

**City of Saginaw**

Meeting and/or Executive Session Agenda
Saginaw City Hall Council Chamber
333 W. McLeroy Blvd Saginaw, TX 76179

July 5th, 2023, 6:00 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

Est. Duration: 3 hr 10 min

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

- 1A. Pledges
- 1B. Invocation
- 1C. Call To Order -- Todd Flippo, Mayor
- 1D. Audience Participation--On the Video Screen

2: Consent Agenda

All items listed 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.

- 2A. Action regarding Minutes, June 6, 2023--Janice England, City Secretary
- 2B. Action Regarding Capital Improvements Advisory Committee Recommendation--Randy Newsom, Director of Public Works
Action Regarding Capital Improvements Advisory Committee Recommendation regarding Land Use Assumptions and Impact Fees
- 2C. Action Regarding Acceptance of Right-of-Way Dedication and Agreement to Accept Donation of Right-of-Way for the FM 156 at Industrial Intersection Project (CSJ #0718-02-076) from QT South, LLC--Randy Newsom, Director of Public Works

3: Proclamations-Presentations

- 3A. Recognition of the City's Delegation to the 2023 All American City Award-- Todd Flippo, Mayor
- 3B. Update on Retail Recruitment Efforts--Keith C. Rinehart, Director of Community & Economic Development and Cary Everitt, The Retail Coach

3C. Presentation of Needs Assessment and possible Design Options of John Ed Keeter Building Remodel--Michael H. Lloyd, Principal Architect.

3D. Presentation of Capital Improvement Plan--Trenton Tidwell, P.E., Kimley-Horn & Associates

3E. Presentation of Switchyard Parking Evaluation--Trenton Tidwell, P.E., Kimley-Horn & Associates

4: Public Hearings

4A. PUBLIC HEARING--Applicant Rezone 304 S. Hampshire -- Salvador Gonzalez Jr., Management Analyst
Consideration and Action Regarding Approval of an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding a Change in Zoning from Single-Family Housing (SF2) To Duplex (DX) on the Approximate .2812 acres out of Saginaw Block 11 Lot 11A4, More Commonly Known As 304 S. Hampshire Street Saginaw, Texas 76179 (Per TAD).

4B. PUBLIC HEARING--Applicant Rezone 800 W. McLeroy (Ordinance No. 2023-19) --Salvador Gonzalez Jr., Management Analyst
Consideration and Action Regarding a Request to Amend the Zoning Ordinance of the City of Saginaw, Texas, regarding a request for A Conceptual Development Plan Associated with an Application for A Planned Development Zoning with Multifamily Use for Land Described As 3 Acres of Land Out of Albright, Alexander F Survey Abstract 1849 Tract 2A, more commonly known as 800 West McLeroy Boulevard, Saginaw, Texas 76179 (Per TAD).

4C. PUBLIC HEARING--Applicant Rezone PD Amendment Winsome Living (Ordinance No. 2023-20) -- Salvador Gonzalez Jr., Management Analyst
Consideration and Action for A Request for Rezoning to Amend The Beltmill Planned Development District, Created in Ordinance No.2020-24, To Change the Development Plan and Development Standards Contained In Exhibit B and Exhibit C by Revising Screening Requirements and Building Separation Requirements for Tract 3B, legally described as 45.069 Acres Out of the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas.

5: Business

5A. Consideration and Action Regarding Approval of a Site Plan for Winsome Living -- Salvador Gonzalez Jr., Management Analyst
Consideration and Action Regarding Approval of a Site Plan for Tract 3B of the Beltmill Planned Development, legally described As the 45.069 acres out of the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas.

5B. Consideration and Action Regarding Employee Assistance Program with Alliance Work Partners--Melanie McManus, Director of Human Resources

5C. Consideration and Action Regarding Employee Assistance Program with Responder Health--Melanie McManus, Director of Human Resources

5D. Consideration and Action Regarding for subcommittee for Board Appointments. -- Todd Flipppo, Mayor

5E. Consideration and Action Regarding Bid Rejection and Rebid for East Cement Creek Phase 2 -- Randy Newsom., Director of Public Works

5F. Consideration and Action Regarding Adoption of Resolution No. 2023-14 for Support of SS4A Funding Application--Trenton Tidwell, P.E., Kimley-Horn & Associates

5G. Consideration and Action Regarding Emergency Jail A/C Replacement-- Russell Ragsdale, Chief of Police

5H. Consideration and Action Regarding Emergency Expenditure for the Police Department A/C Unit -- Russell Ragsdale, Chief of Police

5I. FY2023/2024 Budget Workshop-- Kim Quin, Finance Director

6: Executive Session

The City Council may take action on any Executive Session item posted.

