicera sempervirens
Cross Vine	Bigononia capreolata
Lady Banks Rose	Rosa baksiae
Virginia Creeper	Parthenociassus quinquefolia

3. Size requirements when planted. All plants shall equal or exceed the following measurements when planted. Plants larger than specified may be used but use of such plants shall not decrease the size requirements of other proposed plants.

   a. Tree measurement canopy and understory trees with single trunks shall be a minimum three-inch caliper. Multi-trunk trees shall be measured by the height of the tree.

   b. Minimum sizes. Minimum plant size when planted shall be as follows:

Plant Material Type	Minimum Size
Multi-Trunk Tree	6 feet (height)
Shrub	5 gallon container size
Groundcover	4 inch containers

The city council may approve smaller size shrubs based on unusual growing circumstances and/or on a specific design, which reflects the overall intent of this ordinance.

E. *Landscape and irrigation plan requirements.*

1. Qualification to prepare plans. For all lots greater than 30,000 square feet landscape plans shall be prepared by a registered landscape architect. For lots less than 30,000 square feet, a landscape designer or landscape contractor, knowledgeable in plant materials and landscape design may also prepare the landscape plan. A licensed irrigator or landscape architect shall prepare irrigation plans.

2. Landscape plan requirements. The following items shall be provided on the required landscape plan.

   a. Sheet size 24 x 36 inches, or as approved.

   b. Acceptable scale: one inch = ten feet, one inch = 20 feet, one inch = 40 feet or as approved.

   c. North arrow, graphic and written scale in close proximity.

   d. Appropriate title (i.e. "Landscape Plan").

   e. Title block includes street address, lot and block, subdivision name, city, state, date of preparation.

   f. Name and address of owner.

g. Name, address and telephone of firm preparing plan.

h. Boundary shown with dimensions. Landscaping Ordinance 9816.

i. Any existing utilities shown. (i.e. water, sewer, storm drain, gas, electric, cable, etc.)

j. Width and type of buffer yards labeled on all sides.

k. Location, stock size and name of all existing trees 12-inch caliper or more.

l. Location, quantity, size and name of all proposed plant materials.

m. Maintenance note provided.

n. Label type of any enhanced pavement proposed.

o. Visibility triangles shown.

p. Landscape architects seal signed and dated.

q. List of plant material.

r. Any berms delineated with one-foot contour intervals.

3. Irrigation plan requirements. The following items shall be provided on the required irrigation plan.

a. Sheet size 24 x 36 inches, or as approved.

b. Acceptable scale: one inch = ten feet, one inch = 20 feet, one inch = 40 feet or as approved, (Must be same as landscape plan).

c. North arrow, graphic and written scale in close proximity.

d. Appropriate title (i.e. "Irrigation Plan").

e. Title block includes street address, lot and block, subdivision name, city, state, date of preparation.

f. Name and address of owner.

g. Name, address and telephone of firm preparing plan.

h. Boundary shown with dimensions.

i. Location of all existing trees 12-inch caliper or larger.

j. All pipes labeled as to size.

k. All heads labeled as to type. (Legend is acceptable)

l. Backflow prevention labeled with type and size.

m. Connection to water service shown after meter.

n. Second meter (with size) shown if intended.

o. Any existing utilities shown (i.e. meter, sewer, storm drain, gas, electric, cable, etc.).

p. Note on plan. All backflow installations and connections to city water lines must be permitted separately through the city inspection staff. Call (817) 232-2641.

q. Maintenance note provided.

r. Plan sealed, signed and dated by qualified professional as authorized by state law.

F. *Other related requirements.*

1. Screening. All the requirements of the screening section of the fencing regulations shall be met and shown on the required landscape plan.

2. Outside storage. All the requirements of the outside storage regulations shall be met and shown on the required landscape plan.

G. *Improvements in public R.O.W. easements.*

1. General. It is not the intent of this ordinance to require landscape improvements within public R.O.W. other than for subdivision developments. However, a maximum of ten percent of the required interior plant material may be placed within the R.O.W. parkway if the parkway area is irrigated. Should the applicant elect to provide improvements in public R.O.W., the following shall apply.

2. R.O.W. use agreements. Prior to any landscape/irrigation improvements within public R.O.W., a R.O.W. use agreement shall be duly executed in conformance with the requirements set out by the director of public works.

3. Replacement responsibilities. The city shall endeavor to require replacement of all landscape/irrigation improvements as a part of contracts to install public utilities within public R.O.W. and/or public easements. The city and owner shall not be responsible for replacing these improvements. In the event the city anticipates utility improvements conflicting with intended landscape/irrigation improvements, the city may require that the applicant wait to install said improvements until after the public improvements have been installed or under certain circumstances, the city may prohibit landscape improvements within the R.O.W.

H. *Review procedures.*

1. Submittal requirements. The city building and inspection department shall establish administrative procedures necessary to facilitate. The implementation and enforcement of this ordinance consistent with the intent and terms of this ordinance.

   a. *Application checklist.* An application form and completed checklist shall accompany all submittals. Landscape plans shall be accompanied by the required landscape summary (Appendix B).

   b. *Fees.* All submittals shall be accompanied by a check payable to the city in the amount of $25.00.

2. Authority for review. The city building and inspection department shall be responsible for the review of all plans submitted in accordance with the requirements of this ordinance.

3. Review process. The city building and inspection department shall review the required submittals and provide the applicant with a summary of corrections from the review. It shall be the applicant's responsibility to revise the submittals as necessary to obtain approval.

