City Council Agenda

SAGINAW CITY COUNCIL
NOTICE OF MEETING

Meeting and/or Executive Session Agenda
6:00 PM - Tuesday, May 17, 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) Consideration and Action regarding Minutes, May 3, 2022--Janice England, City Secretary

(5) Recognition of Members of Mayor's Youth Advisory Council--Susy Victor-Trevino, Planning Manager

(6) Recognition of Hollenstein Career and Technology Center Advanced Audio Visual Students for their Efforts in live streaming the "2022 Candidate Forum"

(7) Consideration and Action regarding Resolution No. 2022-13, Canvassing Returns and Declaring Results of the General Election held on May 7, 2022--

Janice England, City Secretary

(8) Consideration and Action regarding Resolution No. 2022-14, Calling for a Run-Off Election for Councilmember Place 1--Janice England, City Secretary

(9) Oath of Office for Councilmember Place 3 and Councilmember Place 5--Janice England, City Secretary

(10) Election of Mayor Pro-Tem--Todd Flippo, Mayor

(11) Presentation of Service Pin to Councilmember Copeland--Todd Flippo, Mayor

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

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

(14) Consideration and Action on an ordinance authorizing the issuance and sale of the City of Saginaw, Texas General Obligation Bonds, Series 2022; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and provisions relating to the subject (Ordinance No. 2022-06)--Kim Quin, Finance Director

(15) Presentation regarding Water Department, Water Department Staff, and Water Line Replacements--Jarred Coursey, Superintendent of Water Utilities

(16) Presentation regarding Playground Equipment for Highland Station Park--Paul Wrzesinski, Superintendent of Public Services

(17) Consideration and Action regarding Agreement to Provide Professional Services between the City of Saginaw and Rick Trice--Randy Newsom, Director of Public Works

(18) Presentation regarding Pavement Management Program--Randy Newsom,

Director of Public Works

(19) FY 2022-2023 Budget Workshop--Kim Quin, Finance Director

(20) 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

(21) Adjournment--Todd Flippo, Mayor

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (4)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Consideration and Action regarding Minutes, May 3, 2022

BACKGROUND/DISCUSSION:
The minutes of the May 3rd City Council Meeting are being presented for consideration.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 05-03-2022

CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
MAY 3, 2022

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Nicky Lawson
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Trenton Tidwell, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Lee Howell
Finance Director	Kim Quin
City Secretary	Janice England
Director of Public Works	Rick Trice, P.E.
Asst. Dir. of Public Works	Randy Newsom
Fire Chief	Doug Spears
Police Chief	Russell Ragsdale
Dir. of Community & Eco Dev.	Keith Rinehart
Human Resource Director	Melanie McManus
Library Director	Ellen Ritchie
Chief Building Official	Larry Little
Environmental Manager	Matt Regan
Environmental Specialist	Glenn Reeves
Management Analyst	Ayoub Kahondogoro
Director of Communications	Pedro Zambrano
Police Sergeant	James Crippen
Police Officer	Aaron Callahan

Absent from the meeting:

None

Visitors at the meeting:

Brack St. Clair	Kathryn Johnson
Beverly Lehman	Kelley McDowell
Larry Scheid	Lola Scheid
Paul Felegy	Dennis Hudson
Ann Lawson	Avan Van Haasen
Steward Van Haasen	Karen Fruhwirth
John Peet	

(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

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

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, April 19, 2022

b. Action regarding Authorization of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. (KHA) for Fairmount 12-inch Sanitary Sewer Rehabilitation, Phase 2

Summary: The Wastewater Capital Improvement Program identified the Fairmount 12-inch Sanitary Sewer Rehabilitation for design and construction. Phase 1 of the project has been completed. The proposed IPO for Phase 2 addresses the plans and contract documents for the installation of approximately 2,950 feet of 15-inch sanitary sewer from Fairmount Ave. eastward to an existing 12-inch sanitary sewer line east of Sansom Blvd. Easement documents will be prepared for acquisition by the City. It is anticipated that a BNSF Railroad Permit will be required for a bore under the railroad tracks. The estimated fee is $157,500. Funds to cover this expenditure will come from American Rescue Plan Act Funds.

c. Action regarding Release of Public Utility Easement in the Square Development

Summary: The City has received a request from the multi-family developer for proposed Lots 4 and 5, Block 1 in The Square to abandon an existing forty-foot wide "Public Utility Easement" located along the south property line. The City has no existing public facilities located in the easement. The developer has produced letters from affected utility companies consenting to the release.

d. Action regarding Approval of Recommendation from Advisory Recreation and Parks Board to purchase "12 Days of Christmas" Display

Summary: The Advisory Recreation and Parks Board has recommended the approval of the purchase of a "12 Days of Christmas" Display in the amount of $20,360.46. The proposed display will be the first to be placed on Basswood Boulevard in the center median between High Country Trail and East Bailey Boswell Road. Funds are available in the Parks Donation Fund for this expenditure.

Mayor Flippo stated that has requests for Items 4b and 4d to be pulled from the Consent Agenda for discussion.

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

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

Against: None

Abstain: None

Absent: None

The Council briefly discussed Item 4b and Item 4d.

Motion was made by Councilmember Bighorse with a second by Mayor Pro-Tem Junkersfeld to approve Item 4b and Item 4d as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(5) Proclamation – Public Service Recognition Week

Mayor Flippo read a proclamation declaring the week of May 1st through May 7th to be Public Service Recognition Week in the City of Saginaw. He encouraged everyone to recognize and honor those individuals in public service positions.

(6) Presentation regarding Industrial Pre-Treatment Program

Environmental Manager Regan gave a presentation regarding the City's Industrial Pre-Treatment Program.

(7) Consideration and Action regarding Approval of Resolution No. 2022-12, adopting revisions to the City of Saginaw Personnel Policies and approving the said Personnel Policy Manual as revised (Clean Fleet Policy)

Motion was made by Councilmember Lawson with a second by Councilmember Tucker to approve Resolution No. 2022-12, adopting revisions to the City of Saginaw Personnel Policies and approving the said Personnel Policy Manual as revised (Clean Fleet Policy). Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(8) FY2022-2023 Budget Workshop

Finance Director Quin gave a presentation regarding FY2022/2023 budget preparation including tax rates and property tax exemptions.

(9) 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

(10) Adjournment

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to adjourn the meeting. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of May 3, 2022 adjourned at 7:27 p.m.

ATTEST: APPROVED:

_____ _____

City Secretary Janice England Mayor Todd Flippo

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (5)

Staff Contact: Susy Victor-Trevino
Planning Manager

E-mail: svictor@saginawtx.org

Phone: 817-230-0440

SUBJECT:
Recognition of Members of Mayor's Youth Advisory Council

BACKGROUND/DISCUSSION:
Members of the Mayor's Youth Advisory Council will be recognized for their participation. Below is a list of members.

Cameron Briley Clardav Dahlia Gouoto-Nkoli
Drew Michael Garcia Jasmine Olivia Boyd
Johnathon Stanley Kara-Elisabeth Marie Bell
Karla Nyloid Fuentes Maldonado Kayli Jones
Kelsey Green Kylah Spurlock
Lillian McMinn Maya Gasca
Michael Adam Perez Sparsha Scharya

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (6)

Staff Contact: Pedro Zambrano
Communications Manager

E-mail: pzambrano@saginawtx.org

Phone: 817-230-0336

SUBJECT:
Recognition of Hollenstein Career and Technology Center Advanced Audio Visual Students

BACKGROUND/DISCUSSION:
Recognition of Hollenstein Career and Technology Center Advanced Audio Visual Students for their Efforts in live streaming the "2022 Candidate Forum"

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (7)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Consideration and Action regarding Resolution No. 2022-13, Canvassing Returns and Declaring Results of the General Election held on May 7, 2022

BACKGROUND/DISCUSSION:
Resolution No. 2022-13 canvasses the returns of the General Election held on May 7, 2022.

NOTE: AT THE TIME THE PACKET WAS POSTED, TARRANT COUNTY ELECTIONS HAD NOT RELEASED THE OFFICIAL RETURNS. I EXPECT TO RECEIVE THE OFFICIAL RETURNS ON MONDAY. THE NUMBERS IN THE RESOLUTION ARE FROM THE UNOFFICIAL RESULTS (HIGHLIGHTED IN YELLOW IN THE RESOLUTION). IF THERE ARE ANY CHANGES WHEN THE OFFICIAL RETURNS ARE RELEASED, THE RESOLUTION WILL BE REVISED ACCORDINGLY PRIOR TO THE MEETING.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of Resolution No. 2022-13, canvassing returns and declaring the results of the General Election held on May 7, 2022.

ATTACHMENTS:

Description

Resolution--Unofficial Results

CITY OF SAGINAW RESOLUTION NO. 2022-13

A RESOLUTION OF THE CITY OF SAGINAW, TEXAS, CANVASSING RETURNS AND DECLARING RESULTS OF AN ELECTION HELD IN THE CITY OF SAGINAW ON MAY 7, 2022 FOR THE PURPOSE OF ELECTING COUNCILMEMBER PLACE 1, COUNCILMEMBER PLACE 3, AND COUNCILMEMBER PLACE 5; FINDING THAT NO MAJORITY OF VOTES WAS CAST TO FILL COUNCILMEMBER PLACE 1 AND THAT A RUNOFF IS NECESSARY.

WHEREAS, on May 7, 2022, a general election was held for the offices of Councilmember Place 1, Councilmember Place 3, and Councilmember Place 5; and

WHEREAS, said election was duly held at the time and place specified, after due notice as required by law had been given by posting and publication; and

WHEREAS, there were _____ electors voting at said election, who cast votes as follows:

FOR COUNCILMEMBER PLACE NO. 1

CHARLES BEASLEY	364 Votes
LARRY SCHEID	225 Votes
PAUL FELEGY	371 Votes

FOR COUNCILMEMBER PLACE NO. 3

Valerie Tankersley/Junkersfeld	833 Votes

FOR COUNCILMEMBER PLACE NO. 5

Katie Johnson	466 Votes
Cindy Bighorse	527 Votes

as is reflected by the election returns heretofore filed by the election judges with the City Secretary; and

WHEREAS, only qualified voters of the City of Saginaw, Texas, were allowed to vote in said election.

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

1. That said election was duly called; that notice of said election was given in accordance with the Texas Election Code (the "Code") and the resolution calling the election; that the election was held in accordance with the Code; that due return of said election has been made by the proper officers; and that the qualified voters of the City of Saginaw, Texas, voting in said election have duly elected Valerie Tankersley/Junkersfeld as Councilmember Place No. 3, and Cindy Bighorse as Councilmember Place No. 5. There being no majority of votes for the position of Councilmember Place No. 1, the two candidates receiving the highest and second highest number of votes who shall be candidates in a runoff election on June 18, 2022 are as follows:

Charles Beasley
Paul Felegy

2. That the said Valerie Tankersley/Junkersfeld is hereby declared duly elected to the office of Councilmember Place No. 3 of the City of Saginaw, Texas.

3. That the said Cindy Bighorse is hereby declared duly elected to the office of Councilmember Place No. 5 of the City of Saginaw, Texas.

4. That the proper officials are hereby authorized to administer the oath of office and do all things necessary to install said officer in his respective office.

ADOPTED AND APPROVED this 17th day of May, 2022.

APPROVED:

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

City of Saginaw Councilmember Place 1

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Charles Beasley		43	54.43%	212	38.34%	109	33.23%	364	37.92%
Larry Scheid		11	13.92%	138	24.95%	76	23.17%	225	23.44%
Paul Felegy		25	31.65%	203	36.71%	143	43.60%	371	38.65%
	Cast Votes:	79	100.00%	553	100.00%	328	100.00%	960	100.00%
	Undervotes:	6		78		48		132	
	Overvotes:	0		0		0		0	

City of Saginaw Councilmember Place 3

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Valerie Tankersley/Junkersfeld		68	100.00%	484	100.00%	281	100.00%	833	100.00%
	Cast Votes:	68	100.00%	484	100.00%	281	100.00%	833	100.00%
	Undervotes:	17		147		95		259	
	Overvotes:	0		0		0		0	

City of Saginaw Councilmember Place 5

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Katie Johnson		41	50.00%	271	47.05%	154	45.97%	466	46.93%
Cindy Bighorse		41	50.00%	305	52.95%	181	54.03%	527	53.07%
	Cast Votes:	82	100.00%	576	100.00%	335	100.00%	993	100.00%
	Undervotes:	3		55		41		99	
	Overvotes:	0		0		0		0	

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (8)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Consideration and Action regarding Resolution No 2022-14, Calling for a Run-Off Election for Councilmember Place 1

BACKGROUND/DISCUSSION:
Resolution No. 2022-14 calls the run-off election for Councilmember Place 1. Since none of the three candidates received over 50% of the votes cast at the May 7, 2022 Election, a run-off election must be held between the two candidates that received the most votes. Those candidates according to the unofficial election results are Charles Beasley and Paul Felegy. The run-off election will be held on Saturday, June 18th.

FINANCIAL IMPACT:
The financial impact will be the expense of the run-off election.

RECOMMENDATION:
Staff recommends approval of Resolution No. 2022-14 calling for a run-off election for Councilmember Place 1.

ATTACHMENTS:

Description

Resolution No. 2202-14

RESOLUTION NO. 2022-14

A RESOLUTION OF THE CITY OF SAGINAW, TEXAS, CALLING FOR A RUN-OFF ELECTION TO BE HELD ON JUNE 18, 2022, FOR THE OFFICE OF COUNCILMEMBER PLACE 1; ESTABLISHING PROCEDURES FOR CONDUCT OF THE ELECTION.

WHEREAS, the City of Saginaw, Texas, held an election on Saturday, May 7, 2022, to elect an officer for Councilmember Place 1; and

WHEREAS, the City Charter requires that a candidate must receive the majority of all votes cast in order to be elected to such office; and

WHEREAS, no candidate received the votes necessary to be elected for the office of Councilmember Place 1; and

WHEREAS, Section 2.025 of the Texas Election Code (the "Code") requires that the run-off election be held not earlier than the twentieth or later than the forty-fifth day after the date the final canvas of the main election is completed.

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

Section 1. RUNOFF ELECTION CALLED: A run-off election shall be held in the City of Saginaw, Texas, on Saturday, June 18, 2022, at which the officer for Councilmember Place 1 shall be elected.

Section 2. CANDIDATES: The candidates for the run-off election shall be the candidates who receive the highest and second highest number of votes in the general election held on May 7, 2022, or who tied for the highest number of votes in that election in accordance with Section 2.023 of the Code. The Mayor shall certify in writing the candidates eligible for placement on the run-off election ballot and shall deliver the certification to the City Secretary.

Section 3. AGREEMENT WITH TARRANT COUNTY: Prior to the election, the City anticipates that it will enter into an agreement for election services with Tarrant County. The Mayor is hereby authorized to execute an agreement with Tarrant County for the conduct of the election in accordance with Chapter 31, Subchapter D of the Texas Election Code and offer applicable statutes and laws.

Section 4. APPOINTMENT OF ELECTION JUDGES AND ALTERNATE ELECTION JUDGES: Election judges for the runoff election shall be appointed by Tarrant County as authorized by Chapter 271, of the Texas Election Code.

Section 5. EARLY VOTING:

(a) The Tarrant County Elections Administrator is designated the Early Voting Clerk. Additional Deputy Early Voting Clerks may be appointed, as provided in the Tarrant County Joint Election Agreement.

(b) Early Voting by personal appearance shall be conducted at the Eagle Mountain-Saginaw Independent School District Administration Building 6-Training Room, 1200 Old Decatur Road, Saginaw, Texas 76179 or at the Tarrant County Main Early Voting site located at 2700 Premier Street, Fort Worth, Texas 76111 on the following days and times:

Date	Time
June 6-10 (Monday – Friday)	8:00 a.m. – 5:00 p.m.
June 11 (Saturday)	7:00 a.m. – 7:00 p.m.
June 12 (Sunday)	10:00 a.m. – 4:00 p.m.
June 13-14 (Monday – Tuesday)	7:00 a.m. – 7:00 p.m.

Additional early voting will be conducted at locations throughout Tarrant County as established by the Tarrant County Joint Election Agreement. If there is any discrepancy between this resolution and the Agreement as to early voting locations or times, the Agreement shall control.

(c) Applications for early voting by mail in Tarrant County may be delivered to the Early Voting Clerk, 2700 Premier Street, Fort Worth, Texas 76111, FAX: 817-831-6118, email: votebymail@tarrantcounty.com to be received not later than the date established by the Tarrant County Joint Election Agreement. Early Voting ballots for Tarrant County shall be mailed to Early Voting Clerk, P.O. Box 961011, Fort Worth, Texas, 76161-0011. The City Secretary is directed to forward the applications and ballots to the Election Administrator as provided in the Joint Election Agreement.

(d) Early voting both by personal appearance and by mail shall be canvassed by the Early Voting Ballot Board, which is hereby created. The Presiding Election Judge and the Alternate Presiding Judge will be appointed by the Tarrant County Election Administrator as permitted by law. The presiding judge shall appoint elections clerks as may be necessary for the proper conduct of the election. The election judge, or the alternative election judge, in the absence of the election judge, and the election clerks shall constitute the early voting ballot board to process early voting results from the election. The election judge and the alternate election judge must be eligible to serve in accordance with state law, and the election clerks shall be qualified voters of the City. To the extent required by law, those persons designated by Tarrant County as election officers and clerks are hereby appointed by the City.

Section 6. METHOD OF VOTING: Tarrant County's HART InterCivic Verity, version 2.3.1 shall be used for absentee voting by mail; early voting by personal appearance; regular voting on election day; and provisional voting. All expenditures necessary for the conduct of the election, the purchase of materials therefor, and the employment of all election officials are hereby authorized, and shall be conducted in accordance with the Election Code.

Section 7. GOVERNING LAW AND QUALIFIED VOTERS: The election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident qualified voters of the City shall be eligible to vote at the election.

Section 8. PUBLICATION AND POSTING OF NOTICE OF ELECTION: Notice of the election shall be published in accordance with Chapter 4 of the Election Code except that a notice under Section 4.003(a)(2) or (b) of the Code must be posted not later than the 15th day before election day.

Section 9. NECESSARY ACTIONS: The Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, ON THIS THE 17th DAY OF MAY, 2022.

APPROVED:

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (9)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Oath of Office for Councilmember Place 3 and Councilmember Place 5

BACKGROUND/DISCUSSION:
City Secretary England will administer the Oath of Office for Councilmember Place 3 Valerie Tankersley/Junkersfeld, and Councilmember Place 5 Cindy Bighorse.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (10)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Election of Mayor Pro-Tem

BACKGROUND/DISCUSSION:
Each year following the election, the City Council must choose one of its members to serve as Mayor Pro-Tem.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (11)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 8170-230-0327

SUBJECT:
Presentation of Service Pin to Councilmember Copeland

BACKGROUND/DISCUSSION:
Councilmember Copeland was elected to office in May 2017, and re-elected in May 2020. Mayor Flippo will present Councilmember Copeland with a service pin in recognition of her five (5) years of service on the City Council.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (12)

Staff Contact: Randy Newsom
Director of Public Works

E-mail: rnewsom@saginawtx.org

Phone: (817) 230-0448

SUBJECT:
Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw) (Ordinance No. 2022-03) *Note: Public Hearing for this item was held at the March 15, 2022 City Council Meeting.*

BACKGROUND/DISCUSSION:
Planned Development – Avilla Saginaw

Owner: Blue Mound Partners, L.P.
Developer: NextMetro Communities
Engineer: Spiars Engineering
Existing Zoning: Community Commercial (CC)
Ultimate Land Use Plan: CC and SF2
Proposed Zoning: PD/MF1

Background

The Planning and Zoning Commission considered the request at its March 8, 2022 meeting and recommended approval by City Council by a vote of 3-1. The approval was subject to relocation of a dumpster location from the west side of the Development Plan to the east side of the development further away from the Creek Wood Subdivision.

On March 15, 2022 this item was brought forth on the regular agenda to the City Council and they voted to table this item, a copy of the minutes is included in the attachments. Since this meeting, the Developer has held two public meetings regarding this request.