6A. 551.071. Texas Government Code.

6B. Any Posted Item

6C. 551.087 Texas Government Code.

6D. Building Improvement Grant Application--1029 N. Saginaw Blvd.

7: Adjournment

7A. Adjournment--Todd Flippo, Mayor

Signature:

Posted:	Removed:
Date: <u>6-30-23</u>	Date: <u>7-6-23</u>
Time: <u>10:15 AM</u>	Time: <u>3:01 pm</u>
By: <u>U.U.</u>	By: <u>U.U.</u>

Minutes for the City Council meeting

333 West McLeroy Boulevard, Saginaw, Texas, 76179.

July 5th, 2023, 6:00 PM - July 5th, 2023, 8:27 PM

Roll Call: (The following members were in attendance)

Todd Flippo, Mayor
Mary Copeland, Place 6
Randy Edwards, Place 4
Paul Felegy, Place 1
Valerie Junkersfeld, Mayor Pro Tem
Nick Lawson, Place 2

1. Call To Order

1A. Call To Order -- Todd Flippo, Mayor -

Mayor Flippo called the meeting to order at 6:00 p.m.

Present:

City Attorney Bryn Meredith
City Engineer Trenton Tidwell, P.E.
City Manager Gabe Reaume
Asst. City Manager Lee Howell
Finance Director Kim Quin
Police Chief Russell Ragsdale
Fire Chief Doug Spears
Director of Public Works Randy Newsom
Director of Community & Economic Development Keith Rinehart
Director of Human Resources Melanie McManus
Human Resources Generalist Vicky Vega
Library Director Ellen Ritchie
Communications Manager Pedro Zambrano
Management Analyst Salvador Gonzalez
IT Manager Greg Clayton
Police Officer William Osteen

Absent:

Cindy Bighorse, Place 5

Visitors:

Brack St. Clair
Jennifer Flippo
Ronnie Horton
James Crippen
Jim Weissmiller
Ryan Safford
Brian Boro
Jeremy Mono
Tabitah Meara
Keyusinh Rathad
Amber Crozier
Abigail Crozier
Chris Everitt
Marayan Patel
Charles Wood

1B. Pledges - 6:00 PM

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

1C. Invocation - 6:01 PM

Councilmember Edwards gave the invocation.

1D. Audience Participation--On the Video Screen - 6:01 PM

Anyone wishing to speak during the discussion of an item listed on the agenda must complete an audience participation form. These forms are located by the City Secretary. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is discussed. You will have three (3) minutes to make your comments.

2. Consent Agenda

All items listed 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.

Valerie Junkersfeld made a motion to Approve that was seconded by Paul Felegy with a result of 6 - 0

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Felegy to approve the Consent Agenda as presented. Motion carried unanimously. 6-0-0-1 (Absent: Councilmember Bighorse)

2A. Consent Agenda - 6:01 PM

2B. Action regarding Minutes, June 6, 2023--Janice England, City Secretary -

2C. Action Regarding Capital Improvements Advisory Committee Recommendation--Randy Newsom, Director of Public Works -
Action Regarding Capital Improvements Advisory Committee Recommendation regarding Land Use Assumptions and Impact Fees

The Capital Improvements Advisory Committee met on June 27, 2023 and voted unanimously to advise the City Council that the project expenditures are on schedule and that land use assumptions are valid.