I. *Maintenance.*

1. General. The owner, tenant and their agent, if any shall be jointly and severally responsible for the maintenance of all landscaping and irrigation.

   a. All required landscaping shall be maintained in a near and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines, which are broken and flow water shall be replaced or repaired within 48 hours after notice by the City of Saginaw, to prevent the waste of water. If necessary repairs are not made within 14 days the city in addition to, all other legal remedies may terminate the water service to the property.

b. Property owners shall be responsible for the maintenance of all landscaped areas adjacent to a part of the public street rights-of-way that are a continuous extension of their lot(s) to the back of curb of the pavement. Under this rule, property owners shall not be responsible for maintaining landscaped materials in street medians.

2. Plant replacements. The owner shall be responsible for replacing all plant material, which shows dead branching over 75 percent or more of the normal branching pattern and repair of irrigation systems. Plant materials, which die, shall be replaced with plant material of similar variety and similar initial size. Upon notification by the city of such replacements, the owner shall have 90 days to comply with these requirements.

3. Plan requirements. Paragraph E above shall be shown on the landscape plan and the irrigation plan.

J. *Enforcement.*

1. Building permit. No building permits for building, paving, grading or construction shall be issued until a landscape plan meeting the requirements of this ordinance has been approved by the building official. Under certain conditions such as a "fast track" building process for large developments, the developer and the city council may negotiate the submittal of a landscape plan within 90 days after the issuance of the original building permit.

2. Certificate of occupancy. All plantings, screening, berms, or other requirements of this ordinance shall be installed before the issuance of a certificate of occupancy (C.O.). Any sod intended must be installed; hydro mulch areas must be sprayed. Turf establishment is not requir6d before issuance of a C.O. In any case in which a C.O. is sought at a season of the year in which the building official determines that it would be impractical to install plantings as required herein, a temporary certificate of occupancy (T.C.O.) may be issued for the intended use for a period not to exceed six months. Upon the failure of the applicant to complete the installation requirements, the city may pursue its rights under the penalty provision of this ordinance, or, upon 30 days' written notice may revoke the C.O. or discontinue water service.

Sec. 8-18. Activated Amenities.

All requests for approval shall include provisions for Activated Amenities in conformance with the following:

1. *Definition*. For the purpose of this section, Activated Amenities are defined as follows:
    a. Activated Amenities may include:
        i. Land area of the development used for aesthetic, leisure, and recreational purposes, that is accessible to and permanently reserved for the common use and enjoyment of the occupants of the development
        ii. Golf courses, parks, and public open space areas adjacent to the development, which are readily accessible,
        iii. Low-impact passive uses include conservation of open land in its natural state (for example, woodland, fallow field, or meadow), neighborhood squares, common areas, picnic areas, community gardens, walking trails, bikeways, other kinds of pathways, and similar low-impact passive recreational uses, or
        iv. Active recreation uses including recreational playing fields, playgrounds, tennis courts, neighborhood pools, and clubhouse-type structures.

    b. Activated Amenities shall not include:
        i. Land areas reserved for the exclusive use and benefit of an individual owner or tenant,
        ii. Public or private street right-of-way, parkways, alleys, driveways, parking or loading areas,
        iii. Religious institutions or private school sites, or
        iv. Street medians or islands.

2. *Activated Amenities Requirements*.
    a. An application that includes an activated amenity or open space shall include a written description or a plan of amenities, such as landscaped areas, trees and shrubs, sidewalks and trails, benches, pavilions, and play areas, to be included in the open space areas.
    b. The maximum amount of open space used for storm water detention or retention purposes shall not exceed 25 percent of the common open space area. If the open space area contains a retention pond, the pond shall include at least one aeration device, such as a fountain, waterfall, or underwater device.
    c. Activated Amenities adjacent to street rights-of-way shall be a minimum depth of 25 feet and shall be landscaped to include the retention or planting of one three-inch caliper tree per each 50 feet of street frontage, which may be clustered or distributed within the open space area.

3. *Guarantee of Activated Amenities.* In order to guarantee the preservation and maintenance of the common open space, one of the following methods shall be required:

Public access. Activated Amenities may be conveyed to the City or other public agency, provided the public agency accepts the conveyance and agrees to maintain the common open space and any buildings, structures or other improvements. To receive Activated Amenity eligibility for density bonus, the Activated Amenity shall be accessible to the public with associated public access easement(s) and signage.