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/MF1) (14.430 Acres)

Ultimate Land Use Plan shows the property as Community Commercial (CC).

The property has existing frontage on Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Adjacent Land Uses
West: Single Family (SF2)
East: Blue Mound Rd. (FM-156)
North: Single Family (City of Fort Worth)
South: Bailey-Boswell Rd.

Avilla Saginaw is proposed as a Single Family for Rent Development. The development will be gated and will be platted as a single lot. The dwelling units will range in size from a 690 S.F. 1-Bedroom Unit to 1,265 for a 3-Bedroom Unit.

The minimum separation between units will be nine feet (9') measured from foundation to foundation.

The total number of proposed units is 118 providing a density of 7.18 dwelling units per acre. The maximum density for Multi-family (MF1) in the Zoning Ordinance is 18 DU/Acre.

All units shall be fire sprinkled in accordance with NFPA 13R standards, as they exist or may be amended.

Architectural standards are outlined in the Development Standards (Attachment "B"). A Developer Agreement will be required to enforce the standards.

Additional information may be found in the Development Standards.

The Planning and Zoning Commission considered the request at its March 8, 2022 meeting and recommended approval by City Council by a vote of 3-1.

The approval was subject to relocation of a dumpster location from the west side of the Development Plan to the east side of the development further away from the Creek Wood Subdivision.

NOTE: AT THE MARCH 15, 2022 CITY COUNCIL MEETING, THE CITY COUNCIL VOTED TO TABLE THIS ITEM. A COPY OF THE MINUTES IS INCLUDED IN THE ATTACHMENTS. SINCE THAT MEETING THE DEVELOPER HAS HELD PUBLIC MEETINGS REGARDING THIS REQUEST.

FINANCIAL IMPACT:
N/A.

RECOMMENDATION:
The Planning and Zoning Commission voted to recommend approval of the amendment to the 2022 Comprehensive Plan Final Development Plan and to change the zoning from Community Commercial (CC) to Planned Development (PD) for the Avila Saginaw development as described subject to relocation of a dumpster from the west side of the Development Plan to the east side of the development further away from the Creekwood Subdivision as approved by staff.

ATTACHMENTS:

Description
Ordinance 2022-03

Exhibit A Property Description
Exhibit B Development Standards
Exhibit C Development Plan
P&Z Packet 3-8-22
P&Z Minutes 3-8-22
Letter of Support from Creekwood
Minutes, 03-15-2022

ORDINANCE NO. 2022- __

AN ORDINANCE OF THE CITY OF SAGINAW TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE 2022 COMPREHENSIVE MASTER PLAN BY CHANGING THE ULTIMATE LAND USE PLAN AND ESTABLISHING AVILLA SAGINAW PLANNED DEVELOPMENT DISTRICT WITH MULTI-FAMILY (MF-1) USES; PROVIDING DEVELOPMENT STANDARDS AND DEVELOPMENT PLAN; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw 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 of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting the 2022 Comprehensive Master Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the 2022 Comprehensive Master Plan provides guidance for future development in conformance with the Ultimate Land Use Map; and

WHEREAS, the owner of property consisting of approximately 16.430 acres of land out of Abstract 1798, H. Robertson Survey, Tarrant County, Texas, and located at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156), has filed an application to establish the Avilla Saginaw Planned Development District with Multi-Family (MF1) Uses; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on March 8, 2022 and the City Council of the City of Saginaw, Texas, held a public hearing on March 15, 2022, with respect to the proposed 2022 Comprehensive Master Plan amendment and Planned Development District as described herein; and

WHEREAS, the City Council has determined that an amendment to the Ultimate Land Use Map, as provided herein, redesignating the below-described property from Community Commercial (CC) to Planned Development (PD) is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the 2022 Comprehensive Master Plan; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for the rezoning of the property and amendment of the Comprehensive Master Plan; and

WHEREAS, the City Council finds that the requested Planned Development District as outlined herein is in the best interest of the City of Saginaw and will promote the health, safety and general welfare of the citizens of the City of Saginaw and the general public.

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

SECTION 1.

The City of Saginaw Texas, 2022 Comprehensive Master Plan, as amended, is hereby amended by changing the Ultimate Land Use Map to redesignate the hereinafter described property and area (the "Property") as follows:

> Approximately 16.430 acres of land out of Abstract 1798, H. Robertson Survey, Tarrant County, Texas, and located at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156), as more fully described in Exhibit "A" hereto.

from Community Commercial (CC) to Planned Development (PD).

SECTION 2.

Ordinance No. 2002-04, as amended, is hereby amended by rezoning the Property from Community Commercial (CC) to Planned Development (PD), with Multi-Family (MF1) uses.

SECTION 3.

The use of the property described above shall be subject to the development restrictions, terms and conditions set forth in Exhibit "B" attached hereto, as well as the Development Plan attached hereto as Exhibit "C" establishing Avilla Saginaw Planned Development District.

SECTION 4.

The zoning districts as herein established have been made in accordance with a Comprehensive Master Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 5.

The official zoning map of the City of Saginaw is hereby amended and the City Secretary is hereafter directed to revise the zoning map to reflect zoning classification as set forth above.

SECTION 6.

The City Secretary is directed to revise the Ultimate Land Use Map to reflect the revised land use designations as set forth above.

SECTION 7.

The use of property above shall be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 8.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 9.

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 section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses , and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 10.

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 ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 11.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04 or any ordinances governing zoning 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 and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 12.

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 13.

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 THIS 1st DAY OF MARCH, 2022.

_____
TODD FLIPPO, MAYOR

ATTEST:

_____
JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE AS TO FORM AND LEGALITY:

_____
BRYN MEREDITH, CITY ATTORNEY

Exhibit “A”
Property Description

Exhibit “B”
Planned Development District Standards

Exhibit “C”
Development Plan

EXHIBIT “A”

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District – Single-Family for Rent Tract

The purpose of this district is for Cottage Style Single-Family for Rent, which most appropriately utilizes Multi-Family-1 (MF1) standards, except as specifically stated in this Ordinance.

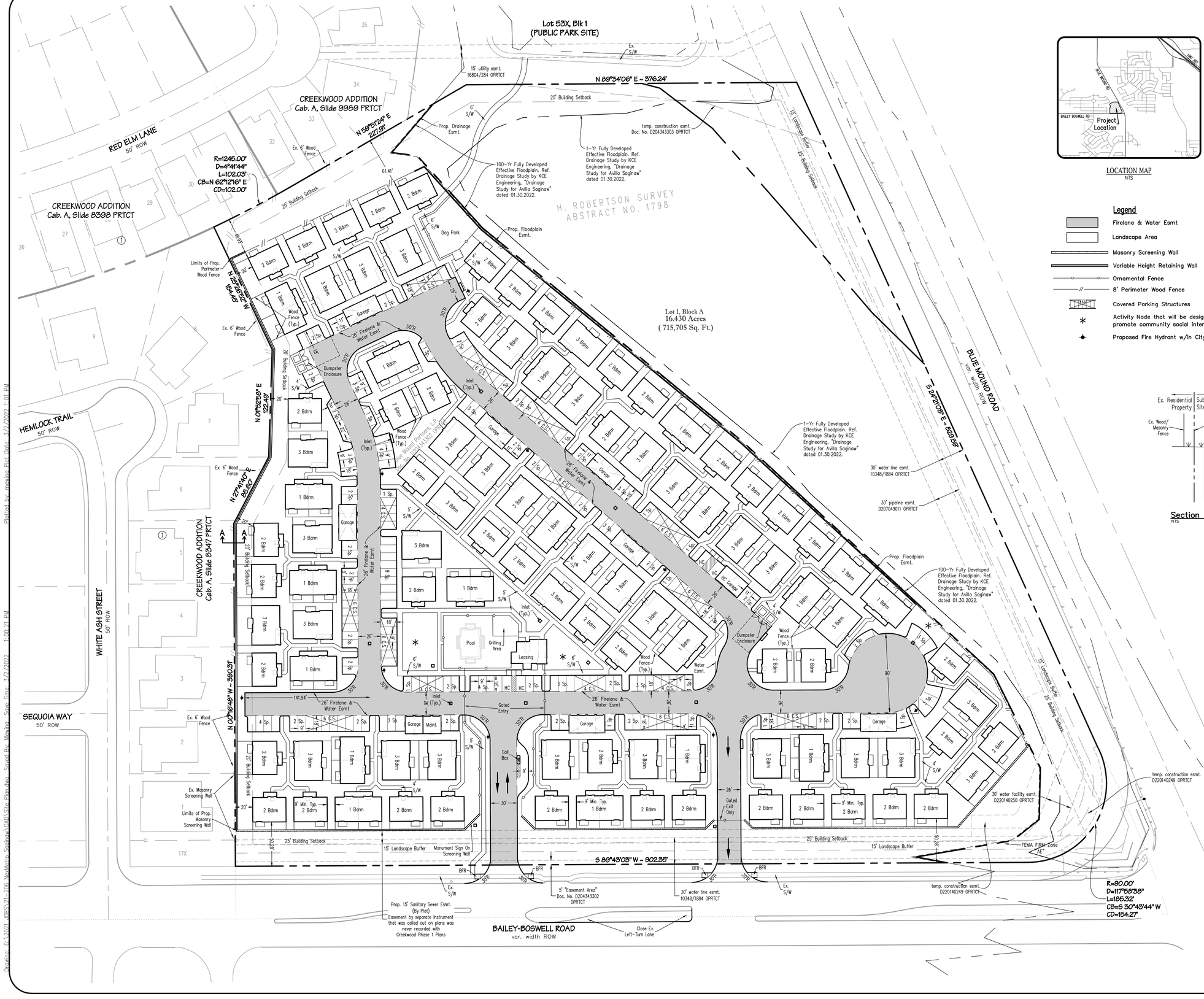
A. All regulations and standards applicable to the MF1 Multifamily Residential zoning classification shall apply, as it exists or may be amended, except as noted herein:

1. Minimum Building Front Setback (South)	25 feet
2. Minimum Building Front Setback (East)	25 feet
3. Minimum Building Rear Setback (North)	20 feet
4. Minimum Building Side Setback (West)	20 feet
5. Maximum Building Height	36 feet
7. Minimum Parking per 1 Bedroom Unit	1.5 spaces
8. Minimum Parking per 2 Bedroom Unit	2.0 spaces
9. Minimum Parking per 3 Bedroom Unit	2.5 spaces
11. Minimum Landscape Bufferyard along Frontages	15 feet
12. Minimum Landscape Area	50% of Bldg Floor Area

B. The following regulations shall also apply:
1. Building separation between units shall be a minimum of 9 feet (foundation to foundation).
2. Amenities shall include a pool, spa, dog park, covered pavilion with outdoor kitchen, pet stations, community gathering areas, usable open space and centralized greenspace with walking paths as shown on the Zoning Exhibit.
3. Perimeter fencing shall be 8feet in height. Perimeter fencing materials shall be masonry, wood and/or ornamental metal.
4. Surface spaces, detached garages and covered parking shall be allowed and count toward minimum parking requirements.
5. The building materials shall conform to the development standards as set forth in the MF-1 multifamily design standards including the below:
   - Each home shall provide a minimum of an 8 ft private, fenced rear yard. Interior rear yard fences shall be wood.
   - Internal site addressing shall be on masonry column portal style signs.
   - Subdivision identity signs may be located near driveway entry locations.
6. Exterior air conditioning equipment shall be located in the rear of the property.
7. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.
8. Architectural Standards. Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass

block, or combination of these materials laid up unit by unit and set in mortar.

9. Fences, gates, patios, parking and access easement/access drives shall be allowed in front, side, rear yard setbacks and within the area between building facades and property line.



LOCATION MAP
NTS



0 25 50 100

1 inch = 50 ft.

Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 8' Perimeter Wood Fence
- Covered Parking Structures
- * Activity Node that will be designed and intended to promote community social interaction.
- Proposed Fire Hydrant w/in City Easement

Section 'A–A'
NTS

General Notes:

Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.

1. PD/MF1 Planned Development for all uses in "MF1" Multiple-Family plus cottage community; site plan requirements and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
   - ** Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
   - ** Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
4. All signs will conform to Section 8-10
5. This project will comply with Section 8-13, Landscape Regulations.
6. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
7. Building separation shall be a minimum spacing between units of 9 feet (foundation to foundation).

SITE DATA

Ex. Zoning	Community Commercial (CC)
Prop. Zoning	Planned Development (PD/MF1)
Proposed Use	Multifamily
Lot Area	16.430 Ac. (715,705 Sq. Ft.)

Building Types:	**No. Units:**	**Building Area:**
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	**118**	**116,363 Sq. Ft.**

Building Coverage	0.1626	
Density	7.18	Units/Ac.

Parking Required:	**Spaces/Unit**	**Spaces**
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1:200)	-	5
Total:	-	**241**

Parking Provided	**Spaces**
Standard Spaces	122
Detached Covered Spaces	82
Detached Garage Spaces	32
Leasing Office	8
Total:	**244**

Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)
Landscape Area Provided	480,000 Sq. Ft.

EXHIBIT "C"
SITE PLAN

AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16.430 Acres

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinie

DEVELOPER
NexMetro Communities
2221 Lakeside Blvd., Suite 1210
Richardson, TX 75082
Telephone: (469) 546-9434
Contact: Josh Eadie

OWNER
Blue Mound Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75205
Telephone: (214) 224-4634
Contact: Gordana Edwards

Drawing: G:\2021 JOBS\21-206 NexMetro Saginaw\CAD\Site Plan.dwg Saved By: mewing Save Time: 3/2/2022 1:00:21 PM Plotted by: mewing Plot Date: 3/2/2022 1:01 PM

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, March 08, 2022
6:00 P. M.

(1)	**Call to Order**	**Chairman Lewis**
(2)	**Roll Call to Establish Quorum**	**Chairman Lewis**
(3)	**Audience Participation**	**Chairman Lewis**
(4)	**Approval of Minutes** Regular Meeting and Public Hearing and On January 11, 2022	**Chairman Lewis**
(5)	**PZ 0322-01** **Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849**	**Jeff Klement, P. E.** **JBI Partners**
(6)	**PZ 0322-02** **Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849**	**Jeff Klement, P. E.** **JBI Partners**
(5)	**PZ 0322-03 PUBLIC HEARING** **Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)**	**Josh Eadie** **NexMetro Communities**
(6)	**Staff Report**	**Rick Trice, P. E.** **Public Works Director**
A.	Discussion of Residential, Commercial and Industrial, and City Projects	
B.	Update Commission of City Council Action on Previous Cases	

(7) 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

(8) Adjournment **Chairman Lewis**

DATE POSTED:_____ TIME:_____ BY:_____

DATE RETRIEVED:_____ TIME:_____ BY:_____

The 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 Susy Victor at 817-230-0440 a minimum of 72 hours in advance of the meeting.

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1st Alternate	Term Expires May 2023
Brent Wooten	2nd Alternate	Term Expires May 2022

- **Sec. 2-8. - Meeting and quorum**

A quorum for the conduct of business shall consist of three members of the commission. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

03/08/2022 P&Z Packet Page #2

Audience Participation

If anyone in the audience wishes to address the board on any item listed on the agenda, please fill out one of the audience participation forms located by the east door of the Council Room. After the form is completed, please hand it to the board secretary. Your request to speak will be given to the chairman and you will be called upon to speak when that item is discussed.

03/08/2022 P&Z Packet Page #3

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
JANUARY 11, 2022

Present at the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Alex Ward
Andrew Simonsen
Cesar Guerrero
Madison Graham
Mary Ragle
Nathan Goldberg
Rebecca Ward
Samuel LaBruyere

(1) Call to Order

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

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, LaBruyere, and Alternate Member Wooten.

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on November 09, 2021 were presented for approval. A motion was made by Member LaBruyere with a second by Member Barngrover to approve the minutes for November 09, 2021. Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(5) PZ 0122-01 PUBLIC HEARING
Consideration and Action Regarding Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan

Vice Chairman Haney opened the Public Hearing at 6:02 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the 2022 Saginaw Comprehensive Plan.

Madison Graham, Planner and Andrew Simonsen, Engineer for the project, showed a PowerPoint presentation regarding the 2022 Saginaw Comprehensive Plan. DPW Trice, Madison Graham, and Andrew Simonsen answered the members and audience's questions and addressed their concerns.

During the Public Hearing, audience participation consisted of residents: Nathan Goldberg, Cesar Guerrero, Rebecca Ward, and Alex Ward. They all shared their concerns regarding the zoning of Spring Creek Hollow where a distribution center is planning to be built. Their concerns revolved around safety, congestion, and nature. Due to comments being skewed towards a non-agenda item, City Attorney, Lindsey Hale, had to intervene and bring the commission back to the original agenda item. She stated that although the public can speak on non-agenda items, Commission members cannot.

Vice Chairman Haney closed the Public Hearing at 6:46 p.m.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the 2022 Saginaw Comprehensive Plan.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

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

DPW Trice reviewed several of the current projects under construction in the City.

(7) 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

(8) Adjournment

Motion was made by Member LaBruyere with a second by Member Barngrover to adjourn the meeting. Motion carried.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of January 11, 2022 closed at 6:58 p.m.

APPROVED:

_____

Matthew Lewis, Chairman

ATTEST:

_____

Susy Victor-Trevino, Recording Secretary

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

DATE: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Preliminary Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

03/08/2022 P&Z Packet Page #7

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: PZ0322-01

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 Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

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. The application is not considered complete until all requirements are met.

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 be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT (X) FINAL PLAT ( ) REPLAT ( ) AMENDED PLAT ( )

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development 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.