2D. Action Regarding Acceptance of Right-of-Way Dedication and Agreement to Accept Donation of Right-of-Way for the FM 156 at Industrial Intersection Project (CSJ #0718-02-076) from QT South, LLC--Randy Newsom, Director of Public Works -

The FM 156 at Industrial Intersection Project is a Texas Department of Transportation Project and funded through the North Central Texas Council of Governments COVID-19 Infrastructure Project. The City of Saginaw has taken the lead as the Local Sponsor having primary responsibility for utility clearance and right-of-way for the project. The project will require a future Advance Funding Agreement to finalize costs of the construction phase. On October 18, 2022, the City Council authorized Task 2 amendment to a professional services contract with Cobb, Fendley & Associates, Inc. to manage and negotiate right-of-way required for the FM 156 at Industrial Intersection Project (CSJ #0718-02-076). QT South, LLC has provided the Right-of-Way Dedication, Agreement to Accept Donation of Right-of-Way and Temporary Construction License necessary to construct the project along their frontage. The proposed right-of-way dedication is approximately 0.0106 acres of land. A Donation Agreement has also been secured whereby the owner waives its right to an appraisal of the property and compensation. The Temporary Construction License allows the contractor access to QT property for construction of a driveway.

3. Proclamations-Presentations

3A. Recognition of the City's Delegation to the 2023 All American City Award-- Todd Flippo, Mayor - 6:03 PM

The City of Saginaw was a finalist for the 2023 All American City Award. (Only twenty (20) cities in the United States were announced as finalists.) A delegation from the City went to Denver, Colorado. The members of the delegation were recognized for their efforts. The members included: Mayor Todd Flippo, Councilmember Nicky Lawson, Jennifer Flippo, Ann Lawson, Lee Howell, Gabe Reaume, James Crippen, Scott Craver, Amber & Abigail Crozier, Lillian McMinn, Oscar Arenas, Alyssa Griesling, Travis Flippo, Salvador Gonzalez, Charles Wood, and Pedro Zambrano.

3B. Update on Retail Recruitment Efforts--Keith C. Rinehart, Director of Community & Economic Development and Cary Everitt, The Retail Coach - 6:09 PM

Mr. Cary Everitt of The Retail Coach gave a presentation updating the Council on recruitment progress made in the last year.

3C. Presentation of Needs Assessment and possible Design Options of John Ed Keeter Building Remodel--Michael H. Lloyd, Principal Architect. -

This item was removed from the agenda and will be discussed at the July 18, 2023 City Council Meeting.

3D. Presentation of Capital Improvement Plan--Trenton Tidwell, P.E., Kimley-Horn & Associates - 6:27 PM

City Engineer Tidwell gave a presentation updating the Council on the Capital Improvements Plan.

3E. Presentation of Switchyard Parking Evaluation--Trenton Tidwell, P.E., Kimley-Horn & Associates - 6:51 PM

City Engineer Tidwell presented an evaluation of the current parking areas at the Saginaw Switchyard including possible ways to increase safety for patrons and to increase the number of available parking spaces.

4. Public Hearings

4A. PUBLIC HEARING--Applicant Rezone 304 S. Hampshire -- Salvador Gonzalez Jr., Management Analyst - 7:04 PM
Consideration and Action Regarding Approval of an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding a Change in Zoning from Single-Family Housing (SF2) To Duplex (DX) on the Approximate .2812 acres out of Saginaw Block 11 Lot 11A4, More Commonly Known As 304 S. Hampshire Street Saginaw, Texas 76179 (Per TAD).

Mayor Flippo declared the public hearing for this item opened at 7:04 p.m. The applicant is requesting that the property at 304 S. Hampshire St. be rezoned from Single Family (SF2) to Duplex (DX) to allow the construction of a duplex on the property. The Planning and Zoning Commission considered this request at their meeting on June 27, 2023 and voted to recommend denial to the City Council. The applicant for this item was not present. Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 7:07 p.m.

Paul Felegy made a motion to Deny that was seconded by Valerie Junkersfeld with a result of 6 - 0

4B. PUBLIC HEARING--Applicant Rezone 800 W. McLeroy (Ordinance No. 2023-19) --Salvador Gonzalez Jr., Management Analyst - 7:08 PM

Consideration and Action Regarding a Request to Amend the Zoning Ordinance of the City of Saginaw, Texas, regarding a request for A Conceptual Development Plan Associated with an Application for A Planned Development Zoning with Multifamily Use for Land Described As 3 Acres of Land Out of Albright, Alexander F Survey Abstract 1849 Tract 2A, more commonly known as 800 West McLeroy Boulevard, Saginaw, Texas 76179 (Per TAD).