enclosed drainage system with inlets and upsized culverts; modification of existing traffic signal at Boat Club Road and Huffines Boulevard and new traffic signal at Bowman Roberts Road and Crystal Lake Drive. A 201' span concrete bridge over Marine Creek on the east side of the project and modifications to the existing roundabout at Marine Creek Parkway. All work will be performed within City and TxDOT right-of-way and easements.
The City's Design Engineer is Burns & McDonnell, Inc.
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at:
http://www.fortworthtexas.gov/purchasing/
Clicking on the link will lead to the advertised project folders on the City's BIM site. The Contract Documents may be downloaded, viewed, and printed by interested proposers, their contractors, and/or suppliers beginning Wednesday, July 27, 2022.
A Pre-Proposal Conference will be held at 2:00 PM on Thursday, August 4, 2022 via Webex ONLY. The meeting can be accessed by using the following link on the day of the meeting:
https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mdb1a0c159b157e45981e47677610cfdf
All interested proposers are asked to send an expression of interest to attend the meeting to Alex Ayala at her contact information shown below.
All proposers shall note that it is the policy of the City to ensure the full and equitable participation of Minority Business Enterprises (MBEs) in the procurement of goods and services. The Request for Proposals will contain specific details as to the MWBE goals requirement for this project.
The successful proposer for this project will be required to furnish a separate Performance Bond, Payment Bond, and a Two-Year Maintenance Bond in the amount of 100 percent of the construction budget or guaranteed maximum price amount.
The City reserves the right to waive irregularities and informalities and accept such proposals or to reject all proposals. Any proposer that contacts any of the City's elected officials or staff, or the City's design consultants, (except as allowed under Article 2.03 of the Request for Proposals) directly or indirectly after the date of issue of this Request for Proposals for the purpose or appearance of influencing the selection process prior to award shall be immediately disqualified and removed from consideration.
All inquiries relative to this procurement should be addressed to the following:
Attn: Alejandra (Alex) Ayala, P.E., Transportation and Public Works Department
Email: Alejandra.ayala@fortworthtexas.gov
Phone: (817) 392-8883
Key Dates:
July 27, 2022 – First Advertisement
August 4, 2022 – Second Advertisement
August 4, 2022 – Pre-Proposal Meeting
August 11, 2022 – Sealed Proposals Due and Opened
IPL0082971
Jul 27,Aug 4 2022

APARTMENT HUNTING?
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July 26, 2022
The following person has registered with the Burleson Police Department as a Convicted Sex Offender.
Name: David Allen Lawson
Sex: Male
Residence: 316 NW Suzanne Ter. Burleson TX
Description of Offense: Sexual Assault
Disposition Date: 02/01/1989
Victim: Female
Age: 27
IPL0083031
Jul 27 2022

City of Saginaw Public Notice
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 09, 2022 to consider 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. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on August 16, 2022 to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083051
Jul 27 2022

PUBLIC NOTICE
CITY OF SAGINAW
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on August 09, 2022 to consider a request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF1) to Multifamily (MF2) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on August 16, 2022 to consider the above mentioned request for a change of zoning, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083052
Jul 27 2022

WANT TO TURN YOUR UNUSED ITEMS INTO CASH?
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ability to submit a fully informed and competitive bid response. Attendance is not mandatory but is strongly encouraged
OPENS 8/11/2022
ITB 22-0185 FIRE EXTINGUISHERS, MAINTENANCE, AND SERVICES
OPENS 08/18/2022
ITB 22-0186 ADDITIONAL AUTO BODY COLLISON REPAIRS AND SERVICES
OPENS 08/11/2022
Pre-Bid Conference on Wednesday, July 27, 2022 at 3:30PM (Local Time) In-Person at James Avenue Service Center, 5201 James Ave., Fort Worth, TX, 76115 and via WebEx
https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m93cc44e0ddde13f45d4e83652f375beb
Meeting number (access code): 2559 240 7904
Meeting password: JZyBPJvU877
OPENS 8/11/2022
ITB 22-0164 CONSTRUCTION AGGREGATES
OPENS 8/11/2022
ITB 22-0173 ADVERTISEMENT OF OFFICIAL CITY NOTICES
OPENS 8/11/2022
ITB 22-0191 SIMUNITION AND PROTECTIVE EQUIPMENT
OPENS 8/11/2022
RFP 22-0190 PROFESSIONAL BUILDING INSPECTION SERVICES
OPENS 8/25/2022
Unless otherwise noted, specifications may be obtained online at:
https://www.fortworthtexas.gov/departments/finance/purchasing
IPL0083047
Jul 27 2022

City of Saginaw Public Notice
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 09, 2022 to consider an ordinance amending the Zoning Ordinance of the City of Saginaw, Texas, regarding the regulation of carports. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on August 16, 2022, to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any questions regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083055
Jul 27 2022

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tion clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.
SECTION 9.
This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.
PASSED AND APPROVED ON FIRST READING THIS 25TH DAY OF JULY 2022.
IPL0083144
Jul 27 2022

CITY OF KENNEDALE
THE KENNEDALE PLANNING AND ZONING (P&Z) COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, AUGUST 11, 2022, AT 6:00 PM. THE MEETING WILL BE HELD IN CITY COUNCIL CHAMBERS IN CITY HALL, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM PD PLANNED DEVEOPMENT TO TH TOWNHOUSE FOR APPROXIMATELY 6.18 ACRES BEING LOT 1R BLOCK 1 OF THE HARRIS HILL ESTATE, LOCATED AT 439 MANSFIELD CARDINAL ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM AG AGRICULTURAL TO PD PLANNED DEVEOPMENT FOR APPROXIMATELY 18.2 ACRES BEING PART OF TRACT 11 OF THE OLIVER ACRES ADDITION, PART OF LOTS 6 AND 7 IN THE J.M. ESTES HOME TRACTS, LOCATED AT 1106 KENNEDALE SUBLET ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING TO OFFER PUBLIC COMMENTS OR TO PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO THE CITY SECRETARY'S OFFICE, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, CALL 817-985-2105.
THE KENNEDALE CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON TUESDAY, AUGUST 16, 2022, AT 5:30 PM. THE MEETING WILL BE HELD IN CITY COUNCIL CHAMBERS IN CITY HALL, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM AG AGRICULTURAL TO PD PLANNED DEVEOPMENT FOR APPROXIMATELY 18.2 ACRES BEING PART OF TRACT 11 OF THE OLIVER ACRES ADDITION, PART OF LOTS 6 AND 7 IN THE J.M. ESTES HOME TRACTS, LOCATED AT 1106 KENNEDALE SUBLET ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
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IPL0083145
Jul 27 2022

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1833 Pelican Dr N
Gene Thompson
817-246-4646
Hablamos

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MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
AUGUST 09, 2022

Present at the Meeting:

Member	Place No. 1	Brent Wooten
Chairman	Place No. 2	William Barngrover
Member	Place No. 3	Phillip Allen
Member	Place No. 4	Ed Larson
Vice-Chairman	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	David Kraus
Alternate Member	Alt. No. 1	Lainey Wood
City Attorney		Rachel Raggio
Planning Manager/Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:
None

Visitors at the Meeting:
Abra Nusser
Christopher Cerda
Kelly Stewart
Mariano M. Cerda Jr.