03/08/2022 P&Z Packet Page #8

OWNER'S SIGNATURE: _____ PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE: _____ PHONE # : Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

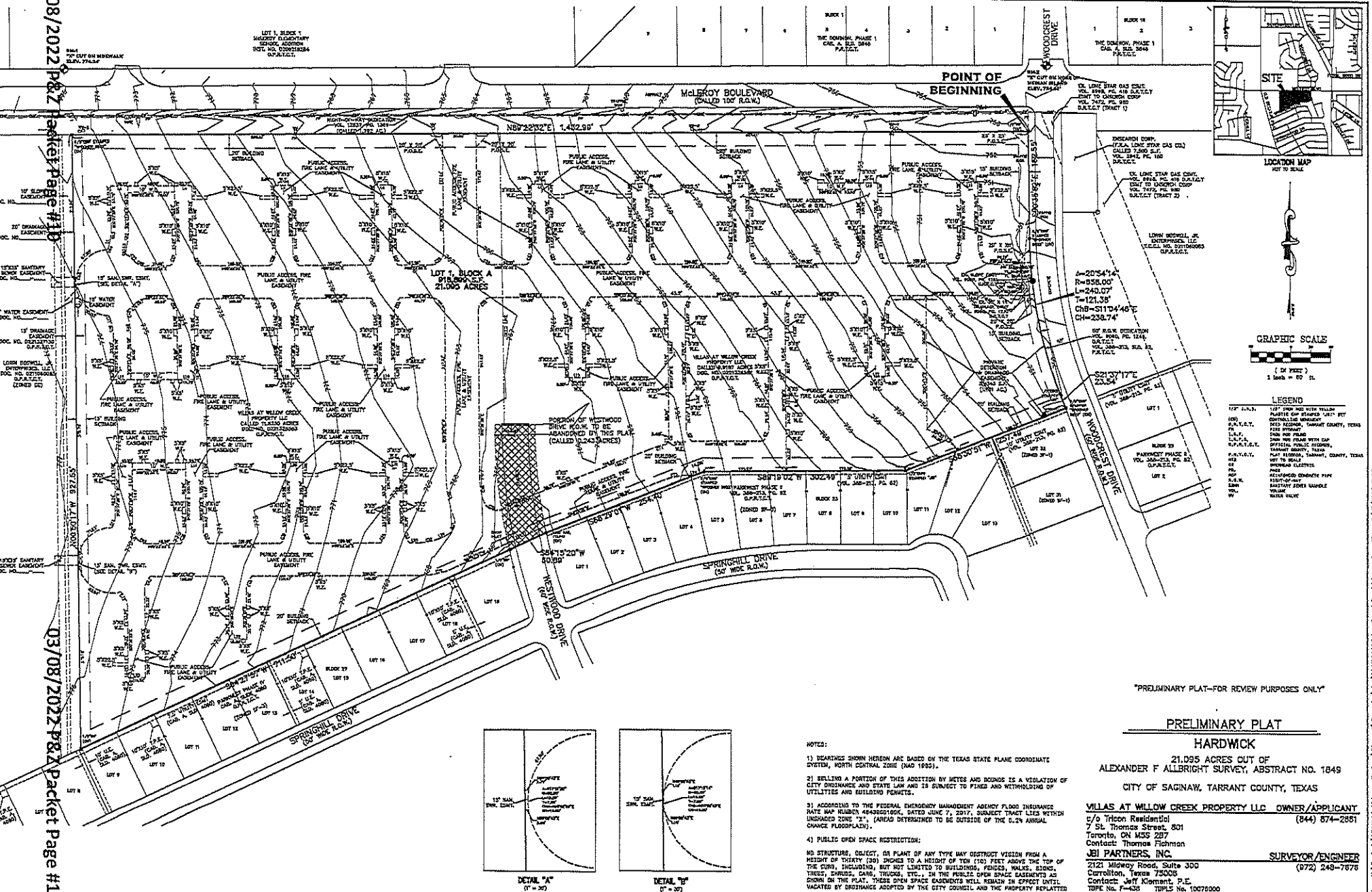
ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

21.095 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1849

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0190K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2881
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Kiement, P.E.
TBPE No. F-4311 TBPLS No. 10076000

Date: 02/17/2022

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OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS –

COUNTY OF TARRANT –

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC, is the owner of a 21.095 acre tract of land in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to LOREN O'NEILL, JR. ENTERPRISES, LLC. by deed thereof filed for record in Tarrant County, Texas minutes & Instrument No. D211060065, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 9.0187 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, and all of that 0.243 acre Right-of-Way Abandonment tract of land as DESCRIBED in Instrument No. _____, Official Public Records, Tarrant County, Texas said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 9.0187 acre tract, being the southeast property corner of a called 1.292 acre tract of land described in Right-of-Way Deed to the City of Saginaw in Volume 12637, Page 1360, Deed Records, Tarrant County, Texas, same being at the intersection of the south right-of-way line of McLeroy Boulevard (being a variable width public right-of-way) with the west right-of-way line of Woodcrest Drive (being a 50 feet wide public right-of-way at this point)

THENCE along the said west right-of-way line of Woodcrest Drive the following courses and distances:

South 00 degrees 35 minutes 52 seconds East, a distance of 150.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5022" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 650.00 feet, a central angle of 20 degrees 04 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.35 feet, a chord bearing of South 11 degrees 04 minutes 40 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degrees 31 minutes 33 seconds East, a distance of 22.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5022" found, being the north lot corner of Lot 32, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:

South 68 degrees 28 minutes 21 seconds West, a distance of 237.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 69 degrees 10 minutes 02 seconds West, a distance of 302.49 feet to a five-eighths inch iron rod with cap stamped "Spooner 5022" found;

South 69 degrees 29 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

THENCE along the said east right-of-way line, with said curve to the right, an arc length of 162.41 feet, and across a chord which bears North 05 degrees 20 minutes 49 seconds West, a chord length of 162.13 feet to an iron rod set;

THENCE South 89 degrees 49 minutes 07 seconds West, along the north right-of-way line of said Westwood Drive, a distance of 60.00 feet to an iron rod set at the beginning of a curve to the left having a radius of 660.00 feet;

THENCE along the south line of said 0.243 acre tract, South 84 degrees 15 minutes 20 seconds East, a distance of 228.60 feet to a five-eighths inch iron rod found at the north lot corner of Lot 18, Block 23, Parkwest Phase IV, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 4060, Plat Records, Tarrant County, Texas;

THENCE South 84 degrees 27 minutes 57 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.50 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 26 minutes 17 seconds West, a distance of 527.33 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 22 seconds East, along the south line of said 1.292 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.80 feet to the POINT OF BEGINNING and containing 918,898 square feet or 21.095 acres of land.

We, the undersigned, do hereby dedicate the above described property as HARDWICK, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS –

COUNTY OF DALLAS –

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 5426

Date: _____, 2022

STATE OF TEXAS –

COUNTY OF DALLAS –

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	81.18'	06°31'40"	698.00'	40.61'	S09°22'08"E	81.14'
C2	22.36'	081°26'07"	21.00'	13.38'	N60°04'26"W	21.34'
C3	23.36'	64°25'37"	30.00'	13.00'	S32°30'30"W	23.66'
C4	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C5	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C6	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C7	23.23'	64°12'07"	30.00'	12.93'	N31°53'36"E	23.65'
C8	23.36'	64°25'37"	30.00'	13.00'	S32°30'30"W	23.66'
C9	16.06'	030°40'26"	30.00'	7.70'	S13°46'18"W	14.92'
C10	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C11	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C12	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C13	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C14	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C15	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C16	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C17	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C18	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C19	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C20	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C21	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C22	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C23	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C24	32.98'	090°00'00"	21.00'	21.00'	S45°30'30"W	29.70'
C25	20.68'	090°39'01"	21.00'	20.99'	S44°22'01"W	20.65'
C26	20.68'	089°39'01"	21.00'	20.99'	N44°22'01"W	20.65'
C27	32.98'	090°00'00"	21.00'	21.00'	N45°30'30"E	29.70'
C28	36.07'	098°31'05"	125.00'	18.16'	S08°55'57"E	35.84'
C29	38.06'	089°39'01"	21.00'	24.33'	S89°39'01"E	33.75'
C30	42.56'	029°29'00"	176.00'	21.82'	N10°59'00"E	42.53'
C31	31.36'	085°32'27"	21.00'	18.43'	N31°41'14"E	28.53'
C32	33.46'	024°54'30"	77.00'	17.01'	N78°39'14"E	33.21'
C33	34.00'	043°46'43"	35.00'	17.84'	S33°23'16"E	33.34'
C34	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C35	20.18'	64°23'27"	30.00'	11.00'	S32°55'07"E	19.14'
C36	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C37	23.36'	64°25'37"	30.00'	13.00'	S32°55'07"E	23.66'
C38	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C39	18.88'	009°33'48"	113.00'	9.46'	N04°30'37"E	18.86'
C40	3.22'	006°51'22"	30.00'	1.61'	S00°51'36"W	3.22'
C41	17.24'	033°32'19"	30.00'	8.14'	N16°16'41"E	17.48'
C42	20.14'	038°27'58"	30.00'	10.39'	N24°27'03"W	19.77'
C43	23.36'	64°25'37"	30.00'	13.00'	S32°55'07"E	23.66'
C44	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C45	23.23'	64°12'07"	30.00'	12.93'	S31°53'36"W	23.65'
C46	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C47	8.28'	015°48'46"	30.00'	4.44'	S07°15'08"E	8.78'
C48	20.67'	015°50'55"	112.00'	14.82'	N08°08'48"W	20.64'
C49	8.81'	015°48'46"	30.00'	4.44'	S07°15'08"E	8.78'
C50	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C51	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C52	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C53	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C54	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C55	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C56	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C57	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C58	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C59	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C60	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C61	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C62	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C63	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C64	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C65	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C66	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C67	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C68	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C69	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C70	170.85'	180°33'05"	55.00'	346.16'	S07°47'23"E	84.00'
C71	11.48'	013°04'55"	30.00'	5.77'	N47°32'57"W	11.38'
C72	66.21'	034°54'30"	122.00'	34.05'	N78°39'14"E	64.74'
C73	46.00'	026°50'00"	133.00'	24.27'	S78°54'44"W	47.73'
C74	27.13'	009°32'23"	163.00'	13.58'	S72°43'13"W	27.10'
C75	17.01'	019°28'18"	50.00'	8.58'	N33°48'56"W	16.93'
C76	15.93'	018°14'34"	50.00'	8.03'	N34°55'47"E	15.86'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°17'47"E	6.41'
L2	N89°22'22"E	26.00'
L3	N12°17'47"E	6.39'
L4	N89°22'22"E	26.00'
L5	N89°22'22"E	26.00'
L6	N89°22'22"E	26.00'
L7	N89°22'22"E	26.00'
L8	N89°22'22"E	26.00'
L9	N89°22'22"E	26.00'
L10	N89°22'22"E	26.00'
L11	N89°22'22"E	26.00'
L12	N89°22'22"E	26.00'
L13	N89°22'22"E	26.00'
L14	N89°22'22"E	26.00'
L15	N89°22'22"E	26.00'
L16	N89°22'22"E	26.00'
L17	N89°22'22"E	26.00'
L18	N89°22'22"E	26.00'
L19	N89°22'22"E	26.00'
L20	N89°22'22"E	26.00'
L21	N89°22'22"E	26.00'
L22	N89°22'22"E	26.00'
L23	N89°22'22"E	26.00'
L24	S89°10'07"W	3.85'
L25	N89°22'22"E	13.31'
L26	N84°37'07"E	10.86'
L27	N44°47'10"E	12.86'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_, Voted affirmatively to recommend conditional approval of this Preliminary Plat, subject to conditions enumerated in minutes of this date.

By:_____
CHAIRMAN

Attest:_____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to conditially approve preparation of a Final Plat subject to conditions enumerated in minutes of this date

By:_____
Mayor

Attest:_____
City Secretary

"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

21.095 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1849

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2561
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klament, P.E.
TBPE No. F-435 TBPLS No. 10075000

Date: 02/17/2022

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03/18/2022 P&Z Packet Page #11

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

DATE: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Final Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

03/08/2022 P&Z Packet Page #12

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: P7 0322-07

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 Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

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. The application is not considered complete until all requirements are met.

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 be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT ( ) FINAL PLAT (X) REPLAT ( ) AMENDED PLAT ( )

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development 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: _____ PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE: _____ PHONE # : Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

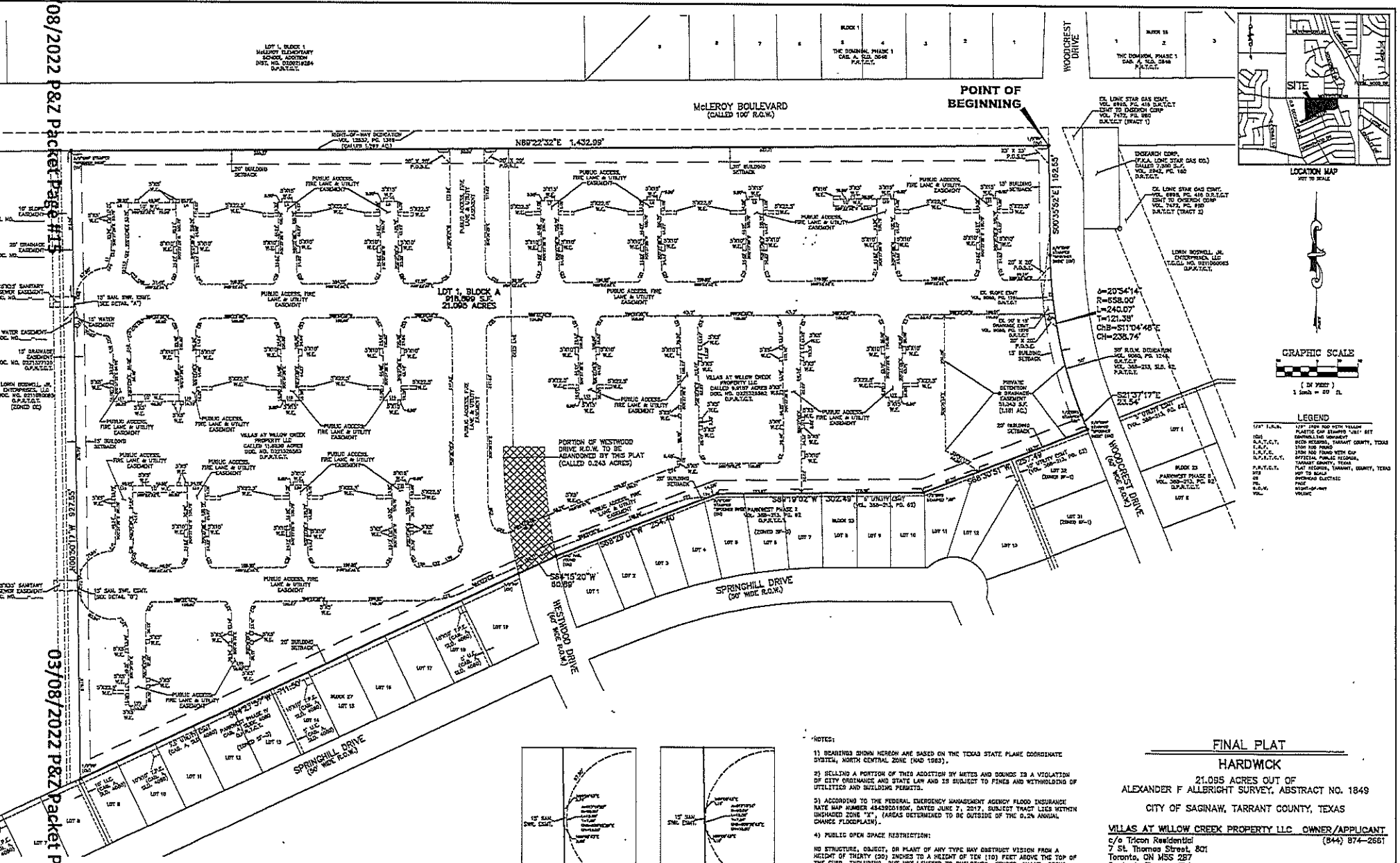
PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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LEGEND

1/2" I.R.S.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" SET
IRS	IRON ROD FOUND
D.R.C.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
C.M.F.	CONTROLLING MONUMENT
I.R.F.C.	IRON ROD FOUND WITH CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
NTS	NOT TO SCALE
P.E.	PHOTOMAN ELECTRIC
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0195K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

FINAL PLAT

HARDWICK

21.095 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1849

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC — OWNER/APPLICANT
c/o Tricon Residential (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7878
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10078000

Date: 02/17/2022

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OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS -

COUNTY OF TARRANT -

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC, is the owner of a 21.095 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to LONER HILL, JR. ENTERPRISES, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D211060045, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 2.9187 acre tract of land described in deed to Villas At Willow Creek Property LLC recorded as Instrument No. _____, and all of that 0.243 acre Right-of-Way Abandonment tract of land as described in Instrument No. _____, Official Public Records, Tarrant County, Texas. said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 2.9187 acre tract, being the southeast property corner of a called 1.282 acre tract of land described in right-of-way deed to the City of Saginaw in Volume 12637, Page 1389, Deed Records, Tarrant County, Texas, same being at the intersection of the south right-of-way line of McLeroy Boulevard (being a variable width public right-of-way) with the west right-of-way line of Woodcrest Drive (being a 60 foot wide public right-of-way at this point)

THENCE along the said west right-of-way line of Woodcrest Drive the following courses and distances:

South 00 degrees 35 minutes 52 seconds East, a distance of 162.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5822" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 650.00 feet, a central angle of 20 degrees 54 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.20 feet, a chord bearing of South 11 degrees 04 minutes 48 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degree 31 minutes 33 seconds East, a distance of 23.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5822" found, being the north lot corner of Lot 22, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:

South 68 degrees 39 minutes 31 seconds West, a distance of 257.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 89 degrees 10 minutes 02 seconds West, a distance of 302.46 feet to a five-eighths inch iron rod with cap stamped "Spooner 5822" found;

South 68 degree 20 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

THENCE along the said east right-of-way line, with said curve to the right, an arc length of 162.41 feet, and across a chord which bears North 05 degrees 59 minutes 48 seconds West, a chord length of 162.13 feet to a PK nail set;

THENCE South 89 degree 48 minutes 07 seconds West, along the north right-of-way line of said Westwood Drive, a distance of 60.00 feet to an iron rod set at the beginning of a curve to the left having a radius of 860.00 feet;

THENCE along the south line of said 0.243 acre tract, South 64 degrees 15 minutes 20 seconds East, a distance of 60.00 feet to a five-eighths inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 4099, Plat Records, Tarrant County, Texas;

THENCE South 64 degree 27 minutes 07 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.90 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 50 minutes 17 seconds West, a distance of 627.65 feet to an iron rod set on the south property line of the aforementioned 1.282 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 32 seconds East, along the south line of said 1.282 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.86 feet to the POINT OF BEGINNING and containing 918,889 square feet or 21.095 acres of land.

We, the undersigned, do hereby designate the above described property as HARDWICK, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 6426

Date: _____, 2022

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	61.15'	005°19'46"	658.00'	30.61'	S06°37'04"E	61.13'
C2	22.34'	001°00'07"	21.00'	12.36'	N60°04'05"W	21.34'
C3	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C4	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C5	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C6	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C7	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C8	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C9	18.08'	028°46'33"	30.00'	9.24'	S35°46'18"W	14.92'
C10	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C11	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C12	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C13	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C14	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C15	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C16	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C17	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C18	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C19	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C20	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C21	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C22	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C23	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C24	22.89'	060°06'56"	21.00'	21.01'	S40°36'36"E	28.70'
C25	33.84'	089°18'01"	21.00'	30.00'	S44°23'01"W	30.52'
C26	32.98'	089°58'31"	21.00'	20.99'	N44°23'23"E	29.69'
C27	33.84'	090°00'00"	21.00'	21.01'	N45°36'36"W	29.70'
C28	36.27'	098°57'05"	123.00'	18.15'	S88°53'23"E	35.84'
C29	36.06'	098°23'06"	21.00'	24.33'	S89°23'14"E	31.76'
C30	82.64'	000°36'06"	176.00'	21.82'	S15°01'00"E	82.53'
C31	31.38'	085°33'29"	21.00'	19.43'	N21°41'14"E	28.53'
C32	33.46'	091°16'25"	77.00'	17.01'	N79°53'14"E	33.21'
C33	34.00'	046°48'43"	30.00'	17.98'	S33°23'19"E	33.06'
C34	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C35	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C36	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C37	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C38	19.26'	008°33'48"	113.00'	9.66'	N09°09'27"E	19.24'
C39	3.23'	008°12'33"	30.00'	1.62'	S05°31'05"W	3.23'
C40	17.74'	033°52'18"	30.00'	9.14'	N18°16'44"E	17.48'
C41	23.14'	044°01'08"	30.00'	12.20'	N24°37'02"W	24.41'
C42	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C43	23.22'	044°24'44"	30.00'	12.25'	S22°50'17"E	22.66'
C44	23.24'	044°23'58"	30.00'	12.24'	N22°50'14"W	22.67'
C45	23.22'	044°24'48"	30.00'	12.25'	S21°36'26"W	22.66'
C46	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C47	8.26'	016°01'36"	30.00'	4.22'	N24°01'33"W	8.24'
C48	28.27'	018°02'05"	112.00'	14.92'	N08°08'48"W	28.18'
C49	8.01'	015°48'48"	30.00'	4.44'	S07°15'06"E	7.79'
C50	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C51	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C52	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C53	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C54	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C55	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C56	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C57	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C58	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C59	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C60	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C61	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C62	23.48'	012°32'15"	113.00'	12.00'	N30°52'08"E	23.43'
C63	18.82'	012°00'15"	87.01'	8.89'	N29°52'08"E	18.68'
C64	6.03'	017°13'16"	30.00'	4.58'	N20°58'26"E	6.00'
C65	5.90'	012°57'12"	30.00'	4.20'	N04°18'11"W	5.83'
C66	16.16'	049°37'00"	21.00'	8.71'	S65°46'05"E	17.62'
C67	16.16'	049°37'00"	21.00'	8.71'	S64°54'05"W	17.62'
C68	162.82'	172°19'03"	54.00'	1210.02'	S01°14'38"E	54.91'
C69	16.16'	049°37'00"	21.00'	8.71'	S66°46'05"E	17.62'
C70	170.65'	186°33'00"	60.00'	366.16'	S07°41'21"E	98.06'
C71	11.46'	013°06'00"	30.00'	5.73'	N43°32'27"W	11.34'
C72	80.31'	034°54'38"	127.00'	28.00'	N79°51'41"E	84.78'
C73	48.00'	020°00'00"	137.50'	24.27'	S78°54'05"W	47.75'
C74	27.13'	000°32'25"	192.00'	13.56'	S72°46'13"W	27.13'
C75	17.24'	017°38'18"	60.00'	8.69'	N30°49'05"W	16.83'
C76	13.62'	013°14'26"	60.00'	6.83'	N46°32'49"W	13.59'

LINE TABLE

NO.	BEARING	LENGTH
L1	N12°17'47"E	0.41'
L2	N88°32'32"E	28.00'
L3	N12°17'47"E	6.38'
L4	N88°32'32"E	28.00'
L5	N88°32'32"E	28.00'
L6	N88°32'32"E	28.00'
L7	N88°32'32"E	28.00'
L8	N88°32'32"E	28.00'
L9	N88°32'32"E	28.00'
L10	N88°32'32"E	28.00'
L11	N88°32'32"E	28.00'
L12	N88°32'32"E	28.00'
L13	N88°32'32"E	28.00'
L14	N88°32'32"E	28.00'
L15	N88°32'32"E	28.00'
L16	N88°32'32"E	28.00'
L17	N88°32'32"E	28.00'
L18	N88°32'32"E	28.00'
L19	N88°32'32"E	28.00'
L20	N88°32'32"E	28.00'
L21	N88°32'32"E	28.00'
L22	N88°32'32"E	28.00'
L23	N88°32'31"E	28.00'
L24	S88°16'02"W	3.85'
L25	N88°32'32"E	13.31'
L26	N44°27'07"E	10.85'
L27	N44°27'07"E	12.86'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_, voted affirmatively to recommend conditional approval of this Final Plat, subject to conditions enumerated in minutes of this date.