Mayor Flippo declared the public hearing for this item opened at 7:09 p.m. Management Analyst Gonzalez briefly explained the request to amend the zoning on Phase 3 of the Bright Living Saginaw Senior Living Project located at 800 West McLeroy Blvd. Ordinance No. 2023-19 addresses this request and establishes Planned Development Zoning with Multi Family Use for this property. Representatives for the developer of the property were present. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 7:16 p.m.

Valerie Junkersfeld made a motion to Approve that was seconded by Randy Edwards with a result of 6 - 0

4C. PUBLIC HEARING--Applicant Rezone PD Amendment Winsome Living (Ordinance No. 2023-20) --Salvador Gonzalez Jr., Management Analyst - 7:17 PM

Consideration and Action for A Request for Rezoning to Amend The Beltnill Planned Development District, Created in Ordinance No.2020-24, To Change the Development Plan and Development Standards Contained In Exhibit B and Exhibit C by Revising Screening Requirements and Building Separation Requirements for Tract 3B, legally described as 45.069 Acres Out of the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas.

Mayor Flippo declared the public hearing for this item opened at 7:17 p.m. Management Analyst Gonzalez briefly explained the request to change the development plan and development standards in Exhibit B and Exhibit C by revising screening requirements and building separation requirements for the Winsome Living Project. The project is located in the Beltnill Planned Development. Mr. Jim Wisemiller, Vice President of Bonner Carrington gave a brief presentation of the project and the request. Ordinance No. 2023-20 addresses the request. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 7:31 p.m.

Mary Copeland made a motion to Approve that was seconded by Nick Lawson with a result of 6 - 0

5. Business

5A. Consideration and Action Regarding Approval of a Site Plan for Winsome Living -- Salvador Gonzalez Jr., Management Analyst - 7:31 PM

Consideration and Action Regarding Approval of a Site Plan for Tract 3B of the Beltnill Planned Development, legally described As the 45.069 acres out of the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas.

The proposed site plan for Winsome Living of the Beltnill Planned Development was presented for consideration. City Staff has reviewed the site plan and determined that it meets city standards and requirements.

Paul Felegy made a motion to Approve that was seconded by Valerie Junkersfeld with a result of 6 - 0

5B. Consideration and Action Regarding Employee Assistance Program with Alliance Work Partners--Melanie McManus, Director of Human Resources - 7:33 PM

Director of Human Resources McManus explained the Alliance Work Partners Employee Assistance Program (EAP) with Alliance Work Partners is a workplace benefit designed to help employees address everyday challenges that could have a negative impact on work or life. EAP provides employees with confidential personal counseling services and referrals. This type of program is a valuable tool for supervisors to refer troubled employees to profession outside help. The cost is \$4,500 annually for up to 200 employees. If approved, the program will become effective July 1, 2023.

Nick Lawson made a motion to Approve that was seconded by Valerie Junkersfeld with a result of 6 - 0

5C. Consideration and Action Regarding Employee Assistance Program with Responder Health--Melanie McManus, Director of Human Resources - 7:38 PM

Director of Human Resources McManus explained that Responders Health is an Employee Assistance Program (EAP) designed by First Responders for First Responders. The program includes a confidential peer hotline, customized assistance and concierge services for First Responders in need. The First Responder EAP provides peer support and crisis response assistance for First Responders who are exposed to traumatic events as a part of their daily job duties. It is designed to promote the well-being and welfare of First Responders and their families. The annual cost will be \$8,925. If approved, the program will be effective July 1, 2023.

Valerie Junkersfeld made a motion to Approve that was seconded by Randy Edwards with a result of 6 - 0

5D. Consideration and Action Regarding for subcommittee for Board Appointments. -- Todd Flippo, Mayor - 7:45 PM

Mayor Flippo appointed Councilmembers Felegy, Bighorse, and Copeland to the Council Sub Committee for Board Appointments. The Sub Committee will make recommendations to the Council at the July 18th City Council Meeting for consideration and action.