(1) Call to Order

Chairman Barngrover called the meeting to order at 6:05 p.m.

(2) Roll Call to Establish Quorum

Chairman Barngrover called roll. The quorum will consist of Chairman Barngrover, Vice-Chairman LaBruyere, Members Wooten, Allen, and Larson.

(3) Audience participation

Chairman Barngrover explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on July 12, 2022 were presented for approval. A motion was made by Member Wooten with a second by Vice-Chairman LaBruyere to approve the minutes for July 12, 2022. Motion carried unanimously.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson

Against: None

Absent: None

(5) PZ 0822-01 PUBLIC HEARING

Consideration and Action Regarding a Request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179.

Chairman Barngrover opened the Public Hearing at 6:06 p.m.

Planning Manager Victor-Trevino reviewed the information in the members' packets and discussed the request for a change in zoning for the property located at 800 W. McLeroy Boulevard and answered questions from the Commission and audience.

During audience participation, Christopher Cerda explained his concerns regarding multi-family developments on McLeroy Boulevard as well as design standards. Planning Manager Victor-Trevino explained the current zoning classification for this parcel and its current uses. She explained that if this case moves forward a site plan would need to come before the Planning and Zoning Commission for an action and at that time design standards will be assessed.

Chairman Barngrover closed the Public Hearing at 6:22 p.m.

A motion was made by Vice-Chairman LaBruyere with a second by Member Larson to recommend that the City Council approve the request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Allen and Larson

Against: Member Wooten

Absent: None

(6) PZ 0822-02 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.

Chairman Barngrover opened the Public Hearing at 6:23 p.m.

Planning Manager Victor-Trevino introduced Abra Nusser from Peloton Solutions.

Abra Nusser gave a PowerPoint presentation regarding the new zoning district. After the overview, Nusser answered all of the Planning and Zoning Commission's questions regarding the item.

Chairman Barngrover closed the Public Hearing at 6:41 p.m.

A motion was made by Member Larson with a second by Member Wooten to recommend that the City Council approve 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.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson

Against: None

Absent: None

(7) PZ 0822-03 PUBLIC HEARING
Consideration and Action Regarding an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports.

Chairman Barngrover opened the Public Hearing at 6:42 p.m.

Planning Manager Victor-Trevino reviewed the information in the members' packets and discussed the proposed changes to the zoning ordinance. Victor-Trevino explained that the ordinance would eliminate the existing carport overlay districts but would retain the same supplemental conditions. The amendments would allow residential areas to apply for carports through a special use permit; carports in industrial areas would be permitted as long as the supplemental conditions are followed.

Chairman Barngrover closed the Public Hearing at 6:49 p.m.

A motion was made by Vice-Chairman LaBruyere a second by Member Larson to recommend that the City Council approve Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Allen and Larson

Against: Member Wooten

Absent: None

(8) Staff Report
A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Update Commission of City Council Action on Previous Cases

Planning Manager Victor-Trevino reviewed several of the current projects under construction in the City.

(9) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission 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

No executive session was held.

(10) Adjournment

Motion was made by Member Larson with a second by Vice-Chairman LaBruyere to adjourn the meeting. Motion carried.

For: Chairman Barngrover, Vice-Chairman LaBruyere,

Members Wooten, Allen, Larson

Against: None

Absent: None

Chairman Barngrover declared the meeting of August 09, 2022 closed at 6:59 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino,
Planning Manager/Recording Secretary

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (9)

Staff Contact: Susy Victor-Trevino
Planning Manager

E-mail: svictor@saginawtx.org

Phone: 8172300440

SUBJECT:
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)

BACKGROUND/DISCUSSION:
This item is a public hearing. Proposed Ordinance No. 2022-15 eliminates carport overlay districts but retains the supplemental conditions. It would also allow applications for carports through a specific use permit in residential areas. The Planning and Zoning Commission considered this item at their meeting on August 9, 2022 and voted to recommend approval to the City Council.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
The Planning and Zoning Commission has recommended approval.

ATTACHMENTS:

Description

Proposed Carport Ordinance Info
Unapproved Planning & Zoning Commission Minutes, 8-09-2022

Date: August 05, 2022

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Public Hearing - Consideration and Action Regarding an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, regarding the Regulation of Carports.

Background/Discussion:

On March 19, 2021, City Council adopted Ordinance 2021-07 allowing carports outside of the overlay district for a public safety facility, police and fire, located in a Community Facility (CF) Zoning District.

On July 20, 2022, City Council adopted Ordinance 2021-16 allowing carports outside of the Overlay District for Multi-Family (MF1, MF2) development.