By: _____
CHAIRMAN

Attest: _____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to accept this plat and approve it for filing of record.

By: _____
Mayor

Attest: _____
City Secretary

FINAL PLAT

HARDWICK

21.095 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1849

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2861
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Kiement, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: 02/17/2022

03/08/2022 08:08:20 AM
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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

DATE: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PUBLIC HEARING - Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Planned Development – Avilla Saginaw

Owner: Blue Mound Partners, L.P.
Developer: NextMetro Communities
Engineer: Spiars Engineering
Existing Zoning: Community Commercial (CC)
Ultimate Land Use Plan: CC and SF2
Proposed Zoning: PD/MF1

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/MF1) (14.430 Acres)

Ultimate Land Use Plan shows the property as Community Commercial (CC).

The property has existing frontage on Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Adjacent Land Uses
West: Single Family (SF2)
East: Blue Mound Rd. (FM-156)
North: Single Family (City of Fort Worth)
South: Bailey-Boswell Rd.

Avilla Saginaw is proposed as a Single Family for Rent Development. The development will be gated and will be platted as a single lot. The dwelling units will range in size from a 690 S.F. 1-Bedroom Unit to 1,265 for a 3-Bedroom Unit.

The minimum separation between units will be nine feet (9') measured from foundation to foundation.

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The total number of proposed units is 118 providing a density of 7.18 dwelling units per acre. The maximum density for Multi-family (MF1) in the Zoning Ordinance is 18 DU/Acre.

All units shall be fire sprinkled in accordance with NFPA 13R standards, as they exist or may be amended.

Architectural standards are outlined in the Development Standards (Attachment "B"). A Developer Agreement will be required to enforce the standards.

Additional information may be found in the Development Standards.

If you have any questions, please let me know.

EXHIBIT "A"

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT); with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

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THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

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EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District – Single-Family for Rent Tract

The purpose of this district is for Cottage Style Single-Family for Rent, which most appropriately utilizes Multi-Family-1 (MF1) standards, except as specifically stated in this Ordinance.

A. All regulations and standards applicable to the MF1 Multifamily Residential zoning classification shall apply, as it exists or may be amended, except as noted herein:

1. Minimum Building Front Setback (South)	25 feet
2. Minimum Building Front Setback (East)	25 feet
3. Minimum Building Rear Setback (North)	20 feet
4. Minimum Building Side Setback (West)	20 feet
5. Maximum Building Height	36 feet
7. Minimum Parking per 1 Bedroom Unit	1.5 spaces
8. Minimum Parking per 2 Bedroom Unit	2.0 spaces
9. Minimum Parking per 3 Bedroom Unit	2.5 spaces
11. Minimum Landscape Bufferyard along Frontages	15 feet
12. Minimum Landscape Area	50% of Bldg Floor Area

B. The following regulations shall also apply:
1. Building separation between units shall be a minimum of 9 feet (foundation to foundation).
2. Amenities shall include a pool, spa, dog park, covered pavilion with outdoor kitchen, pet stations, community gathering areas, usable open space and centralized greenspace with walking paths as shown on the Zoning Exhibit.
3. Perimeter fencing shall be 8feet in height. Perimeter fencing materials shall be masonry, wood and/or ornamental metal.
4. Surface spaces, detached garages and covered parking shall be allowed and count toward minimum parking requirements.
5. The building materials shall conform to the development standards as set forth in the MF-1 multifamily design standards including the below:
   - Each home shall provide a minimum of an 8 ft private, fenced rear yard. Interior rear yard fences shall be wood.
   - Internal site addressing shall be on masonry column portal style signs.
   - Subdivision identity signs may be located near driveway entry locations.
6. Exterior air conditioning equipment shall be located in the rear of the property.
7. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.
8. Architectural Standards. Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass

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block, or combination of these materials laid up unit by unit and set in mortar.

9. Fences, gates, patios, parking and access easement/access drives shall be allowed in front, side, rear yard setbacks and within the area between building facades and property line.

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nprovement Project
brook Golf Course
ou think...
rk & Recreation Depart-
duct a project meeting to
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352 or email ADA@Fort-
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25,27-Mar 4 2022

f Storage) PUBLIC
TION NOTICE
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address for each public
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at which time a high
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d to refuse bids. Please
storagetreasures.com for
and conditions govern-
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o. 1:8471 Camp Bowie
HTX 76116. 1222 Tessa
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nders-tvbags,chairs,68-
Jesse Robles-mirror,-
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f Storage) PUBLIC
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reby given that public
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Blue Mound Road, Fort
76131. Property con-
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2022

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NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 2:00 p.m. on the 24th of March 2022 for:
BID NUMBER: 22-0107
Annual Requirements Contract for Channel Mowing
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060673
Feb 16,23 2022

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 2:00 p.m. on the 31st of March 2022 for:
BID NUMBER: 22-0100
Annual Requirements Contract for Fire Department Uniforms
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060675
Feb 16,23 2022

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 10:00 a.m. on the 10th of March 2022 for:
BID NUMBER: 22-0065
Bunker Renovation for Tierra Verde Golf Club
PRE-BID MEETING:
Thursday, February 24, 2022 @ 10:00am
Tierra Verde Golf Club, 7005 Golf Club Dr.
Arlington, TX 76001
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060748
Feb 16,23 2022

PUBLIC NOTICE
Notice is hereby given that First National Bank Texas, 901 E.GTX Expressway Killeen, Texas, has filed an application with the Office of the Comptroller of the Currency on Wednesday, February 23, 2022 as specified in 12 C.F.R. § 5.3(i), for permission to relocate its commercial branch located at 500 Pecan Street Suite 201, Fort Worth, TX 76102 to 500 E. 4th Street, Suite 200, Fort Worth, TX 76102, relocating on April 1, 2022.
Any person wishing to comment on this application may file comments in writing with the Director for District Licensing, Southern District Office, 500 North Akard, Suite 1600, Dallas, Texas 75201, within 15 days of the date of this publication. The public portions of the application are available for inspection during regular business hours at the Southern District Office.
February 23, 2022 First National Bank Texas
Killeen, Texas
IPLD061236
Feb 23 2022

City of Mansfield
Public hearings will be held by Mansfield Planning & Zoning Commission on 3/8/2022 at 6:00PM in Council Chambers of City Hall at 1200 E Broad St Mansfield TX and by Mansfield City Council on 4/11/2022 and 4/25/2022 at 7PM at the same location to consider:
ZC#21-020: Change of zoning from PR Pre-Development District to PD Planned Development for a mixed use development including multi-family business commercial on 121.459 acres of land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, located at 1101

CITY OF SAGINAW PUBLIC NOTICE
Notice is hereby given that the City of Saginaw City Council will conduct a public hearing on Tuesday, March 15, 2022 at 6:00 P.M. at the Saginaw City Hall, 333 W. McLeroy Blvd., Saginaw, Texas to consider selection of a project for the FY2022-48 th Year Community Development Block Grant (CDBG) program. The proposed project is new sidewalk construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. crossing Thompson Dr. Interested parties are encouraged to attend. Questions regarding the program should be directed to Rick Trice, Director of Public Works/Community Development at 817-230-0500.
IPL0061632
Feb 23 2022

CITY OF SAGINAW PUBLIC NOTICE
Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on March 08, 2022 to consider a Development Plan and a change in zoning on 18.430 Acres out of Tract 3H, Abstract 1798, H. Roberson Survey from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)). Property is located at the northwest corner of East Bailey Boswell Road and Blue Mound Road (FM-156)
Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on March 15, 2022 to consider the above-mentioned request for a Planned Development and zoning change, contingent upon the receipt of a report from the Planning and Zoning Commission regarding the proposed development plan and zoning change.
Both meetings will be in the City Hall Council Chambers, 333 West McLeroy Blvd., Saginaw, Texas.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Rick Trice, P.E., Director of Public Works, 817-230-0500.
IPL0061637
Feb 23 2022

TOWN OF TROPHY CLUB NOTICE OF PUBLIC HEARING PLANNING & ZONING COMMISSION
Thursday, March 10, 2022
TOWN COUNCIL
Tuesday, March 22, 2022
Notice is hereby given that Public Hearings will be held by the Planning & Zoning Commission on Thursday, March 10, 2022, and held by the Town Council on Tuesday, March 22, 2022. Both meetings will be held at 7:00 PM at 1 Trophy Wood Drive in Trophy Club regarding the following.
A request made by Social Oak Lounge for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, located at 2250 E. Highway 114 #550 and approximately 230 feet north of SH 114.
A request made by Social Oak Lounge for a Specific Use Permit for alcoholic beverage sales for off-premises consumption to be sold from the Social Oak, located at 2250 E. Highway 114 #550 and approximately 230 feet north of SH 114.
A request made by Steven F Udvar-Hazy Tr Hazy Family Community Property Trust to rezone approximately 1.0082 acres of land, 54 and 56 Meadowbrook Lane, of the Last Acre Addition Lots 1 and 2, Block A, Denton County, Trophy Club, Texas, from R-12 Single Family Residential District to a PD, Planned Development District R-12 to allow for fencing along the front and side of the properties.
IPL0061650
Feb 23 2022

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until March 9, 2022 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 22044 – UPS System Maintenance & Repairs
Further information and specifications may be obtained at www.PublicPurchase.com, www.gptx.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0061672
Feb 23,Mar 2 2022

CITY OF FORT WORTH
Sealed proposals will be received until 1:30 PM on the dates listed below at the Purchasing Office located at 200 Texas St., Fort Worth Texas. All Bids MUST be in a SEALED ENVELOPE with the BID NUMBER LOCATED ON OUTSIDE OF ENVELOPE.

Animals

Goldendoodle Puppies
F2b Goldendoodles born 12-18-21 text 817-995-1122





Valentine's Day Pupe!
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For Sale
Goldendoodle puppies for sale. First shots and dewormed. $1200.00 806-319-1560

Yorkies, party colors, 1st shots & worming, 1M, 1F, 6 weeks old. $1200 each. **820-875-1669.**



Goldendoodles & Labradoodles
Genetic & OFA hip certs, vid shots, vet ck, 3 yr guaranteed, microchipped 918-791-8900

French Bulldog Puppies
$3000. Born 1/4/2022. Have 1 female , she is brown 2 males that are fawn in color available 817-944-6713

Pomeranian Pups,
2 fem 1 male $400 ea
817-771-9761

Pet Misc.
Charley Bull 2.8yrs proven $2500 682-459-8677

Brahman Bull 2.5yrs gentle $2500 682-459-8677

Real Estate

For Rent
ROOM FOR RENT. Furnished, TV, Wi-Fi, kitchen and laundry privileges. $550 + deposit. 817-683-9342.

Furn efficiency apartment bills paid. $300 dp $700/mo. No pets **817-360-2338**

2 Bd/1Bth Duplex FtWorth, W/D Hook-up, No Smoking, $800 No/$800 Dep. Wanda 817-230-8183

For Sale
107 Acres w/ 3-2-3 Home in Hamilton County
Property has tank, part of Egg Creek with natural spring, good fencing, and offers great hunting for deer, dove, turkey, and pigs. Bluff with vistas and lots of elm and oak groves. Updated Oak Creek Home with carport, shed, and dog pen.
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Real Estate

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Madison Carport Cleaning DFW **New Year Deals** Call or text for quote 817-323-6936

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Roofing, const, remodeling, home repairs. Call Michael at 682-229-1486

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D-S Plumbing
Senior and Military Discounts
682-472-3997

WINTER SPECIALS
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Quality & Price Can't Be Beat!
Call Rick at 817-235-3779

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paint int/ext texture tape & bed carpentry26yr ex free est 817-602-5134

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AMJ Masonry - Mailboxes, Repair and Stone Borders 682-558-5068

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Misc. Items
Buildings
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Ext/Int Painting, Tape, Bed, Texture, Minor Repairs, Free Est. Work Guaranteed 817-825-1011

Miscellaneous

Automobiles
2005 Chrysler Crossfire Stff 6 Conv Ultra new, garage kept, 11K mi. and 1979 Toyota FJ40 Landcruiser, 75K mi. More info Norman 817-308-9069

Clean 93 Mercedes E320 2nd owner very clean. Best offer. **817-737-7208**

2007 Buick LaCrosse CXS 1 owner, excellent condition, 79,000 miles, $12,000 cash. 254-386-3327

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MARCH 5 & 6
Sat 9 to 5 and Sun 10 to 4
Waxahachie Civic Center
2000 Civic Center Lane
817-732-1194
WaxahachieGunShow.com

Gun & Knife Show
Feb 26th & 27th
Fairgrounds Complex 700 FM 87
Bonham TX Sat 9-5 & Sun 9-4
Info 918-658-4500

Misc.
WE POWDER COAT PATIO FURNITURE. LONGHORN 817-769-2224

EZ-Mail Service For Sale 817-792-2088

Wanted German Helmets or Nazi stuff to Buy. Call 817-966-9430 jbedford-jones@gmail.com

Deer lease, annual or season, deer, turkey, hogs, Fisher County 776 acres 325-656-8342

2 African Masks $500 cash. Heavy dark wood, 50 years old. Text 480-855-6971 for picture. Price firm.

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2022 P&Z Packet Page #23

City of Saginaw

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

February 23, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "AVILLA SAGINAW"

RE: Consideration of a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)) on 16.430 acres of land out of Abstract 1798, H. Robertson Survey at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156).

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 8th day of March, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 15th day of March, 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 Josh Eadie, 2221 Lakeside Blvd. Suite 1210, Richardson, Texas 75082 to change the zoning on the above-mentioned property from Community Commercial (CC) to a Planned Development (PD).

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 shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area that is cross-hatched is the property to be considered. A site plan is also included providing a brief overview of the proposed development.

If you have any questions, you may call Rick Trice, Director of Public Works at 817-230-0449 or me at 817-230- 0440.

Susana Victor,
Planning & Zoning Commission Secretary

Enclosures: Map of requested property, site plan, and reply form.

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Sec. 7-1. - PD Planned development district.

A. *Central description and purpose.* The "PD" Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility.

B. *Permitted uses.* Any use permitted in this ordinance shall be permitted in a PD district if such use is specified in the amending ordinance granting a planned development district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

C. *Planned development requirements.*

1. Development requirements for each PD district shall be set forth in the amending ordinance granting that PD district and shall include, but may not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height,

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building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the city council and planning and zoning commission may deem appropriate.

2. In the PD district, unless otherwise stipulated in the PD, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The particular zoning district must be stated in the granting ordinance. All applications to the city shall list all requested changes from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
3. The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
4. The planned development district shall conform to all other sections of the ordinance unless specifically excluded in the granting ordinance.
5. The minimum net acreage for a planned development request shall be ten acres

D. *Establishment.* In establishing a planned development district in accordance with this section, the city council shall approve and file as part of the amending ordinance appropriate plans and standards for each planned development district. To facilitate understanding of the request during the review and public hearing process, the planning and zoning commission and city council shall

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require a conceptual plan and/ or a development plan. A development plan may be submitted in lieu of the conceptual plan, in which case no further approval is required by the city council.

E. *Development plan.*

1. This plan shall set forth the final plans for development of the planned development district and shall conform to the data presented and approved on the conceptual plan.
2. Changes of detail on the development plan, which differ from the original concept plan, may be authorized by the planning and zoning commission without public hearing providing such changes conform to the following:
    a. The basic relationship of the proposed development to adjacent property are not altered;
    b. The uses permitted are not revised;
    c. Density is not altered;
    d. Building height or coverage of the site is not altered;
    e. Any landscape plans as indicated on the approved conceptual plan are not revised;
    f. The off-street parking ratio is not decreased;
    g. Yards provided at the boundary of the site are not reduced.
3. If an agreement cannot be reached by the commission regarding whether a development plan conforms to the original concept plan, the planning and zoning commission shall follow the procedures for public hearing for zoning change before final approval of the plan. Approval of the development plan shall be

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the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the building official for a building permit.

4. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan.
5. The development plan must be recommended for approval by the planning and zoning commission and approved by the city council, but a public hearing is not required unless there is change from the approved concept plan.
6. A public hearing for the development plan shall be required if the hearing requirement is specifically stated at the time of conceptual plan approval in the original amending ordinance.
7. The development plan shall include:
    a. A site inventory analysis including: a scale drawing showing natural features including:
        (1) Existing vegetation;
        (2) Natural water courses, creeks or bodies of water;
        (3) An analysis of planned changes in such natural features as a result of the development;
        (4) A delineation of any flood prone areas.
    b. A scale drawing showing:
        (1) Any proposed public or private streets and alleys;
        (2) Building sites or lots;
        (3) Areas reserved as parks, parkways, playgrounds;

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(4) Utility easements;

(5) School sites;

(6) Street widening and street changes;

(7) Points of ingress and egress from existing streets;

(8) General location and description of existing and proposed utility services, including size of water and sewer mains;

(9) The location and width for all curb cuts; and

(10) The land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet.

c. A site plan for proposed building complexes showing:

(1) The location of separate buildings;

(2) The minimum distance between buildings;

(3) The minimum distance between building and property lines;

(4) Street and alley lines;

(5) The arrangement and provision of off-street parking; and

(6) The size and location for ingress and egress to any nonresidential uses.

d. A landscape plan showing:

(1) Turf areas;

(2) Screening walls;

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(3) Ornamental planting;

(4) Any wooded areas; and

(5) Trees to be planted.

e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except that single-family, and two-family may be required by the planning and zoning commission or city council if deemed appropriate.

f. All development plans may have supplemental data describing standards, regulations or other data pertinent to the development of the PD district which is to be included in the text of the amending ordinance.

F. *Procedure.* The procedure for establishing a planned development district shall follow the procedure for zoning amendments as set forth in section 1-3, Changes and Amendments. This procedure is further expanded as follows for approval of conceptual and development plans.