5E. Consideration and Action Regarding Bid Rejection and Rebid for East Cement Creek Phase 2 -- Randy Newsom., Director of Public Works - 7:46 PM

Director of Public Works Newsom stated that bids for the East Cement Creek Phase 2 Project were opened on June 14, 2023. Kimley-Horn & Associates reviewed the three bids received. Following discussions with bidders and City Staff, it is recommended that the bids be rejected and the project be re-bid into two separate projects (channel project and utility project). This should result in lower utility bids which will provide the City with a lower overall project cost.

Valerie Junkersfeld made a motion to Approve that was seconded by Mary Copeland with a result of 6 - 0

5F. Consideration and Action Regarding Adoption of Resolution No. 2023-14 for Support of SS4A Funding Application--Trenton Tidwell, P.E., Kimley-Horn & Associates - 7:47 PM

City Engineer Tidwell explained Resolution No. 2023-14 supports the City's application for the Safe Streets and Roads for All (SS4A) Program Funds. The purpose of the program is to design/construct projects that aim to prevent roadway deaths and serious injuries. If accepted, the City would be responsible for a 20% local match and for all overruns and all non-reimbursable costs. There are funds available in the 2020 Certificates of Obligation issued for sidewalks to cover this expenditure.

Valerie Junkersfeld made a motion to Approve that was seconded by Paul Felegy with a result of 6 - 0

5G. Consideration and Action Regarding Emergency Jail A/C Replacement-- Russell Ragsdale, Chief of Police - 7:48 PM

Police Chief Ragsdale explained that on June 15, 2023 it was determined by air conditioning repair technicians that the Carrier 5-ton Roof Top Air Conditioning Unit was non-repairable and would have to be replaced. This particular unit services the jail. As a result, jail personnel and prisoners were temporarily moved to the Lake Worth Police Department. The air conditioning unit was replaced as an emergency expenditure. The total cost for this replacement was \$13,555.

Valerie Junkersfeld made a motion to Approve that was seconded by Randy Edwards with a result of 6 - 0

5H. Consideration and Action Regarding Emergency Expenditure for the Police Department A/C Unit -- Russell Ragsdale, Chief of Police - 7:51 PM

Police Chief Ragsdale explained that the 25-ton main air conditioner at the Police Department stopped working several weeks ago. The Council approved replacement of the unit earlier this year and the unit has been ordered. However the unit will not be delivered until November. A temporary 25-ton air conditioning system which is mounted on a trailer and pipes air into the building through the roof top unit has been set up and is cooling the building. The initial cost was \$9,356 which includes set up. This was handled as an emergency item due to the dangerous temperatures outside. There will be an ongoing monthly cost of \$5,799.44 until the replacement unit is delivered and installed.

Mary Copeland made a motion to Approve that was seconded by Paul Felegy with a result of 6 - 0

5I. FY2023/2024 Budget Workshop-- Kim Quin, Finance Director - 7:55 PM

Finance Director Quin gave a brief presentation on the FY2023/2024 Budget.

6. Executive Session

The City Council may take action on any Executive Session item posted.

6A. 551.071. Texas Government Code. - 8:04 PM

Mayor Flippo declared the meeting recessed into Executive Session at 8:04 p.m.

6B. Any Posted Item -

6C. 551.087 Texas Government Code. -

6D. Building Improvement Grant Application--1029 N. Saginaw Blvd. - 8:26 PM

Mayor Flippo declared the meeting back in Regular Session at 8:26 p.m.

Valerie Junkersfeld made a motion to Approve that was seconded by Randy Edwards with a result of 6 - 0

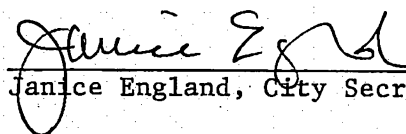
7. Adjournment

7A. Adjournment--Todd Flippo, Mayor -

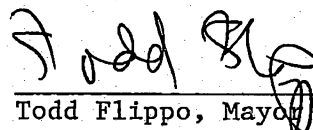
Valerie Junkersfeld made a motion to adjourn that was seconded by Randy Edwards with a result of 6-0. Mayor

Flippo declared the meeting adjourned at 8:26 p.m.

ATTEST:


Janice England, City Secretary

APPROVED:


Todd Flippo, Mayor