We have received inquiries from the City Council regarding carports in residential areas. The Council would like to consider the evaluation and permitting of carports on a case-by-case basis utilizing a Special Use Permit (SUP).

Sec. 7-2 of the Zoning Ordinance regulates the construction of carports. The section contains a defined "Carport Overlay District" where carports are allowed. Carports outside of the district are expressly prohibited. The Carport Overlay District would be removed and any permit request for a carport other than in the Multi-Family (MFl, MF2), Public safety facility, police and fire, located in a Community Facility (CF), and Light and Heavy Industrial (LI, HI) zoning districts would require a SUP. These districts would be subject to the supplemental conditions as stated in Section 2.

On April 12, 2022 the discussion was brought forth to the Planning and Zoning Commission.

If you have any questions, please let me know.

Staff Recommendation

Staff recommends that the Request to Amend an Ordinance of the City of Saginaw, Texas, Amending Appendix A - Zoning of the Saginaw City Code, to Amend Regulations Governing the placement of Carports within the City; Providing for Standards Governing Installation and

08/09/2022 P&Z Packet Page #43

Design; Providing for Additional Regulations Governing Carports located within LI and HI zoning districts; Repealing the Carport Overlay District be forwarded to the City Council with a recommendation for approval.

Attachments:

Draft of Ordinance 2022-08, An Ordinance of the City of Saginaw, Texas Amending Appendix A - Zoning of the Saginaw City Code, to Amend Regulations Governing the placement of Carports within the City; Providing for Standards Governing Installation and Design; Providing for Additional Regulations Governing Carports located within LI and HI zoning districts; Repealing the Carport Overlay District.

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ORDINANCE NO. 2022-08

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A - ZONING OF THE SAGINAW CITY CODE, TO AMEND REGULATIONS GOVERNING THE PLACEMENT OF CARPORTS WITHIN THE CITY; PROVIDING FOR STANDARDS GOVERNING INSTALLATION AND DESIGN; PROVIDING FOR ADDITIONAL REGULATIONS GOVERNING CARPORTS LOCATED WITHIN LI AND HI ZONING DISTRICTS; REPEALING THE CARPORT OVERLAY DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas is a home rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City has a substantial interest in protecting the health, safety, welfare, convenience and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, the City Council has previously adopted regulations governing the location, installation and design of carports within the City; and

WHEREAS, the City Council now deems it in the best interest of the public health, safety, morals and general welfare of the City to amend said regulations; and

WHEREAS, public hearings were held in accordance with the requirements of the Local Government Code after proper notice of these hearings was given in accordance with said Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

08/09/2022 P&Z Packet Page #45

SECTION 1.

Section 5-1. "Permitted use table" of Article 5 "Permitted Uses" of Appendix A-Zoning of the Saginaw City Code is hereby amended by amending the Accessory Use "Carport, Residential," to read as follows:

ACCESSORY USES											Land Use Designation	Nonresidential						Supplemental Conditions
AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	
S	S	S	S	S	S	S	S	S	P	P	Carport, Residential				P	P	P	21

SECTION 2.

Section 5-2. "Special conditions for listed uses." of Article 5 "Permitted Uses" of Appendix A-Zoning of the Saginaw City Code is hereby amended, by amending Special Condition "21" to read as follows:

"21. *Carports.*

a. Installation and design. The installation and design of carports shall meet the following standards:

1. No carport may exceed more than 600 square feet in roofed area.

2. No carport may exceed more than ten feet in clear opening height for any open sided area.

3. Carports shall maintain a side yard setback of five feet in width from the property line.

4. The front setback for carports shall be a minimum of ten feet from the back of the curb; but in no case shall any portion of the carport project beyond the property line.

5. The outside measurement of all roofed area and supporting structural elements of construction for any carport being constructed of a minimum of 26 gauge thick aluminum or steel and conventional wood framed construction meeting the requirements of the city building code as adopted by the City of Saginaw.

6. For all carports with metal roofs, the roof material shall consist of a minimum of 26 gauge thick aluminum or steel with proper protection by paint or other materials to prevent corrosion and oxidation or by application

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of composition shingles applied over approved decking. Corrugated metal and all fiberglass panels are expressly prohibited.

b. Carports within property zoned LI or HI. All carports located within property zoned LI or HI shall be subject to the additional following regulations:

1. No carports may be constructed over the building line on property abutting Saginaw Boulevard (Business 287/81), Blue Mound Road (FM 156), McLeroy Boulevard, and Bailey Boswell Road.

2. The maximum depth of a carport shall be 20 feet.

3. The maximum width of carport shall not exceed maximum width of the primary building on the property.

4. No carport shall extend or overhang into any public right-of-way or easement.

5. All carports shall be engineered by a professional engineer who is licensed by the State of Texas.

6. No wood construction, corrugated barn tin, corrugated fiberglass or similar construction is permitted.

7. Shade structures are permitted, provided they are designed in accordance with subsection e, above.

8. Any application permit for a carport under this section must also be approved by the city's fire department.

c. Fees. All permits and fees relating to development shall be subject to the requirements as established by the City of Saginaw."

SECTION 3.

Section 7-2. "Carport overlay district" of Article 7 "Special Districts" of Appendix A-Zoning of the Saginaw City Code, is hereby deleted in its entirety.

SECTION 4.

This ordinance shall be cumulative of all other ordinances of the City of Saginaw and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

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SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

All rights or remedies of the City of Saginaw, Texas, are expressly saved as to any and all violations of the City Code or any amendments thereto regarding carports or the industrial carport overlay district that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2000.00) for each violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 9.