1. The planning and zoning commission and city council may approve the conceptual plan and the development plan or any section of the development plan, separately or jointly in public hearings. A single public hearing for the PD request is adequate when:

   a. The applicant submits adequate data with the request for the planned development district to fulfill the requirement for a development plan; or

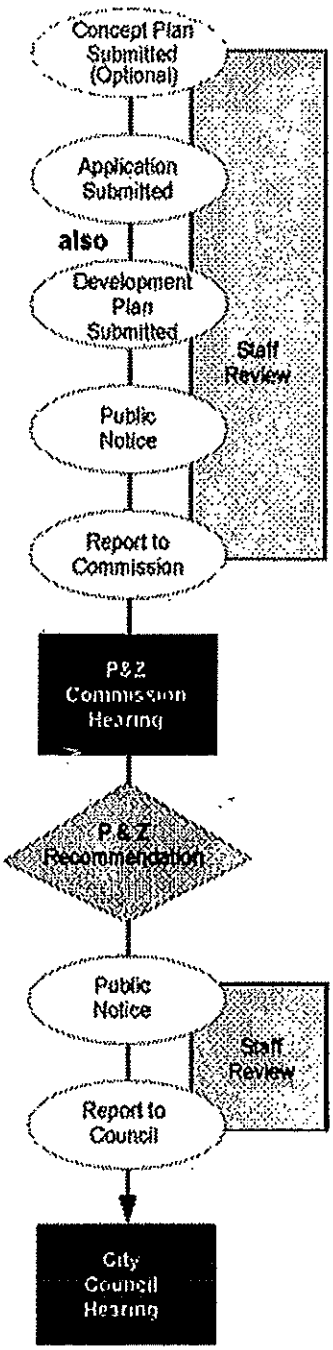
   b. Information on the conceptual plan and attached

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application is sufficient to determine the appropriate use of the land and the development plan will not deviate substantially from it.

2. The ordinance establishing the planned development district shall not be approved until the development plan is approved.
3. The development plan may be approved in sections. when the plan is approved in sections, then separate approvals by the planning and zoning commission and city council for the initial and subsequent sections will be required.
4. A development plan shall be submitted for approval within 18 months after the approval of the conceptual plan for some portion of the conceptual plan. If a partial development plan is not submitted within 12 months, the conceptual plan is subject to review by the planning and zoning commission and city council.
5. If the project is not started within five years, the planning and zoning commission and city council may review the original concept plan to ensure its continued validity. If the city determines the concept is not valid, a new concept plan must be approved prior to issuing a building permit for any portion of the PD district.
6. Although a public hearing may not be required for the development plan, approval by the planning and zoning commission and city council is still required.

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Procedure

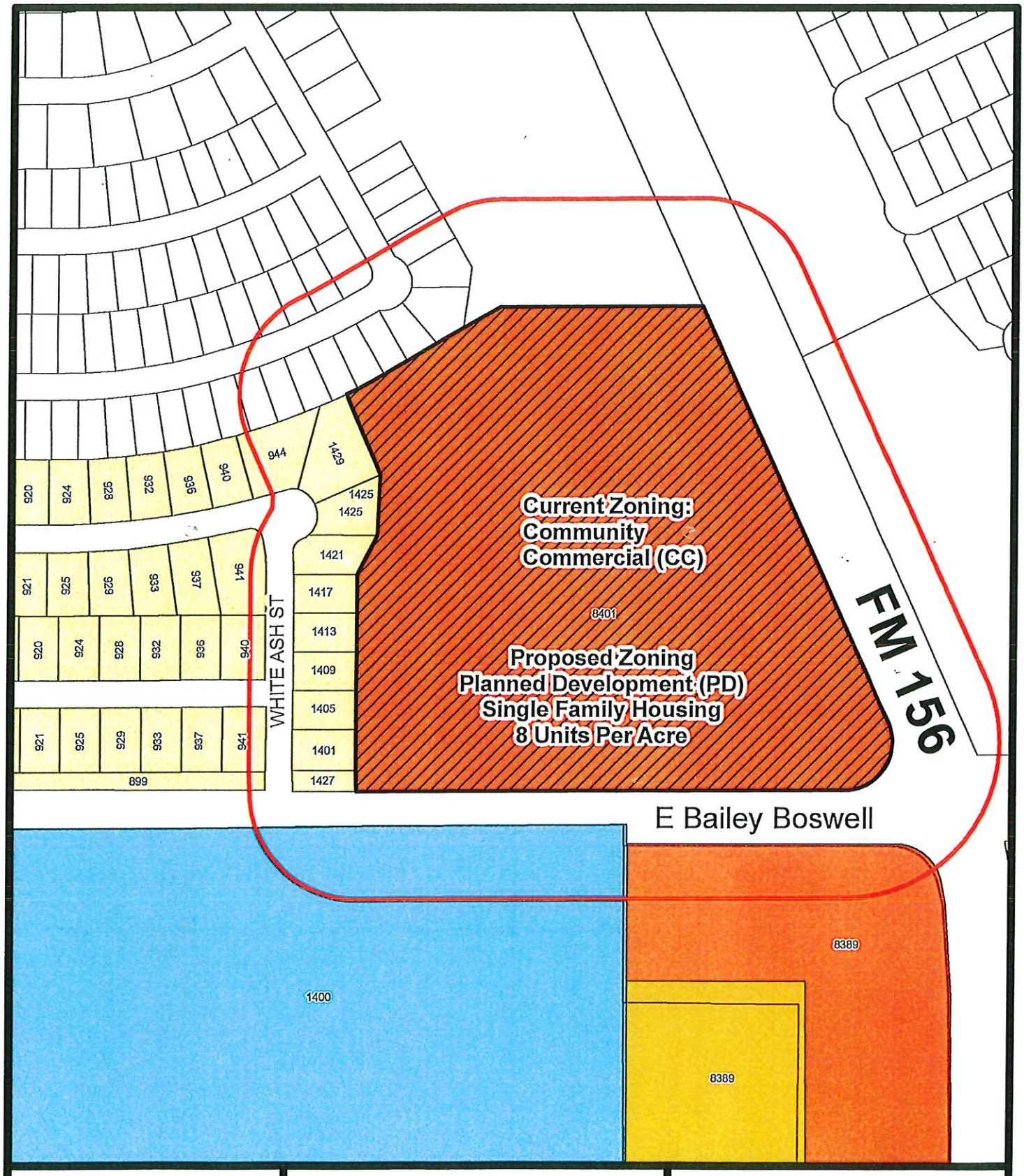
G. *Consideration.* When a PD district is being considered, a written report from the city manager or his designated representative, discussing the impact on planning, engineering, water utilities, electric utilities, sanitation, building inspection, tax, police, fire, and traffic, and written comments from the applicable public school district, and from private utilities may be submitted to the planning

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and zoning commission prior to the commission making any recommendations to the city council. In the event written comments are not forthcoming in a reasonable amount of time, the commission may, at its discretion, make a recommendation to the city council without these written comments.

H. *Approval.* All planned development districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained as part of this ordinance.

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Legend

200ft Buffer

Property of Interest

Saginaw Avilla
200 ft Propery Owner Notification

City of Saginaw

250 0 250

Feet

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
AUDIENCE PARTICIPATION FORM

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. ***PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.***

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.

2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

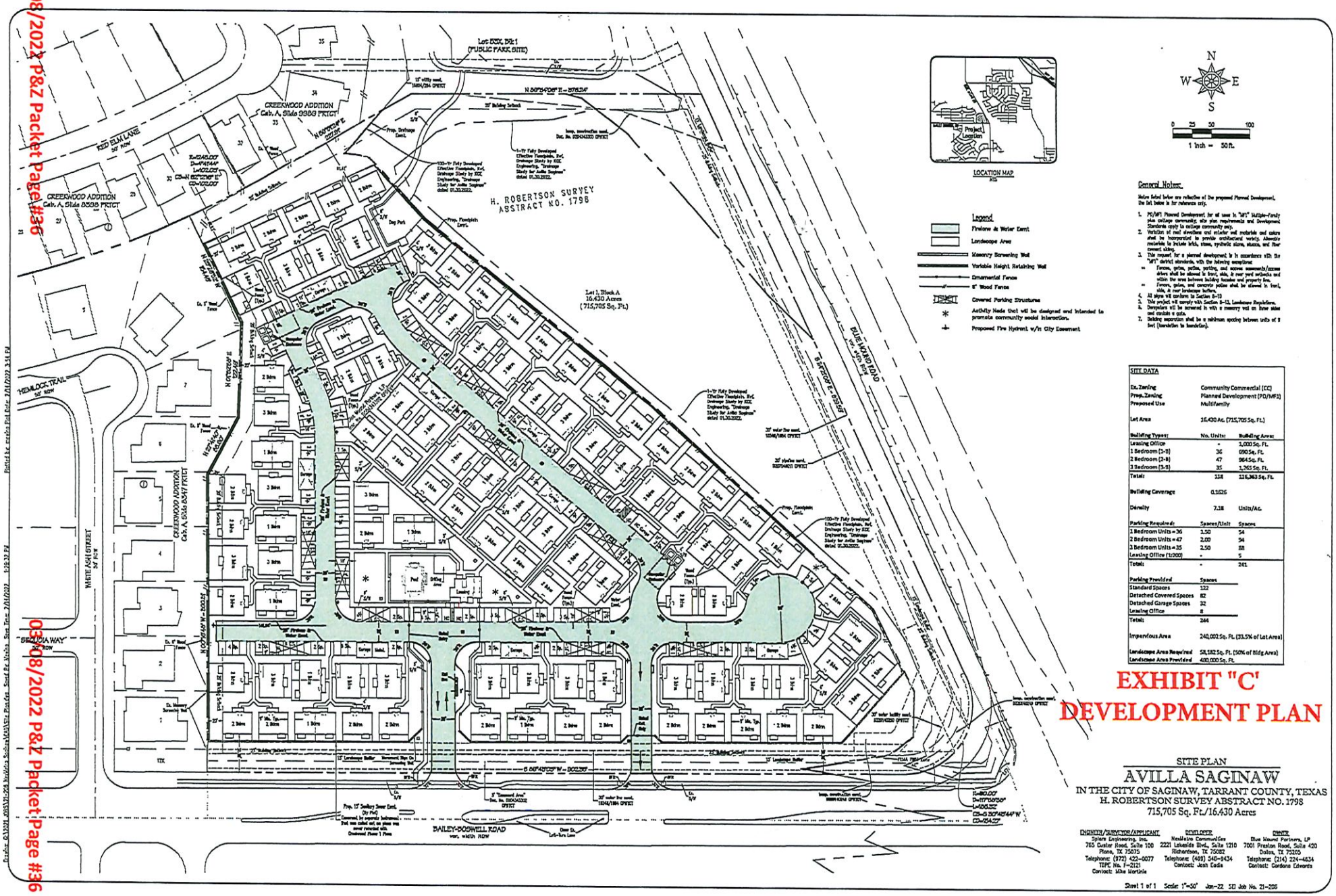
Date:_____
Item Number: _____ **Do you wish to speak *FOR* or *AGAINST* the item?** _____

Subject: _____

Name:_____
Address: _____
Telephone: _____ **E-Mail:** _____

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Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 6' Wood Fence
- Covered Parking Structures
- Activity Node Unit will be designed and intended to promote community model interaction.
- Proposed Fire Hydrant w/in City Easement

General Notes:

Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.

1. PD/MF1 Planned Development for all uses in "MF1" Multiple-family plus cottage community, site plan requirements and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior and materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
   - ** Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
   - ** Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
4. All signs will conform to Section 8-10
5. This project will comply with Section 8-15, Landscape Regulations.
6. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
7. Building separation shall be a minimum spacing between units of 8 feet (foundation to foundation).

SITE DATA		
Ex. Zoning	Community Commercial (CC)	
Prop. Zoning	Planned Development (PD/MF1)	
Proposed Use	Multifamily	
Lot Area	16.430 Ac. (715,705 Sq. Ft.)	
Building Types:	**No. Units:**	**Building Area:**
Leasing Office	-	3,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	118	116,363 Sq. Ft.
Building Coverage	0.1626	
Density	7.18	Units/Ac.
Parking Required:	**Spaces/Unit**	**Spaces**
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1/200)	-	5
Total:	-	241
Parking Provided	**Spaces**	
Standard Spaces	122	
Detached Covered Spaces	82	
Detached Garage Spaces	32	
Leasing Office	8	
Total:	244	
Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)	
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)	
Landscape Area Provided	480,000 Sq. Ft.	

EXHIBIT "C'
DEVELOPMENT PLAN

SITE PLAN

AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16.430 Acres

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinis

DEVELOPER
Healthcare Communities
2221 Lakeside Blvd, Suite 1210
Richardson, TX 75082
Telephone: (469) 548-9434
Contact: Josh Eads

OWNER
Blue Mound Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75205
Telephone: (214) 224-4634
Contact: Cordova Edwards

Sheet 1 of 1 Scale: 1"=50' Jan-22 SU Job No. 21-206

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

CASE NUMBER: PZ-0322-03

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 (X) w/ Development plan DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: CC PROPOSED ZONING: PD

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 3H ABSTRACT: 1798 SURVEY: H. Robertson

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

ADDRESS and/ or LOCATION OF PROPERTY: NW Corner of Bailey Boswell Road & Blue Mound Road (FM 156)

NAME OF PROPOSED DEVELOPMENT: Avilla Saginaw

TOTAL ACREAGE OF PROPERTY: 16.430 Acres

REASON FOR ZONING REQUEST: (please be specific)

Request rezoning from CC to PD to allow development of the subject site as hybrid cottage style single-family for rent use not currently allowed under existing zoning.

(Use additional sheets and attach if necessary)

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CURRENT ZONING: Community Commercial (CC)

REQUESTED ZONING: Planned Development

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: Gordon Edwards PHONE #: 214 - 224 4634

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Blue Mound Partners, LP GORDONA - EDWARDS signing for G.P.

OWNER'S ADDRESS: 7001 Preston Road, Suite 420, Dallas, TX 75205

APPLICANT'S SIGNATURE: _____ PHONE # : (972)422-0077

APPLICANT'S NAME: Mike Martinie

APPLICANT'S ADDRESS: 765 Custer Road, Suite 100, Plano, TX 75075

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: MRoth DATE: 11-3-2021 TIME: _____

FEE FOR APPLICATION: $1670.00 RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

DECEMBER 2021

03/08/2022 P&Z Packet Page #30

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
12/7/21	O D G COMPOSITES	216 MCLEROY BLVD E	CO-10-21/22	12/7/21	
12/15/21	FASHION HAIR DESIGN	204 W J BOAZ RD 200	CO-11-21/22	12/15/21	
12/28/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	CO-12-21/22	12/28/21	

TEMP C/O

DATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE MATERIALS
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/11/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
10/23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
10/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
10/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
12/10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
12/17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
12/29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
12/30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
1/5/21	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
1/7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
2/9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
2/10/21	BRIGHT LIVING SAGINAW	824 MCLEROY BLVD W	31265	NEW BUILDING	24 WOOD FRAMED COTTAGE UNITS
2/10/21	BRIGHT LIVING SAGINAW	824 MCLEROY BLVD W	34034 - 34057	REMODEL	FINISH OUT OF EACH UNIT
3/30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
4/5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
4/6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
4/14/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
4/19/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
4/21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
4/28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
6/3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
6/10/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
6/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
7/16/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
7/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
7/20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
8/6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
8/13/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
8/16/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
9/3/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
9/17/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
9/17/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
9/27/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
9/30/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT
10/13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

DECEMBER 2021

0/13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
1/2/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
2/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
2/9/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
2/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
2/29/22	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
2/29/21	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY
2/29/21	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
3/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
/22/21	POPEYE 'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
1/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE

CLOSED PROJECTS

/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE
/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR
/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL
/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN
7/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
3/4/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL

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CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JANUARY 2022

C/O ISSUED THIS MONTH

ATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
1/22	N G C TRANSMISSION EQUIPMENT	1008 COOK LN	CO-13-21/22	1/11/22	1/26/22
8/22	SAR SHALOM MESSIANIC SYNAGOGUE INC - MIKVAH	716 PALOMINO DR	CO-14-21/22	1/18/22	1/26/22
25/22	EDITION OF SAGINAW INDEPENDENT LIVING	824 MCLEROY BLVD W	CO-15-21/22	1/25/22	1/26/22
28/22	CREATIVE NAILS	601 SAGINAW BLVD N 120	CO-16-21/22	1/28/22	

TEMP C/O

ATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS

ATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE MATERIALS
27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
1/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
5/21	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
4/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
9/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
0/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
2/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
6/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
9/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
3/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
6/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
8/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
7/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
7/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
7/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
0/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT-
13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE
13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JANUARY 2022

8/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
11/5/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
11/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
11/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT
12/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
12/9/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
12/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
12/29/22	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
12/29/21	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/3/22	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL
1/21/22	MEDICAL CITY ER SAGINAW	727 BAILEY BOSWELL RD W	36853	REMODEL	ROOF

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
8/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
8/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS
1/17/22	A T & T MOBILITY	160 FAIRMOUNT ST - ANTENNA	37826	REMODEL	ANTENNA UPGRADE

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
9/22/21	POPEYE 'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
11/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE
1/11/22	JARVIS PARTNERS	1300 JARVIS RD N	37763	NEW BUILDING	NEW BUILDING & PRIVATE FIRE LINE

CLOSED PROJECTS

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03/08/2022 P&Z Packet Page #42

January 2022	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Development: Civil Construction			
Name of Development	**Developer**	**Status**	**Comments**
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Under Construction	Final Plat approved 7/20/21. Construction underway.
The Square Civil Constructions Plans	North and West of Wal-Mart	Under Construction	Civil Construction started 9-22-2021.
The Grand At Saginaw	Beltmill Multi Family Development	Civil Construction Underway	Civil Construction Plans approved 10/5/2021. Construction of civil work underway
Villas at Willow Creek	HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	Civil Plan and Plat Review Underway	City Council Approved PD Zoning on 8/16/2021
Bright Living, Assisted Living & Memory Care	820 W McLeroy Blvd	Replat Approved by City Council 9/21/21	Replat approved 9/21/21and Civil Construction Plans approved Nov 2021. Civil construction underway
Capital Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	1st Qtr 2022	Construction began 8/10/2020. 99% complete. Final Punch List given to the contractor 12-3-21
W. J. Boaz and Old Decatur Road Intersection Construction	Construction complete	August 2021	Construction complete. Final payment being circulated.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Project advertised for construction	2023	Project advertised. Proposals to be received January 20, 2022
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2022
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 202
NW Booster Pump IPO	Initial IPO Approved 1/5/2021	Pending	IPO approved by Council to increase pump sizes on 10/19/2021
Saginaw Blvd 16" Water Line Phase 2	Construction complete awaiting walk thru & punch list on 11/08/2021	Fall 2021	Construction is 100% complete. C.O. #3 to City Council 12-7-21. Final payment pending Council approval of C.O.

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Beltmill Pump Station	Project advertised for construction 12-1-21	Aug-22	Project advertised. Bids to be received 1-11-21
Street Maintenance Fund Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East McLeroy Reconstruction	Awaiting availability of County staff to complete	2022	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	**Location**	**Status**	**Comments**
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	45 permits issued for new homes
Saginaw Health Care & Rehab	848 W. McLeroy Blvd	Permit issued	53,249 SF, $6,796,000 care facility. Permit issued, under construction
All Storage	1416 N Old Decatur Rd	Permit issued	Under construction
7-Eleven Convenience Store	1150 Longhorn Rd	Permit Issued	Pre-Construction Conference pending
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Franklin Office Complex	Belmont Street	Permit Issued	C/O issued
Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Bright Living (Assisted Living & Memory Care)	820 W McLeroy	Permit issued	Civil construction began
Fire Station No. 1	700 W McLeroy	Permit Issued	Under construction
Prose Alliance Blue Mound Rd	1350 N. Blue Mound Rd	Permit Issued	Under construction
Red Aero Pack Mail Ship	900 N Blue Mound Rd #148	Permit issued	Remodel
Steve Barber Insurance	209 Belmont (Franklin Office Complex)	Permit issued	C/O issued
Fashion Hair Design	204 W J Boaz	Permit issued	C/O issued
Whataburger 492	5455 S Blue Mound Rd	Remodel Permit Issued	C/O issued
The Grand at Saginaw	Beltmill PD (Address TBD)	Permit under review	Apartment Complex
Saginaw Family Eye Care	616 E Bailey Boswell Rd #100	Permit issued	Finish out permit
Lawrence Enterprises	124 W Southern Ave #300	Permit issued	C/O issued
Ballard Dental	701 W Bailey Boswell	Permit issued	Remodel, adding 2nd story
DFW Plastics	901 Industrial	Permit issued	Addition of 2nd story
BOA			
Applicant	**Location**	**Status**	**Comments**

Planning & Zoning	**Location**	**Status**	**Comments**
Villas at Willow Creek	West of Woodcrest Drive and south of West McLeroy	Final Plat and Civil Construction Plans under review	City Council Approved PD Zoning on 8/16/2021
Beltmill PD Amendment	East of Saginaw Blvd (Hwy 287) and north of E Bailey Boswell Road	Scheduled for P&Z 11/9/2021 and City Council 11/16/21	Approved by City Council 11/16/2021
Zoning Text Amendment to Zoning Ord No. 2002-04, Article 8, Section 8-3, A-3, pertaining to patio covers.			Approved by City Council 11/16/2021
Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan		Scheduled for P&Z 1/11/2022 and City Council 2/1/2022	
Code Enforcement	**Location**		**Comments**
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	**Location**	**Status**	**Comments**
City Council Considerations			
Miscellaneous Items	**Status**	**Completion Date**	**Comments**
Water Resiliency and Response IPO Amendment #1	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3	Pending	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3 to City Council for approval 12-7-21

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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
MARCH 08, 2022

Present at the Meeting:

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
City Engineer		Trenton Tidwell
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Carmen Drake
Carlos Franco
Gaye Seay
Jeff Klement
Jon Julien
Josh Eadie

(1) Call to Order

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

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, Julien, and Alternate Member Wooten.