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED ON this the ____ day of _____, 2022.

_____
Todd Flippo, Mayor

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ATTEST:

_____

Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Bryn Meredith, City Attorney

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enclosed drainage system with inlets and upsized culverts; modification of existing traffic signal at Boat Club Road and Huffines Boulevard and new traffic signal at Bowman Roberts Road and Crystal Lake Drive. A 201' span concrete bridge over Marine Creek on the east side of the project and modifications to the existing roundabout at Marine Creek Parkway. All work will be performed within City and TxDOT right-of-way and easements.
The City's Design Engineer is Burns & McDonnell, Inc.
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at:
http://www.fortworthtexas.gov/purchasing/
Clicking on the link will lead to the advertised project folders on the City's BIM site. The Contract Documents may be downloaded, viewed, and printed by interested proposers, their contractors, and/or suppliers beginning Wednesday, July 27, 2022.
A Pre-Proposal Conference will be held at 2:00 PM on Thursday, August 4, 2022 via Webex ONLY. The meeting can be accessed by using the following link on the day of the meeting:
https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mdb1a0c159b157e45981e47677610cfdf
All interested proposers are asked to send an expression of interest to attend the meeting to Alex Ayala at her contact information shown below.
All proposers shall note that it is the policy of the City to ensure the full and equitable participation of Minority Business Enterprises (MBEs) in the procurement of goods and services. The Request for Proposals will contain specific details as to the MWBE goals requirement for this project.
The successful proposer for this project will be required to furnish a separate Performance Bond, Payment Bond, and a Two-Year Maintenance Bond in the amount of 100 percent of the construction budget or guaranteed maximum price amount.
The City reserves the right to waive irregularities and informalities and accept such proposals or to reject all proposals. Any proposer that contacts any of the City's elected officials or staff, or the City's design consultants, (except as allowed under Article 2.03 of the Request for Proposals) directly or indirectly after the date of Issue of this Request for Proposals for the purpose or appearance of influencing the selection process prior to award shall be immediately disqualified and removed from consideration.
All inquiries relative to this procurement should be addressed to the following:
Attn: Alejandra (Alex) Ayala, P.E., Transportation and Public Works Department
Email: Alejandra.ayala@fortworthtexas.gov
Phone: (817) 392-8883
Key Dates:
July 27, 2022 – First Advertisement
August 4, 2022 – Second Advertisement
August 4, 2022 – Pre-Proposal Meeting
August 11, 2022 – Sealed Proposals Due and Opened
IPL0082971
Jul 27,Aug 4 2022

APARTMENT HUNTING?
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Star-Telegram

July 26, 2022
The following person has registered with the Burleson Police Department as a Convicted Sex Offender.
Name: David Allen Lawson
Sex: Male
Residence: 316 NW Suzanne Ter. Burleson TX
Description of Offense: Sexual Assault
Disposition Date: 02/01/1989
Victim: Female
Age: 27
IPL0083031
Jul 27 2022

City of Saginaw Public Notice
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 09, 2022 to consider 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. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on August 16, 2022 to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083051
Jul 27 2022

PUBLIC NOTICE
CITY OF SAGINAW
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on August 09, 2022 to consider a request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF1) to Multifamily (MF2) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on August 16, 2022 to consider the above mentioned request for a change of zoning, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083052
Jul 27 2022

WANT TO TURN YOUR UNUSED ITEMS INTO CASH?
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ability to submit a fully informed and competitive bid response. Attendance is not mandatory but is strongly encouraged
OPENS 8/11/2022
ITB 22-0185 FIRE EXTINGUISHERS, MAINTENANCE, AND SERVICES
OPENS 08/18/2022
ITB 22-0186 ADDITIONAL AUTO BODY COLLISON REPAIRS AND SERVICES
OPENS 08/11/2022
Pre-Bid Conference on Wednesday, July 27, 2022 at 3:30PM (Local Time) In-Person at James Avenue Service Center, 5201 James Ave., Fort Worth, TX, 76115 and via WebEx
https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m93cc44e0ddde13f45d4e83652f375beb
Meeting number (access code): 2559 240 7904
Meeting password: JZyBPJvU877
OPENS 8/11/2022
ITB 22-0164 CONSTRUCTION AGGREGATES
OPENS 8/11/2022
ITB 22-0173 ADVERTISEMENT OF OFFICIAL CITY NOTICES
OPENS 8/11/2022
ITB 22-0191 SIMUNITION AND PROTECTIVE EQUIPMENT
OPENS 8/11/2022
RFP 22-0190 PROFESSIONAL BUILDING INSPECTION SERVICES
OPENS 8/25/2022
Unless otherwise noted, specifications may be obtained online at:
https://www.fortworthtexas.gov/departments/finance/purchasing
IPL0083047
Jul 27 2022

City of Saginaw Public Notice
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 09, 2022 to consider an ordinance amending the Zoning Ordinance of the City of Saginaw, Texas, regarding the regulation of carports. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on August 16, 2022, to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any questions regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.
IPL0083055
Jul 27 2022

NEED HELP WITH YOUR MOVE?
Let Classifieds help
Star-Telegram

tion clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.
SECTION 9.
This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.
PASSED AND APPROVED ON FIRST READING THIS 25TH DAY OF JULY 2022.
IPL0083144
Jul 27 2022

CITY OF KENNEDALE
THE KENNEDALE PLANNING AND ZONING (P&Z) COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, AUGUST 11, 2022, AT 6:00 PM. THE MEETING WILL BE HELD IN CITY COUNCIL CHAMBERS IN CITY HALL, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM PD PLANNED DEVEOPMENT TO TH TOWNHOUSE FOR APPROXIMATELY 6.18 ACRES BEING LOT 1R BLOCK 1 OF THE HARRIS HILL ESTATE, LOCATED AT 439 MANSFIELD CARDINAL ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM AG AGRICULTURAL TO PD PLANNED DEVEOPMENT FOR APPROXIMATELY 18.2 ACRES BEING PART OF TRACT 11 OF THE OLIVER ACRES ADDITION, PART OF LOTS 6 AND 7 IN THE J.M. ESTES HOME TRACTS, LOCATED AT 1106 KENNEDALE SUBLET ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING TO OFFER PUBLIC COMMENTS OR TO PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO THE CITY SECRETARY'S OFFICE, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, CALL 817-985-2105.
THE KENNEDALE CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON TUESDAY, AUGUST 16, 2022, AT 5:30 PM. THE MEETING WILL BE HELD IN CITY COUNCIL CHAMBERS IN CITY HALL, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.
CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM AG AGRICULTURAL TO PD PLANNED DEVEOPMENT FOR APPROXIMATELY 18.2 ACRES BEING PART OF TRACT 11 OF THE OLIVER ACRES ADDITION, PART OF LOTS 6 AND 7 IN THE J.M. ESTES HOME TRACTS, LOCATED AT 1106 KENNEDALE SUBLET ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
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IPL0083145
Jul 27 2022

Commerc
76108 - White Sc
200 N Jim Wright Fr
$1,195 mo, Appro
Industrial Multiuse
76087 - Weatherfo
5975 Stacy La
$1,995 mo, Approx
Gene Thompson &
817-246-4646
Hablamos Es

For Rent

76108 - White S
924 McCully 1-
300 Delmar #14
8317 Redonda 2
7805 Smith St 2-
76020 - Pelican I
1833 Pelican Dr N 2
Gene Thompson &
817-246-4646
Hablamos Es

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1 bath, 850 sq ft. If int
contact pejones1926

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LBJ GRASSLANDS
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ence. (817) 825-1011

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ters, Concrete Work,
Est 45yr exp 817-79

D&V conc
work sidewalk patio &
ing and remodeling
817-323-8432 none

THE MASON I
Mailbox repairs, tuck
817-455-9

All Phases home/
repairs/handyman, 25
customers and friends

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MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
AUGUST 09, 2022

Present at the Meeting:

Member	Place No. 1	Brent Wooten
Chairman	Place No. 2	William Barngrover
Member	Place No. 3	Phillip Allen
Member	Place No. 4	Ed Larson
Vice-Chairman	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	David Kraus
Alternate Member	Alt. No. 1	Lainey Wood
City Attorney		Rachel Raggio
Planning Manager/Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:
None

Visitors at the Meeting:
Abra Nusser
Christopher Cerda
Kelly Stewart
Mariano M. Cerda Jr.

(1) Call to Order

Chairman Barngrover called the meeting to order at 6:05 p.m.

(2) Roll Call to Establish Quorum

Chairman Barngrover called roll. The quorum will consist of Chairman Barngrover, Vice-Chairman LaBruyere, Members Wooten, Allen, and Larson.

(3) Audience participation

Chairman Barngrover explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on July 12, 2022 were presented for approval. A motion was made by Member Wooten with a second by Vice-Chairman LaBruyere to approve the minutes for July 12, 2022. Motion carried unanimously.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson

Against: None

Absent: None

(5) PZ 0822-01 PUBLIC HEARING

Consideration and Action Regarding a Request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179.

Chairman Barngrover opened the Public Hearing at 6:06 p.m.

Planning Manager Victor-Trevino reviewed the information in the members' packets and discussed the request for a change in zoning for the property located at 800 W. McLeroy Boulevard and answered questions from the Commission and audience.

During audience participation, Christopher Cerda explained his concerns regarding multi-family developments on McLeroy Boulevard as well as design standards. Planning Manager Victor-Trevino explained the current zoning classification for this parcel and its current uses. She explained that if this case moves forward a site plan would need to come before the Planning and Zoning Commission for an action and at that time design standards will be assessed.

Chairman Barngrover closed the Public Hearing at 6:22 p.m.

A motion was made by Vice-Chairman LaBruyere with a second by Member Larson to recommend that the City Council approve the request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF2) to Multifamily (MF1) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Allen and Larson

Against: Member Wooten

Absent: None

(6) PZ 0822-02 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.

Chairman Barngrover opened the Public Hearing at 6:23 p.m.

Planning Manager Victor-Trevino introduced Abra Nusser from Peloton Solutions.

Abra Nusser gave a PowerPoint presentation regarding the new zoning district. After the overview, Nusser answered all of the Planning and Zoning Commission's questions regarding the item.

Chairman Barngrover closed the Public Hearing at 6:41 p.m.

A motion was made by Member Larson with a second by Member Wooten to recommend that the City Council approve 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.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, Larson

Against: None

Absent: None

(7) PZ 0822-03 PUBLIC HEARING
Consideration and Action Regarding an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports.

Chairman Barngrover opened the Public Hearing at 6:42 p.m.