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on January 11, 2022 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for January 11, 2022. Motion carried unanimously.

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

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(5) PZ 0322-01
Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Preliminary Plat for Hardwick, formerly known as the Villas of Willow Creek.

Resident, Carmen Drake, asked whether anything on the plat has changed since they last spoke. DPW Trice responded by stating that the only thing on the Preliminary Plat that changed was the name of the development and street names.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

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

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(6) PZ 0322-02
Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Final Plat for Hardwick, formerly known as the Villas of Willow Creek.

DPW Trice stated that the Final Plat was still pending revisions regarding blank offsite easement dedication instruments that would be filled in prior to the City filing the plat.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Final Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

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

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(7) PZ 0322-03 PUBLIC HEARING

Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Vice Chairman Haney opened the public hearing at 6:11 p.m.

DPW Trice reviewed the information in the members' packets, briefly discussed the request, and introduced the development's representative. Josh Eadie, with NexMetro Communities, showed a PowerPoint presentation regarding the concept plans for Avilla Saginaw.

During the public hearing, audience participation included resident Gaye Seay who shared her concerns regarding dirt relocation, drainage, erosion prevention, fencing, and a request to relocate the development's dumpster.

DPW Trice, and Josh Eadie addressed questions and concerns from audience and commission members.

Vice Chairman Haney closed the public hearing at 6:33 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1) concurrent with the dumpster being relocated from the west side to the east side of the development. Motion carried.

For: Vice Chairman Haney, Member Barngrover,
Member Julien

Against: Alternate Member Wooten

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(8) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Update Commission of City Council Action on Previous Cases

DPW Trice 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 Julien with a second by Member Barngrover to adjourn the meeting. Motion carried.

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

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of March 08, 2022 closed at 6:47 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Recording Secretary

November 4, 2021

Re: Support for Avilla Homes Development at the corner of Bailey Boswell and FM156

Dear Zoning Committee:

Creekwood HOA would like to present our support of the rezoning of the property at the corner of Bailey Boswell and FM156 from CC-Community Commercial to PD-Planned Development of the proposed single family style rental homes. The board has met with the developer and agree to the rezoning pending the following conditions and amendments to the site plan:

1. Developer agrees to try to trap wildlife and release in different area. Creekwood is specifically concerned about 5-6 coyotes that live in the trees by the corner of Bailey Boswell and FM156.

2. Developer agrees to move dumpster areas as far away as possible from the Creekwood fence line.

3. Developer agrees to install a masonry wall along Bailey Boswell to tie in with Creekwood's masonry wall to match color scheme, construction and design, so there are no open spaces for anyone to hide. Developer will also continue with landscaping along Bailey Boswell consistent with the look of Creekwood's landscaping along Bailey Boswell (including shrubs and trees).

4. Developer agrees to give companies hired by Creekwood or adjacent homeowners access to maintain their property line from the developer's side if necessary. This access will be coordinated with the developer's Property Management Company.

5. Developer agrees to minimize tree removal directly behind Creekwood homes. Developer agrees to build retaining wall at least 3 feet away from Creekwood property. Developer will be responsible to maintain the area all the way to the Creekwood property line, including the area on top of the retaining wall.

6. Developer agrees to provide a 24/7 emergency number to the Creekwood Board of Directors and to adjacent homeowners to voice potential complaints to.

In addition, in a neighborly gesture, the developer also offered to assist Creekwood with the following:

1. Developer agrees to replace pool furniture consisting of 24 lounges, 22 dining chairs and 10 sand chairs.

2. Developer agreed to add zoysia hydroseeding to the following currently bare areas (see Appendix 1):
    - Along Ash Meadow entrance
    - In Ash Meadow Circle under trees
    - By the Creekwood Pool and playground area

The Creekwood board has met with the developer to review the proposed development. Information was distributed to all homeowners and questions were answered. Additionally, Creekwood organized a meeting with the developer at Highland Middle school to give homeowners the opportunity to meet the developer and voice their concerns and questions.

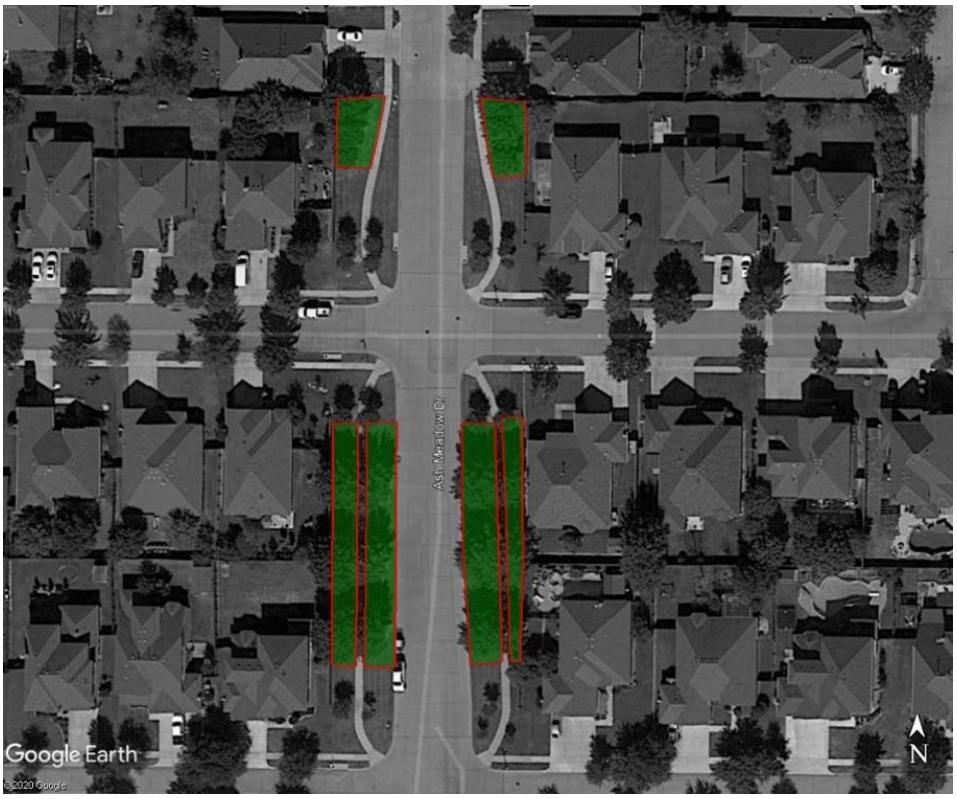
The Creekwood board feels that changing zoning to PD-multifamily is a better fit than the current commercial option with a lot of unknown factors. While we would prefer to leave the land open, we believe that the proposed development will protect the integrity of our homeowner values as opposed to an unknown commercial development causing a lot of additional noise and traffic. When consulting other HOAs who dealt with this developer we have found that the developer has been recommended as a good neighbor.

Sincerely,
Creekwood Board of Directors:
Carmen Davis
Darrell Smith
Johnathan Sanders
Prisca Kirk
Shane Rager

Appendix 1

Maps of areas to be hydro mulched

Ash Meadow Entrance:



Ash Meadow Circle:



Pool Area:



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

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

For: Mayor Flippo, Councilmembers Beasley and Lawson

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

Abstain: None

Absent: None

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

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

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

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

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

Against: Councilmember Copeland

Abstain: None

Absent: None

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (13)

Staff Contact: Randy Newsom,
Director of Public Works

E-mail: rnewsom@saginawtx.org

Phone: 817-230-0448

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

BACKGROUND/DISCUSSION:
The proposed Development Agreement is associated with the Avilla Saginaw development by NextMetro Communities. The Planning and Zoning Commission considered this request at its March 8, 2022 meeting and recommended approval to the City Council by a vote of 3-1. The approval was subject to relocation of a dumpster location from the west side of the Development Plan to the east side of the development further away from the Creek Wood Subdivision.

On March 15, 2022 this item was brought forth on the regular agenda to the City Council and it was denied. Since this meeting, the Developer has held two public meetings regarding this request and has made some changes to the proposed development agreement. Those changes consist of designing and constructing gateway signage; granting the City a non-exclusive easement for gateway signage maintenance; designing and installing a nature trail connecting existing sidewalks along Bailey Boswell Road; across the subject property, to existing parks and trails to the north of the subject property; and will contribute $10,000 towards to the improvement of existing city sidewalks and infrastructure.

There will be representatives from NextMetro Communities present at the meeting to address any questions concerning the development.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description
Development Agreement
Exhibit C to Development Agreement

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") by and between the City of Saginaw, Texas (the "City") and NexMetro Communities, (the "Developer"), each a "Party" and collectively the "Parties," is made and entered into to be effective on March 15, 2022 (the "Effective Date").

WITNESSETH

WHEREAS, the Developer intends to develop the Avilla Saginaw (the "Project") consisting of approximately 16.430 acres located in the City of Saginaw as more particularly described on **Exhibit A** (the "Property"); and

WHEREAS, the City and Developer wish to address issues related to the requested Planned Development zoning and the Project including, architectural standards for development within the Project and a waiver of certain building permit fees; and

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer covenant and agree as follows:

l. Parties' Obligations.

a. Architectural Standards. The Project shall be developed in accordance with the architectural standards set forth in Exhibit "B" hereto ("Architectural Standards"). Any future development or modifications to structures within the Property shall be in conformance with and shall adhere to the Architectural Standards. The parties agree that Property will be developed as an area of architectural significance as contemplated by Chapter 3000 of the Texas Government Code ("Code"). Also, the covenant to develop and modify structures within the Property in accordance with the Architectural Standards is made with the irrevocable voluntary consent of the owner of the Property in accordance with Section 3000.002 (d) of the Code and the Developer acknowledges and agrees that the consideration described herein shall constitute adequate consideration for such voluntary consent.

b. Site Development. The Project shall be constructed in accordance with the Development Plan, attached hereto as Exhibit "C," hereto. The Developer and City acknowledge and agree that minor modifications to the Development Plan, which would be the result of knowledge and/or information attained by either the Developer or City, may take place in the normal course of the development of the Project.

c. Building Setbacks. Construction shall be consistent with the building setbacks depicted in Exhibit "C."

d. Building Permit Fee Waiver. The City agrees to waive the building permit fees up to but not exceeding the first $10,000 dollars of application fee costs for new single-family detached structures within the Property. To the extent that the waiver of building permit fees constitutes an economic development incentive, a program authorized under Chapter 380 of the Texas Local Government Code is hereby established to bring the Development to the City ("Program"). The terms of this Agreement shall implement the Program.

e. Gateway Signage. The Developer agrees to design and construct Gateway Signage that would satisfy the City's desire for branding station signage on the Property. Direction on the design, size, and location of the Gateway Signage shall come exclusively from the City, to the extent it is commercially reasonable and permittable for construction. Developer also agrees to grant the City a non-exclusive access easement ("Easement") to maintain and repair the improvements directly related the Gateway Signage. The executed Easement shall be delivered to the City before the certificate occupancy is issued. The executed Easement shall be delivered to the City before the final certificate of occupancy is issued.

f. Nature Trail Connection. The Developer will make commercially reasonable efforts to design and install a Nature Trail that connects the existing sidewalks along Bailey Boswell Rd, across the subject Property, to existing parks and trails to the North of the subject Property. The intent of the Nature Trail is to allow for the enjoyment of the Greenspace/Floodplain on the Property, consistent with similar areas within the City. The design and location of this Trail connection are subject to City approval.

g. Sidewalks. The Developer shall contribute funds towards the improvement of existing City sidewalks and infrastructure, in to be determined locations of need within the City. The Developer has agreed to contribute $10,000 dollars, paid directly to the City, prior to issuance of Building Permits for the Project.

2. Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3. Termination. In the event Developer's pending zoning application, case#: PZ 0322-03 is denied by the City Council, this Agreement shall terminate and City and Developer will be relieved of their respective obligations set forth herein.

4. Captions and Headings. The captions and headings of the sections of this Agreement are for

convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement, nor shall they be employed to interpret or aid in the construction of this Agreements.

5. Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.

6. REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, AN ACTION UNDER THE UNIFORM DECLARATORY JUDGMENT ACT, SPECIFIC PERFORMANCE, MANDAMUS, AND INJUNCTIVE RELIEF. THE PARTIES AGREE THAT NO PARTY WILL BE LIABLE FOR ANY PUNITIVE, SPECULATIVE, CONSEQUENTIAL OR SPECIAL DAMAGES UNDER THIS AGREEMENT.

7. Assignment. The Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with the Developer. Each assignment shall be in writing executed by the Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment shall be provided to the City within 15 days after execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations. An Assignee shall be considered a "Party" and the "Developer" for the purposes of the rights, title, interest, and obligations assigned to the Assignee.

8. Estoppel Certificates. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate identifying any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; and stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement.

9. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

10. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

11. Notices. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, by personal delivery, or by overnight courier to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City:

The City of Saginaw, Texas
333 West McLeroy Blvd.
Saginaw, Texas 76179
Attn: City Manager's Office

If to Developer:

NexMetro Communities
2221 Lakeside Blvd.
Richardson, Texas 75082
Attn: Josh Eadie

12. Applicable Laws and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas. Venue for any action arising under this Agreement shall lie in Tarrant County, Texas.

13. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

14. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

15. Filing in Tarrant County Deed Records. This Agreement or a memorandum thereof shall be filed by the City in the deed records of Tarrant County, Texas. The Architectural Standards

shall be a covenant running with the land that is binding on each owner of the Property.

16. Authority. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same.

17. Roughly Proportionate Determination under Texas Law and Federal Law. Developer has been represented by legal counsel in the negotiation of this Agreement and has been advised regarding Developer's rights under Texas and federal law. Developer has carefully reviewed the development exactions mandated by this Agreement and has been afforded the opportunity to consult with the City and Developer's own professional consultants in order ascertain whether Developer objects to same. In executing this Agreement, Developer hereby and in good faith agrees that the development exactions required by this Agreement are roughly proportionate to the impact of the Project except as expressly set forth in this Agreement. In addition, if the terms of this Agreement are fulfilled, Developer knows of no development exaction associated with the requirements of this Agreement that would give rise to a claim relating to rough proportionality (procedural or substantive) arising out of 1) the Texas Constitution, §212.904, and Chapter 395 of the Texas Local Government Code and/or 2) the federal constitution, as mandated by the United States Supreme Court in Dolan v. City of Tigard, 512 U.S. 374 (1994), and its progeny; and Developer further agrees that there exists an essential nexus between said development exactions and the Project.

18. Exhibits. The following exhibits are attached hereto and incorporated into this Agreement for all purposes:

Exhibit A	Legal Description of the Property
Exhibit B	Architectural Standards
Exhibit C	Development Plan

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the Effective Date.

THE CITY OF SAGINAW, TEXAS

_____
Todd Flippo, Mayor,

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the _____ day of _____, 2022 by Todd Flippo, Mayor of the City of Saginaw, Texas, on behalf of the City of Saginaw,

Texas.

_____
Notary Public, State of Texas

DEVELOPER:
NextMetro Communities

By: _____
Name: Josh Eadie
Title: VP of Development– Dallas Region

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the _____ day of _____, 2022 by Josh Eadie, the Development Manager – Dallas Region of NexMetro Communities, on behalf of said company.

_____
Notary Public, State of Texas

Exhibit A
Legal Description

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

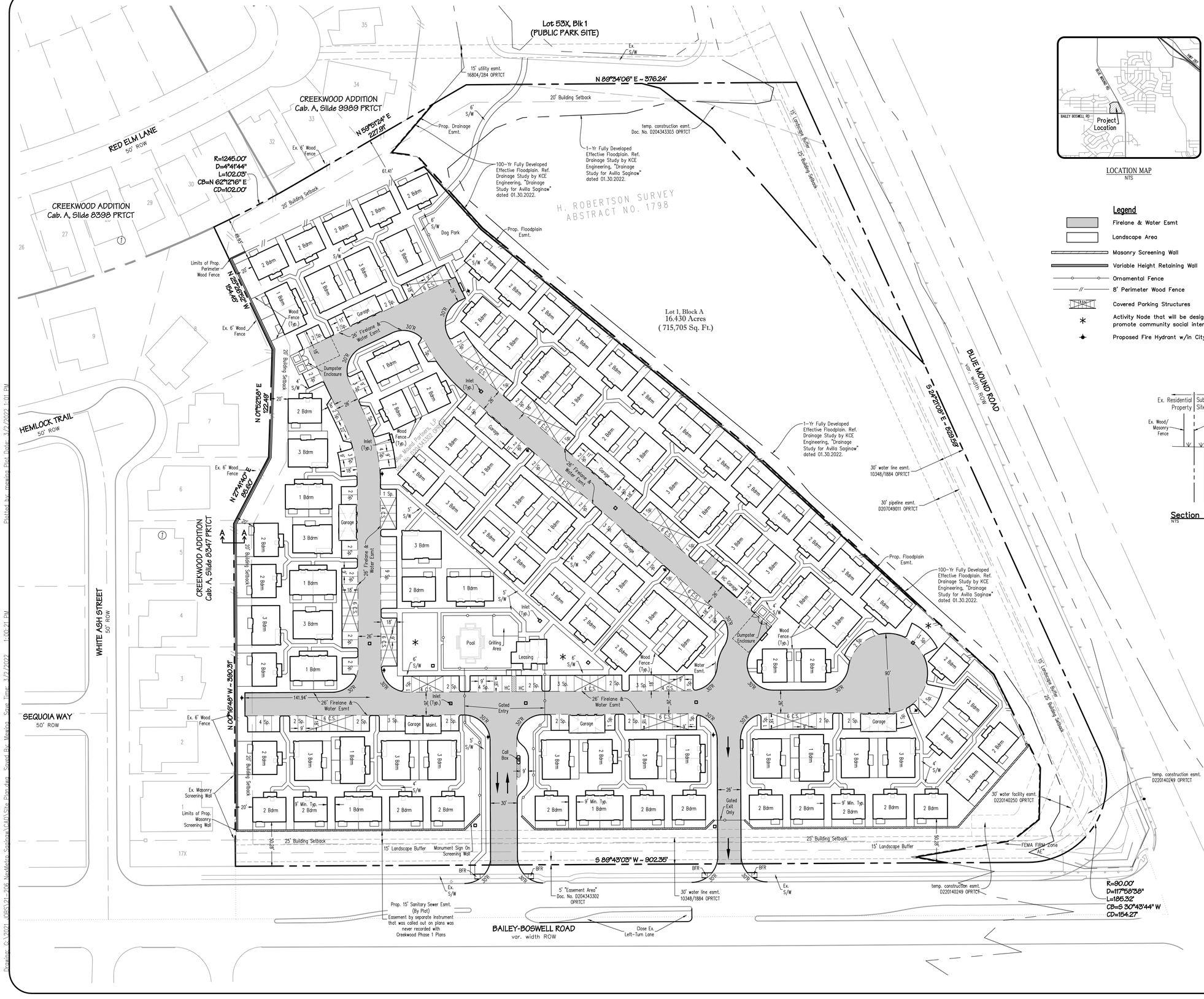
THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

EXHIBIT B
Architectural Standards

Exterior construction. Seventy-five percent (80%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

EXHIBIT C
DEVELOPMENT PLAN



LOCATION MAP
NTS



0 25 50 100

1 inch = 50 ft.

Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 8' Perimeter Wood Fence
- Covered Parking Structures
- * Activity Node that will be designed and intended to promote community social interaction.
- Proposed Fire Hydrant w/in City Easement

Section 'A–A'
NTS

General Notes:

Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.

1. PD/MF1 Planned Development for all uses in "MF1" Multiple-Family plus cottage community; site plan requirements and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
   - ** Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
   - ** Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
4. All signs will conform to Section 8-10
5. This project will comply with Section 8-13, Landscape Regulations.
6. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
7. Building separation shall be a minimum spacing between units of 9 feet (foundation to foundation).

SITE DATA

Ex. Zoning	Community Commercial (CC)
Prop. Zoning	Planned Development (PD/MF1)
Proposed Use	Multifamily
Lot Area	16.430 Ac. (715,705 Sq. Ft.)

Building Types:	**No. Units:**	**Building Area:**
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	**118**	**116,363 Sq. Ft.**

Building Coverage	0.1626	
Density	7.18	Units/Ac.

Parking Required:	**Spaces/Unit**	**Spaces**
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1:200)	-	5
Total:	-	**241**

Parking Provided	**Spaces**
Standard Spaces	122
Detached Covered Spaces	82
Detached Garage Spaces	32
Leasing Office	8
Total:	**244**

Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)
Landscape Area Provided	480,000 Sq. Ft.

EXHIBIT "C"
SITE PLAN

AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16.430 Acres

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinie

DEVELOPER
NexMetro Communities
2221 Lakeside Blvd., Suite 1210
Richardson, TX 75082
Telephone: (469) 546-9434
Contact: Josh Eadie

OWNER
Blue Mound Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75205
Telephone: (214) 224-4634
Contact: Gordana Edwards

Drawing: G:\2021 JOBS\21-206 NexMetro Saginaw\CAD\Site Plan.dwg Saved By: mewing Save Time: 3/2/2022 1:00:21 PM Plotted by: mewing Plot Date: 3/2/2022 1:01 PM

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (14)

Staff Contact: Kim Quin
Finance Director

E-mail: kquin@sagnawtx.org

Phone: 817-230-0332

SUBJECT:
Consideration and Action on an ordinance authorizing the issuance and sale of the City of Saginaw, Texas General Obligation Bonds, Series 2022; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and provisions relating to the subject (Ordinance No. 2022-06)

BACKGROUND/DISCUSSION:
On May 1, 2021 voters approved issuance of bonds for the construction of a new library and senior citizens center.

At the April 5, 2022 City Council meeting, direction was given to issue $23,700,000 of the voter approved bonds for the construction of the library ($17,200,000)/senior citizens ($6,500,000) center.

FINANCIAL IMPACT:
The issuance of the bonds will impact the debt service portion of the tax rate.

RECOMMENDATION:
Approval of Ordinance No. 2022-06 authorizing the issuance and sale of the City of Saginaw, Texas General Obligation Bonds, Series 2022, levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

ATTACHMENTS:

Description
bond sale timetable
draft ordinance
Official Stmt

$23,700,000*
CITY OF SAGINAW, TEXAS (THE "CITY")
GENERAL OBLIGATION BONDS, SERIES 2022
(THE "OBLIGATIONS")

April

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Proposed Timetable

Tuesday, April 5, 2022	**Staff and Consultants brief the City Council on plan of finance and receive authorization to proceed with the issuance of bonds**
Thursday, April 7, 2022	First draft of Preliminary Official Statement ("POS") sent to bond counsel, and rating agency for review
Thursday, April 14, 2022	SAMCO receives comments on first draft of POS
Monday, April 18, 2022	Second draft of POS sent to bond counsel, Underwriters' Counsel, City Officials and rating agency for review
Week of April 25, 2022	**Conference calls with Rating Agency and Due Diligence with Underwriters' Counsel**
Wednesday, May 4, 2022	SAMCO receives comments on second draft of POS
Tuesday, May 10, 2022	Post POS to SAMCO website and email link to distribution list
Thursday, May 12, 2022	Bond Rating Due
Tuesday, May 17, 2022	• **Bond Pricing** • **City Council authorizes the sale of the Bonds (6:00 P.M.)**
Tuesday, May 24, 2022	Print and distribute Final Official Statement and post to SAMCO website
Wednesday, June 8, 2022	SAMCO notifies all parties of closing/delivery instructions
Wednesday, June 15, 2022	**Obligations Closing; Funds wired to the City's depository bank**

**Preliminary; subject to change.*

DRAFT

SAMCO Capital

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS
TARRANT COUNTY
CITY OF SAGINAW

We, the undersign officers of the City of Saginaw, Texas (the "City"), hereby certify as follows:

1. The City Council of the City convened in a regular meeting on May 17, 2022, at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Todd Flippo	Mayor
Charles Beasley	Place 1
Nicky Lawson	Place 2
Valerie Junkersfield	Mayor Pro Tem/Place 3
Charles Tucker	Place 4
Cindy Bighorse	Place 5
Mary Copeland	Place 6

and all of said persons were present except, _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

> AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF SAGINAW, TEXAS GENERAL OBLIGATION BONDS, SERIES 2022; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; APPROVING THE OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said Ordinance be adopted and, after due discussion, said motion, carrying with it the adoption of said Ordinance, prevailed and carried by the following vote:

AYES: _____ NOES: _____ ABSTENTIONS: _____

2. That a true, full and correct copy of the aforesaid Ordinance adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the adoption of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED MAY 17, 2022.

City Secretary
City of Saginaw, Texas

(CITY SEAL)

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF SAGINAW, TEXAS GENERAL OBLIGATION BONDS, SERIES 2022; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; APPROVING THE OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF SAGINAW §

WHEREAS, by virtue of an election held within the City of Saginaw, Texas ("the Issuer") on May 1, 2021, this City Council became authorized to issue, sell and deliver the general obligation bonds of the Issuer, of which there have been issued heretofore, are authorized to be issued by this Ordinance, and will remain authorized but unissued hereafter, as described in Schedule I attached hereto and incorporated herein;

WHEREAS, this City Council finds and determines that it is necessary and proper to order the issuance, sale and delivery of such voted bonds;

WHEREAS, the Bonds hereinafter authorized to be issued, sold and delivered pursuant to the general laws of the State of Texas, including Texas Government Code, Chapter 1331, as amended; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Texas Government Code, Chapter 551; Now, Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE BONDS. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The bonds of the City of Saginaw, Texas (the "Issuer") are hereby authorized to be issued and delivered in the aggregate principal amount of $_____ for the public purposes of (i) designing, constructing and equipping improvements and additions to parks, including trails, sports recreational facilities, senior center, parking, and related infrastructure, and the acquisition of land and interests in land necessary therefor; (ii) designing, constructing and equipping a municipal library, along with related landscaping, parking and infrastructure, and the acquisition of land and interests in land necessary therefor (the "Projects"); and (iii) paying costs of issuance of the Bonds.

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES AND INTEREST RATES OF BONDS. Each bond issued pursuant to this Ordinance shall be designated: "CITY OF SAGINAW, TEXAS GENERAL OBLIGATION BOND, SERIES 2022," and initially there shall be issued, sold, and delivered hereunder one fully registered Bond, without interest coupons, dated June 1, 2022, in the principal amount stated above and in the denominations hereinafter stated, numbered T-1 (the "Initial Bond"), with Bonds issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the Initial Bond being made payable to the initial purchaser as described in Section 9 hereof), or to the registered assignee or assignees of said Bonds or any portion or portions thereof (in each case, the "Registered Owner"), and said bonds shall mature and be payable on September 1 in each of the years and in the principal amounts, respectively, and shall bear interest from the dates set

forth in the FORM OF BOND set forth in Exhibit A of this Ordinance to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the following schedule:

Years (9/1)	Principal Amounts ($)	Interest Rates (%)
***	***	***

The term "Bonds" as used in this Ordinance shall mean and include collectively the bonds initially issued and delivered pursuant to this Ordinance and all substitute bonds exchanged therefor, as well as all other substitute bonds and replacement bonds issued pursuant hereto, and the term "Bond" shall mean any of the Bonds.

Section 3. CHARACTERISTICS OF THE BONDS.

(a) Appointment of Paying Agent/Registrar. The Issuer hereby appoints BOKF, NA, Dallas, Texas, to serve as paying agent and registrar for the Bonds (the "Paying Agent/Registrar"). The Mayor or City Manager is authorized and directed to execute and deliver in the name and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar.

(b) Registration. The Issuer shall keep or cause to be kept at the corporate trust office of the Paying Agent/Registrar books or records for the registration of the transfer, conversion and exchange of the Bonds (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three (3) days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Bond to which payments with respect to the Bonds shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Bond or Bonds. Registration of assignments, transfers, conversions and exchanges of Bonds shall be made in the manner provided and with the effect stated in the FORM OF BOND attached as Exhibit A to this Ordinance. Each substitute Bond shall bear a letter and/or number to distinguish it from each other Bond.

(c) Exchange. The Paying Agent/Registrar promptly shall cancel all paid Bonds and Bonds surrendered for conversion and exchange. No additional ordinances, orders or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Bond or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution and delivery of the substitute Bonds in the manner prescribed herein. Pursuant to Subchapter D, Chapter 1201, Texas Government Code, the duty of conversion and exchange of Bonds as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the authentication of said Bond, the converted and exchanged Bond shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Bonds which initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(d) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Bonds, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Bonds, and of all conversions and exchanges of Bonds, and all replacements of Bonds, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(e) Payment to Registered Owner. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is registered in the Registration Books as the absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Bond certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance.

(f) Paying Agent/Registrar. The Issuer covenants with the Registered Owners of the Bonds that at all times while the Bonds are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution or other agency to act as and perform the services of Paying Agent/Registrar for the Bonds under this Ordinance, and that the Paying Agent/Registrar will be one entity.

(g) Substitute Paying Agent/Registrar. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than one hundred-twenty (120) days written notice to the Paying Agent/Registrar, to be effective not later than sixty (60) days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other entity to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Bonds, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(h) Book-Entry Only System. The Bonds issued in exchange for the Initial Bonds shall be initially issued in the form of a separate single fully registered Bond for each of the maturities thereof and the ownership of each such Bond shall be registered in the name of Cede & Co., as nominee of The Depository

Trust Company, New York, New York ("DTC"), and except as provided in subsections (j) and (k) of this Section, all of the outstanding Bonds shall be registered in the name of Cede & Co., as nominee of DTC.

(i) Blanket Letter of Representations. The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Bonds. Notwithstanding anything to the contrary contained herein, while the Bonds are subject to DTC's Book-Entry Only System and to the extent permitted by law, the Letter of Representations is hereby incorporated herein and its provisions shall prevail over any other provisions of this Ordinance in the event of conflict.

(j) Bonds Registered in the Name of Cede & Co. With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner, as shown on the Registration Books, of any notice with respect to the Bonds, or (iii) the payment to any DTC Participant or any other person, other than a Registered Owner, as shown in the Registration Books of any amount with respect to principal of or interest on the Bonds. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the Registered Owner at the close of business on the Record date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(k) Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the representation letter of the Issuer to DTC or that it is in the best interest of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Bonds and transfer one or more separate Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Registered Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Ordinance.

(l) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the manner provided in the representation letter of the Issuer to DTC.

(m) General Characteristics of the Bonds. The Bonds (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Bonds to be payable only to the Registered Owners thereof, (ii) may and shall be redeemed prior to their scheduled maturities, (iii) may be transferred and assigned, (iv) may be converted and exchanged for other Bonds, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on

the Bonds shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Bonds, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF BOND set forth in this Ordinance. The Bonds initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Bond issued in conversion of and exchange for any Bond or Bonds issued under this Ordinance the Paying Agent/Registrar shall execute the Paying Agent/registrar's Authentication Bond, in the FORM OF BOND set forth as Exhibit A to this Ordinance.

(n) Authentication. Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE. In lieu of the executed PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, the Initial Bond delivered on the closing date shall have attached thereto the COMPTROLLER'S REGISTRATION CERTIFICATE substantially in the form provided in this Ordinance, manually executed by the Comptroller of Public Accounts of the State of Texas or by such person's duly authorized agent, which certificate shall be evidence that the Initial Bond has been duly approved by the Attorney General of the State of Texas and that it is a valid and binding obligation of the Issuer, and has been registered by the Comptroller. The Initial Bond issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Bond issued in conversion of and exchange for any Bond or Bonds issued under this Ordinance, the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the FORM OF BOND set forth Exhibit A to this Ordinance.

(o) Cancellation of Initial Bond. On the closing date, the Initial Bond representing the entire principal amount of the Bonds, payable in stated installments to the order of the initial purchaser of the Bonds or its designee, executed by manual or facsimile signature of the Mayor and City Secretary, approved by the Attorney General of Texas, and registered by manual or facsimile signature signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such purchaser or its designee. Upon payment for the Initial Bond, the Paying Agent/Registrar shall cancel the Initial Bond and deliver to DTC on behalf of such purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all of the Bonds for such maturity, registered in the name of Cede & Co., as nominee of DTC. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Bonds in safekeeping for DTC.

Section 4. FORM OF BONDS. The form of the Bonds, including the form of PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, the form of ASSIGNMENT and the form of COMPTROLLER'S REGISTRATION CERTIFICATE to be attached to the Bonds initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as shown in Exhibit A, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

Section 5. INTEREST AND SINKING FUND.

(a) A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the Issuer as a separate fund or account and the funds therein shall be deposited into and held in an account at an official depository bank of said Issuer. Said Interest and Sinking Fund shall be accounted for separate and apart from all other funds and accounts of said Issuer, and shall be used only for paying the interest on and principal of said Bonds. All amounts received from the sale of the Bonds as accrued interest

shall be deposited upon receipt to the Interest and Sinking Fund, and all ad valorem taxes levied and collected for and on account of said Bonds shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Bonds are outstanding and unpaid, the governing body of said Issuer shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Bonds as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Bonds as such principal matures (but never less than 2% of the original amount of said Bonds as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said Issuer, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said Issuer, for each year while any of said Bonds are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Bonds, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law. Notwithstanding the requirements of this subsection, if lawfully available moneys of the Issuer are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to this subsection may be reduced to the extent and by the amount of lawfully available funds then on deposit in the Interest and Sinking Fund.

(b) Chapter 1208, Texas Government Code, applies to the issuance of the Bonds and the pledge of the taxes granted by the Issuer under this Section and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Bonds are outstanding and unpaid, the result of such amendment being that the pledge of the taxes granted by the Issuer under this Section is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, in order to preserve to the Registered Owners a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF BONDS.

(a) Any Bond and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Bond") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Bond, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond hereunder, as aforesaid, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities, and thereafter the Issuer will have no further responsibility with respect to the amounts available to such paying agent (or other financial institution permitted by applicable law) for the payment of such Defeased Bonds, including any insufficiency therein caused by the failure of such paying agent (or other financial institution permitted by applicable law) to receive payment when due on the Defeasance Securities. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to

redeem Defeased Bonds that is made in conjunction with the payment arrangements specified in subsection 6(a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Bonds for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Bonds immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsection 6(a)(i) or (ii) of this Section. All income from such Defeasance Securities received by the Paying Agent/Registrar which is not required for the payment of the Defeased Bonds, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire, or otherwise discharge obligations such as the Bonds.

(d) Until all Defeased Bonds shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Bonds the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Bonds of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Bonds by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED BONDS.

(a) Replacement Bonds. In the event any outstanding Bond is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new Bond of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Bond, in replacement for such Bond in the manner hereinafter provided.

(b) Application for Replacement Bonds. Application for replacement of damaged, mutilated, lost, stolen or destroyed Bonds shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Bond, the Registered Owner applying for a replacement Bond shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Bond, the Registered Owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Bond, as the case may be. In every case of damage or mutilation of a Bond, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Bond so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Bond shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Bond, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Bond) instead of issuing a replacement Bond, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Bonds. Prior to the issuance of any replacement Bond, the Paying Agent/Registrar shall charge the Registered Owner of such Bond with all legal, printing, and other expenses in connection therewith. Every replacement Bond issued pursuant to the provisions of this Section by virtue of the fact that any Bond is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Bonds duly issued under this Ordinance.

(e) Authority for Issuing Replacement Bonds. In accordance with Section 1206.022, Texas Government Code, this Section 7 of this Ordinance shall constitute authority for the issuance of any such replacement Bond without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such Bonds is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Bonds in the form and manner and with the effect, as provided in Section 3 of this Ordinance for Bonds issued in conversion and exchange for other Bonds.

Section 8. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE BONDS.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Bonds as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the Registered Owner for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than ten percent (10%) of the proceeds of the Bonds (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than ten percent (10%) of the proceeds or the projects financed by the Bonds (the "Project") are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than ten percent (10%) of the debt service on the Bonds, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds five percent (5%) of the proceeds of the Bonds or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of five percent (5%) is used for a "private business use" that is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of $5,000,000, or five percent (5%) of the proceeds of the Bonds (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Bonds being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Bonds being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Bonds, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Bonds, other than investment property acquired with –

(A) proceeds of the Bonds invested for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the rules and regulations of the United States Department of the Treasury (the "Treasury Regulations"), and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed ten percent (10%) of the proceeds of the Bonds;

(7) to otherwise restrict the use of the proceeds of the Bonds or amounts treated as proceeds of the Bonds, as may be necessary, so that the Bonds do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using proceeds of the Bonds or the proceeds of any prior bonds to pay debt service on another issue more than ninety (90) days after the date of issue of the Bonds in contravention of the requirements of section 149(d) of the Code (relating to advance refundings);

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Bonds) an amount that is at least equal to ninety percent (90%) of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than sixty (60) days after the Bonds have been paid in full, one hundred percent (100%) of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code;

(10) file or cause to be filed with the Secretary of the Treasury, not later than the fifteenth (15^{th}) day of the second calendar month after the close of the calendar quarter in which the Bonds are issued, an information statement concerning the Bonds, all under and in accordance with section 149(e) of the Code and the applicable Treasury Regulations promulgated thereunder; and

(11) to assure that the proceeds of the Bonds will be used solely for new money projects.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(9), a "Rebate Fund" is hereby established by the Issuer for the sole benefit of the United States of America, and such Fund shall not be subject to the claim of any other person, including without limitation the Registered Owners. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code and the Treasury Regulations. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Bonds, the Issuer

will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Bonds under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Bonds, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Bonds under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor, the City Manager or the Finance Director to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Bonds.

(d) Allocation of, and Limitation on, Expenditures for the Project. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Project on its books and records by allocating proceeds to expenditures within eighteen (18) months of the later of the date that (1) the expenditure is made, or (2) the Project is completed. The foregoing notwithstanding, the Issuer shall not expend proceeds of the sale of the Bonds or investment earnings thereon more than sixty (60) days after the earlier of (1) the fifth (5^{th}) anniversary of the delivery of the Bonds, or (2) the date the Bonds are retired, unless the Issuer obtains an opinion of nationally-recognized bond counsel that such expenditure will not adversely affect the status, for federal income tax purposes, of the Bonds or the interest thereon. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Projects. The Issuer covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Bonds. For purpose of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Bonds. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Designation as a Qualified Tax-Exempt Obligation. The Issuer hereby designates the Bonds as "qualified tax-exempt obligations" as defined in section 265(b)(3) of the Code. In furtherance of such designation, the Issuer represents, covenants and warrants the following: (a) that during the calendar year in which the Bonds are issued, the Issuer (including any subordinate entities) has not designated nor will designate tax-exempt obligations, which when aggregated with the Bonds, will result in more than $10,000,000 of "qualified tax-exempt obligations" being issued; (b) that the Issuer reasonably anticipates that the amount of tax-exempt obligations issued, during the calendar year in which the Bonds are issued, by the Issuer (or any subordinate entities) will not exceed $10,000,000; and, (c) that the Issuer will take such action or refrain from such action as necessary, and as more particularly set forth in this Section, in order that the Bonds will not be considered "private activity bonds" within the meaning of section 141 of the Code.