Planning Manager Victor-Trevino reviewed the information in the members' packets and discussed the proposed changes to the zoning ordinance. Victor-Trevino explained that the ordinance would eliminate the existing carport overlay districts but would retain the same supplemental conditions. The amendments would allow residential areas to apply for carports through a special use permit; carports in industrial areas would be permitted as long as the supplemental conditions are followed.

Chairman Barngrover closed the Public Hearing at 6:49 p.m.

A motion was made by Vice-Chairman LaBruyere a second by Member Larson to recommend that the City Council approve Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Allen and Larson

Against: Member Wooten

Absent: None

(8) Staff Report
A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Update Commission of City Council Action on Previous Cases

Planning Manager Victor-Trevino reviewed several of the current projects under construction in the City.

(9) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission 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

No executive session was held.

(10) Adjournment

Motion was made by Member Larson with a second by Vice-Chairman LaBruyere to adjourn the meeting. Motion carried.

For: Chairman Barngrover, Vice-Chairman LaBruyere,

Members Wooten, Allen, Larson

Against: None

Absent: None

Chairman Barngrover declared the meeting of August 09, 2022 closed at 6:59 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino,
Planning Manager/Recording Secretary

City of Saginaw

Meeting Date: 8/16/2022

Staff Contact: Russell Ragsdale
Chief of Police

Agenda Items: (10)

E-mail: rragsdale@saginawpolice.org

Phone: (817)232-0311 ext 2372

SUBJECT:
Consideration and Action regarding Police K9 Program

BACKGROUND/DISCUSSION:
To provide an update on the Police K9 program. We have made a selection for our K9 handler and K9 Coordinator, and chosen a vendor from whom to purchase our canine. Our K9 policy has been created and is compliant with the Texas Police Chief's Association Best Practice standards.

FINANCIAL IMPACT:
$50,000 has already been approved in the budget for the implementation of the program.

We have chosen Corporal Tony Manning as our Handler.
Sgt Coty Pruit has been chosen as the program coordinator.
Top Dog Police K9 has been chosen as our vendor to provide a canine,
and Safe Fleet (our normal police unit outfitter) has been chosen to supply and install the K9 components in our Police K9 Tahoe.

RECOMMENDATION:
Staff Recommends moving forward with selecting a canine and training of the chosen handler.

ATTACHMENTS:

Description

K9 Selection and outstanding/future expenditures

SAGINAW POLICE DEPARTMENT
INFORMATIONAL MEMO

TO:

FROM:

REF:

DATE: August 8, 2022

The police department has been moving forward with our K9 program, with the selection of a K9 handler and a coordinator for the K9 program.

Our selection committee included handlers or canine supervisors from Haltom City, Lake Worth, Fort Worth, and DFW Airport Police Department's. The interviews went well and the board members did a great job challenging the applicants to get an accurate and unbiased evaluation from each of them.

At the conclusion of the interviews the board members discussed each applicant and came to a unanimous decision and recommended Corporal Tony Manning as the candidate they felt most readily capable to successfully start an initial canine program.

Sergeant Coty Pruit has been instrumental in the process of implementing the departments first canine program. He has spent countless hours researching equipment, training and vendors and has shown he is dedicated to the program. He has done an outstanding job of building relationships with other agency handlers and supervisors. For these reasons, and many others, he has been selected as the Canine Coordinator.

The department has also began making progress with purchasing equipment to outfit the canine program and to identify the vendor we will be utilizing for our canine provider.

Purchases made / ordered:

Canine equipment (leashes, leads, grooming & feeding supplies, collar, Etc…	$ 1,074.82
Tahoe cage insert and all vehicle related equipment	$ 7,434.00
Safe for storing DEA drug training kits (For use in the PD)	$ 710.98
	$ 9,219.80

Purchases Remaining:

- Canine (Top Dog is chosen vendor- located in Modesto CA) Dog will have a 2-yr health warranty and 1-yr performance warranty — $11,397.56
- 8 week handlers course — $ 6,400.00
- Lodging during the 8 week handlers course — $ 2,400.00
  This vendor is a retired Law Enforcement K9 handler, and has numerous

dogs across the country. He happens to have so many dogs in the DFW region, that he comes to Texas once a quarter to provide handler updates and this gives him the opportunity to observe the dog in action and to tweak any inconsistencies the dog or handler might be developing. $250/qtr for training updates	$ 1,000.00
• Uniform, Nylon gear and additional supplies for officer	$ 5,000.00
• Indoor Kennel for PD	$ 860.00
• Initial Vet visit (x-rays, Blood analysis, heartworm, etc…)	$ 1,100.00
• Outside Kennel for Officers home (industry standard is concrete base, 8' chain link panel walls with roof enclosure and lockable gate, dog house)	$ 2,500.00
• Misc Supplies, equipment (Bite Suit, Bite Sleeve, etc…)	$ 4,612.41
• Airfare for K9 selection- initial visit and one return trip home during training	$ 2,400.00
	$37,669.97
Grand Total	**$46,889.77**

We have date scheduled for initial vendor visit and training is reserved and will begin towards the end of October.

City of Saginaw

Meeting Date: 8/16/2022

Agenda Items: (11)

Staff Contact: Kim Quin
Finance Director

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:
Fiscal Year 2022/2023 Budget Workshop

BACKGROUND/DISCUSSION:
The FY2022/2023 Proposed Budget has been presented to the City Council. Modifications to the proposed budget will be discussed.

FINANCIAL IMPACT:
The items discussed may impact the FY2022/2023 Proposed Budget.

RECOMMENDATION:
This is a workshop to discuss budget issues. No action will be taken.