Section 9. SALE OF BONDS AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) That the Bonds are hereby sold and shall be delivered to Estrada Hinojosa & Company, Inc. and Stifel (collectively, the "Underwriters"), for the purchase price of $[_____] (representing the par

amount of the Bonds of $[_____], plus aggregate original issue premium of $[_____] (premium to be applied as set forth in Section 16), less an underwriting discount of $[_____], and plus accrued interest of $[_____]) pursuant to the terms and provisions of a Purchase Agreement with the Underwriter. It is hereby officially found, determined, and declared that the Bonds have been sold pursuant to the terms and provisions of a Purchase Agreement in substantially the form presented at this meeting, which the Mayor of the Issuer (or in the Mayor's absence, by the Mayor Pro Tem) is hereby authorized and directed to execute. It is hereby officially found, determined, and declared that the terms of this sale are the most advantageous reasonably obtainable. The Initial Bond shall be registered in the name of the Estrada Hinojosa & Company, Inc., or its designee.

(b) The Issuer Council hereby approves the form and content of the Official Statement relating to the Bonds and any addenda, supplement or amendment thereto (the "Official Statement"), and approves the distribution of such Official Statement in the reoffering of the Bonds by the Underwriters in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the Preliminary Official Statement prior to the date hereof is hereby ratified and confirmed.

(c) The Mayor, City Manager, City Secretary and Finance Director, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name of the Issuer all other such documents, certificates and instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Bonds, the sale of the Bonds and the Official Statement. In case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 10. CUSTODY, APPROVAL, AND REGISTRATION OF BONDS; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor of the Issuer is hereby authorized to have control of the Bonds initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Bonds pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Bonds said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Bonds, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Bond. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Bonds issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Bonds. In addition, if bond insurance is obtained, the Bonds may bear an appropriate legend as provided by the insurer.

(b) The obligation of the initial purchaser to accept delivery of the Bonds is subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Bonds to the initial purchaser. The engagement of such firm as bond counsel to the Issuer in connection with issuance, sale and delivery of the Bonds is hereby approved and confirmed.

Section 11. INTEREST EARNINGS ON BOND PROCEEDS. Interest earnings derived from the investment of proceeds from the sale of the Bonds issued for the Projects shall be used along with other

Bond proceeds for the Projects; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on Bond proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Bonds from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 12. CONSTRUCTION FUND.

(a) The Issuer hereby creates and establishes and shall maintain on the books of the Issuer a separate fund to be entitled the "Series 2022 General Obligation Bonds Construction Fund" for use by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Projects as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

(b) The Issuer may invest proceeds of the Bonds issued for Projects (including investment earnings thereon) and amounts deposited in the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Bonds will be used as soon as practicable for the purposes for which the Bonds are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 13. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"MSRB" means the Municipal Securities Rulemaking Board.
"Rule" means SEC Rule 15c2-12, as amended from time to time.
"SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, within six (6) months after the end of each fiscal year ending in or after 2022, financial information and operating data with respect to the Issuer of the general type set forth in tables numbered 1, 2, 3, 11, 12, 13, 14, and 19 in Appendix A of the final Official Statement. The Issuer will additionally provide audited financial statements when and if available, and in any event, within twelve (12) months after the end of each fiscal year ending in or after 2022. If the audit of such financial statements is not complete within twelve (12) months after any such fiscal year end, then the Issuer will file unaudited financial statements within such twelve (12) month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so to be provided shall be prepared in accordance with the accounting principles described in Appendix B to the Official Statement, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to

provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet website or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Event Notices.

(i) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten (10) business days after the occurrence of the event) of any of the following events with respect to the Bonds:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other events affecting the tax status of the Bonds;
7. Modifications to rights of holders of the Bonds, if material;
8. Certificate calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor trustee or change in the name of the trustee, if material;
15. Incurrence of a financial obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of any such financial obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any such financial obligation of the Issuer, any of which reflect financial difficulties.

As used in clause 12 above, the phrase "bankruptcy, insolvency, receivership or similar event" means the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets of the Issuer, or if jurisdiction has been assumed by leaving the existing City Council and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer. For the purposes of the above describe event notices 15 and 16, the term "financial obligation" means a (i) debt obligation, (ii) derivative

instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

(ii) The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(d) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes Bonds no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the Registered Owners and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Should the Rule be amended to obligate the Issuer to make filings with or provide notices to entities other than the MSRB, the Issuer hereby agrees to undertake such obligation with respect to the Bonds in accordance with the Rule as amended. The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the Registered Owners of a majority in aggregate

principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a qualified person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Registered Owners and beneficial owners of the Bonds. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Section 14. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any Registered Owner, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the Registered Owners, (ii) grant additional rights or security for the benefit of the Registered Owners, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the Registered Owners, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of nationally recognized bond counsel materially adversely affect the interests of the Registered Owners.

(b) Except as provided in paragraph (a) above, the Registered Owners of Bonds aggregating in principal amount 51% of the aggregate principal amount of then outstanding Bonds that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the Registered Owners in aggregate principal amount of the then outstanding Bonds, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Bonds so as to:

(1) Make any change in the maturity of any of the outstanding Bonds;

(2) Reduce the rate of interest borne by any of the outstanding Bonds;

(3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Bonds;

(4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Bonds or any of them or impose any condition with respect to such payment; or

(5) Change the minimum percentage of the principal amount of any series of Bonds necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail to each Registered Owner of the affected Bonds a copy of the proposed amendment.

Such notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the office of the Issuer for inspection by all Registered Owners of such Bonds.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the Registered Owners of at least 51% in aggregate principal amount of all of the Bonds then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory ordinance, and the respective rights, duties, and obligations of the Issuer and all Registered Owners of such affected Bonds shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the Registered Owner of a Bond pursuant to the provisions of this Section shall be irrevocable for a period of six (6) months from the date of such consent, and shall be conclusive and binding upon all future Registered Owners of the same Bond during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the Registered Owner who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the Registered Owners of 51% in aggregate principal amount of the affected Bonds then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Bonds, the Issuer shall rely solely upon the registration of the ownership of such Bonds on the registration books kept by the Paying Agent/Registrar.

Section 15. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Bonds, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Registered Owner to the Issuer.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Bonds then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Bonds or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Bond authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers or employees of the Issuer or the City Council.

Section 16. PREMIUM. The Bonds are being sold at an aggregate premium equal to $[_____]. With respect to such premium attributable to the Bonds, $[_____] shall be used to pay costs of issuance (including underwriter's discount) with any remainder to be deposited to the Interest and Sinking Fund and $[_____] shall be deposited into the Construction Fund for the Projects. The $[_____] principal amount of Bonds issued pursuant to the bond election for the Proposition B Projects, plus the premium of $[_____] deposited into the Construction Fund for the Proposition B Projects, results in a total principal plus premium of $[_____] being issued from the voted authorization for Proposition B Projects. The $[_____] principal amount of Bonds issued pursuant to the bond election for the Proposition C Projects, plus the premium of $[_____] deposited into the Construction Fund for the Proposition C Projects, results in a total principal plus premium of $[_____] being issued from the voted authorization for Proposition C Projects.

Section 17. APPROPRIATION. To pay the debt service coming due on the Bonds, if any, prior to receipt of the taxes levied to pay such debt service, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 18. NO PERSONAL LIABILITY. No recourse shall be had for payment of the principal of or interest on any Bonds or for any claim based thereon, or on this Ordinance, against any official or employee of the Issuer or any person executing any Bond.

Section 19. EFFECTIVE DATE. In accordance with the provisions of Texas Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

Section 20. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

(Execution Page Follows)

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS THIS MAY 17, 2022.

ATTEST: _____
Mayor, City of Saginaw, Texas

_____
City Secretary, City of Saginaw, Texas

[CITY SEAL]

SCHEDULE I

Voted Bonds

May 1, 2021 Election	Amount Authorized ($)	Amount Previously Issued ($)	Amount Being Issued ($)		Unissued Balance ($)
Prop. A - Streets and Roads	37,550,000	6,800,000	0		30,750,000
Prop. B – Parks & Senior Center	11,200,000	700,000	10,500,000	*	0
Prop. C - Library	18,700,000	1,500,000	17,200,000	**	0

*$[_____] principal plus $[_____] premium.
**$[_____] principal plus $[_____]premium.

EXHIBIT A

(a) Form of Bond.

NO. R-

UNITED STATES OF AMERICA
STATE OF TEXAS

PRINCIPAL AMOUNT
$_____

CITY OF SAGINAW, TEXAS
GENERAL OBLIGATION BOND
SERIES 2022

Interest Rate	Delivery Date	Maturity Date	CUSIP No.
	[_____], 2022	September 1, _____	

REGISTERED OWNER:

PRINCIPAL AMOUNT: DOLLARS

THE CITY OF SAGINAW, TEXAS, in Tarrant County, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from June 1, 2022, at the Interest Rate per annum specified above. Interest is payable on March 1, 2023, and semiannually on each September 1 and March 1 thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Bond are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Bond shall be paid to the Registered Owner hereof upon presentation and surrender of this Bond at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of BOKF, NA, Dallas, Texas, which is the "Paying Agent/Registrar" for this Bond. The payment of interest on this Bond shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Bond (the "Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared at the close of business on the fifteenth (15^{th}) day of the month preceding each such date (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, principal and interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled

payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Bond appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Bond prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Bond for payment or redemption at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the Registered Owner of this Bond that on or before each principal payment date and interest payment date for this Bond it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Bonds, when due.

IF THE DATE for the payment of the principal of or interest on this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS BOND is one of a series of Bonds dated June 1, 2022, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of $_____ for (i) designing, constructing and equipping improvements and additions to City parks, including trails, sports recreational facilities, senior center, parking, and related infrastructure, and the acquisition of land and interests in land necessary therefore; (ii) designing, constructing and equipping a municipal library, along with related landscaping, parking and infrastructure, and the acquisition of land and interest in land necessary therefor; (iii) and paying costs of issuance of the Bonds.

ON SEPTEMBER 1, 20__, OR ON ANY DATE THEREAFTER, the Bonds of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Bond may be redeemed only in an integral multiple of $5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE BONDS, unless certain prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a notice of conditional redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

AT LEAST THIRTY (30) days prior to the date fixed for any redemption of Bonds or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, at least thirty (30) days prior to the date fixed for any such redemption, to the Registered Owner of each Bond to be redeemed at its address as it appeared on the business day prior to the mailing of such redemption notice; provided, however, that the failure of the Registered Owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Bond. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Bonds or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Bond shall be redeemed, a substitute Bond or Bonds having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of $5,000, at the written request of the Registered Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Registered Owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Ordinance.

ALL BONDS OF THIS SERIES are issuable solely as fully registered bonds, without interest coupons, in the denomination of any integral multiple of $5,000. As provided in the Ordinance, this Bond may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered Bonds, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of $5,000 as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Bond to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Ordinance. Among other requirements for such assignment and transfer, this Bond must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Bond or any portion or portions hereof in any integral multiple of $5,000 to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Bond may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Bond or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Bond or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Bond or any portion thereof called for redemption prior to maturity, within forty-five (45) days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Bonds is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owners of the Bonds.

IT IS HEREBY certified, recited and covenanted that this Bond has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Bond have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Bond, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law.

THE ISSUER HAS RESERVED THE RIGHT to amend the Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the Registered Owners of a majority in aggregate principal amount of the outstanding Bonds.

BY BECOMING the Registered Owner of this Bond, the Registered Owner thereby acknowledges all of the terms and provisions of the Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Bond and the Ordinance constitute a contract between each Registered Owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed with the manual or facsimile signature of the Mayor of the Issuer (or in his absence, by the Mayor Pro Tem) and countersigned with the manual or facsimile signature of the City Secretary of said Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Bond.

(signature)	(signature)
City Secretary	Mayor

(SEAL)

(b) Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Bond is not accompanied by an executed Registration Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Bond has been issued under the provisions of the Ordinance described in the text of this Bond; and that this Bond has been issued in conversion or replacement of, or in exchange for, a Bond, Bonds, or a portion of a Bond or Bonds of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____.

BOKF, NA
Dallas, Texas
Paying Agent/Registrar

By: _____
Authorized Representative

(c) Form of Assignment.

ASSIGNMENT
(Please print or type clearly)

For value received, the undersigned hereby sells, assigns and transfers unto: _____

_____

Transferee's Social Security or Taxpayer Identification Number: _____

Transferee's name and address, including zip code: _____

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____, attorney, to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

_____	_____
NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.	NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.

(d) Form of Comptroller's Registration Certificate.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that there is on file and of record in my office a true and correct copy of the opinion of the Attorney General of the State of Texas approving this Bond and that this Bond has been registered this day by me.

Witness my signature and seal this _____.

_____
Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

(e) Initial Bond Insertions.

(i) The initial Bond shall be in the form set forth is paragraph (a) of this Section, except that:

A. immediately under the name of the Bond, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. _____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF SAGINAW, TEXAS, in Tarrant County, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Maturity Dates (9/1)	Principal Installments ($)	Interest Rates (%)

(Information from Section 2 to be inserted)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from June 1, 2022 at the respective Interest Rate per annum specified above. Interest is payable on March 1, 2023, and semiannually on each September 1 and March 1 thereafter to the date of payment of the Principal Installment specified above, or the date of redemption prior to maturity; except, that if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Installment shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full."

C. The Initial Bond shall be numbered "T-1."

This Preliminary Official Statement and the information contained herein are subject to completion or amendment without notice. These securities may not be sold, nor may offers to buy them be accepted, prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of, these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, qualification or filing under the securities laws of any such jurisdiction.

NEW ISSUE BOOK-ENTRY-ONLY

Rating: S&P: "Applied For"
(See "OTHER PERTINENT INFORMATION - Rating", herein)

PRELIMINARY OFFICIAL STATEMENT
Dated: May 10, 2022

In the opinion of McCall, Parkhurst & Horton, L.L.P., Bond Counsel to the City, interest on the Bonds will be excludable from gross income for federal income tax purposes under statutes, regulations, published rulings, and court decisions existing on the date of the initial delivery of the Bonds, subject to the matters described under "TAX MATTERS" herein.

$23,700,000*
CITY OF SAGINAW, TEXAS
(Tarrant County)
GENERAL OBLIGATION BONDS, SERIES 2022

Dated Date: June 1, 2022 **Due: September 1, as shown on page ii**

The City of Saginaw, Texas (the "City") $23,700,000* General Obligation Bonds, Series 2022 (the "Bonds") by the City of Saginaw, Texas (the "City") pursuant to the Constitution and general laws of the State of Texas, particularly Chapter 1331 Texas Government Code, as amended, an election held in the City on May 1, 2021, and an ordinance (the "Ordinance") to be adopted by the City Council of the City on the sale date of the Bonds. See "THE BONDS – Authority for Issuance".

The Bonds constitute direct obligations of the City payable from the levy and collection of a direct and continuing ad valorem tax, within the limits prescribed by law, on all taxable property located within the City. See "THE BONDS – Security and Source of Payment" and "THE BONDS – Tax Rate Limitations" herein. Interest on the Bonds will accrue from the Dated Date (defined herein) and will be payable March 1 and September 1 of each year until stated maturity or prior redemption, commencing March 1, 2023, and will be calculated on the basis of a 360-day year of twelve 30-day months. The definitive Bonds will be issued only as fully registered obligations in denominations of $5,000 or any integral multiple thereof within a stated maturity.

The definitive Bonds will be issued as fully registered obligations in book-entry form only and when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository (the "Securities Depository"). Book-entry interests in the Bond will be made available for purchase in the principal amount of $5,000 or any integral multiple thereof within a stated maturity. Purchasers of the Bond ("Beneficial Owners") will not receive physical delivery of certificates representing their interest in the Bond purchased. So long as DTC or its nominee is the registered owner of the Bond, the principal of and interest on the Bond will be payable by BOKF, NA, Dallas, Texas, as Paying Agent/Registrar, to DTC, which will in turn remit such principal and interest to its Participants, which will in turn remit such principal and interest to the Beneficial Owners of the Bonds. (See "BOOK-ENTRY-ONLY SYSTEM" herein.)

Proceeds from the sale of the Bonds will be used to pay all or a portion of the City's contractual obligations incurred in connection with (i) designing, constructing and equipping improvements and additions to City parks, including trails, sports recreational facilities, senior center, parking, and related infrastructure, and the acquisition of land and interests in land necessary therefore; (ii) designing, constructing and equipping a municipal library, along with related landscaping, parking and infrastructure, and the acquisition of land and interest in land necessary therefor; and (iii) legal, fiscal and engineering fees in connection with such projects and the Bonds. (See "THE BONDS - Use of Bond Proceeds" herein.)

The City reserves the right to redeem the Bonds maturing on and after September 1, 2033, on September 1, 2032, or any date thereafter, in whole or in part, in principal amounts of $5,000 or any integral multiple thereof, at the redemption price of par plus accrued interest as further described herein. The Bonds may also be subject to mandatory sinking fund redemption in the event the Underwriters elect to aggregate two or more consecutive serial maturities as one or more "Term Bonds". (See "THE BOND - Redemption Provisions" herein.)

STATED MATURITY SCHEDULE
(On Page ii)

The Bonds are offered for delivery when, as and if issued and received by the initial purchasers thereof named below (the "Underwriters") and subject to the approving opinion of the Attorney General of the State of Texas and the approval of certain legal matters by McCall, Parkhurst & Horton L.L.P., Dallas, Texas, Bond Counsel (see "APPENDIX C - Form of Legal Opinion of Bond Counsel" herein). Certain legal matters will be passed upon for the Underwriters by their counsel, Orrick, Herrington & Sutcliffe LLP, Austin, Texas. It is expected that the Bonds will be available for delivery through the services of DTC on or about June 15, 2022 (the "Delivery Date").

ESTRADA HINOJOSA & COMPANY, INC. ***STIFEL***

* *Preliminary, subject to change.*

STATED MATURITY SCHEDULE
(Due September 1)
Base CUSIP – 786820[(a)]

Stated Maturity September 1	Principal Amount*	Interest Rate (%)	Initial Yield (%)	CUSIP Suffix[(a)]
2023	$ 375,000			
2024	500,000			
2025	500,000			
2026	500,000			
2027	500,000			
2028	1,105,000			
2029	1,145,000			
2030	1,185,000			
2031	1,225,000			
2032	1,265,000			
2033	1,310,000			
2034	1,360,000			
2035	1,405,000			
2036	1,455,000			
2037	1,505,000			
2038	1,560,000			
2039	1,615,000			
2040	1,670,000			
2041	1,730,000			
2042	1,790,000			

(Interest to accrue from the Dated Date)

The City reserves the right to redeem the Bonds maturing on and after September 1, 2033, on September 1, 2032, or any date thereafter, in whole or in part, in principal amounts of $5,000 or any integral multiple thereof, at the redemption price of par plus accrued interest as further described herein. The Bonds may also be subject to mandatory sinking fund redemption in the event the Underwriters elect to aggregate two or more consecutive serial maturities as one or more "Term Bonds". (See "THE BONDS - Redemption Provisions" herein.)

[(a)] *CUSIP numbers are included solely for the convenience of the owners of the Bonds. CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by FactSet Research Systems, Inc. on behalf of The American Bankers Association. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services. None of the City, Financial Advisor, or Underwriters is responsible for the selection or correctness of the CUSIP numbers set forth herein.*

* *Preliminary, subject to change.*

CITY OF SAGINAW, TEXAS
333 McLeroy Blvd.
Saginaw, Texas 76179
817-232-4640

ELECTED OFFICIALS

Name	Position	On Council Since	Term Expires May	Occupation
Todd Flippo	Mayor	2008	2024	Scientist – Alcon Labs
Valerie Tankersley-Junkersfield	Mayor Pro-Tem, Place 3	2014	2022	Day Care Owner
Charles Beasley	Council Member, Place 1	2019	2022	IT Software Developer
Nicky Lawson	Council Member, Place 2	2021	2024	Electrical Engineer
Charles Tucker	Council Member, Place 4	2018	2023	Retired
Cindy Bighorse	Council Member, Place 5	2017	2022	Retired
Mary Copeland	Council Member, Place 6	2017	2023	Retired

ADMINISTRATION

Name	Position	Years With The City
Gabe Reaume	City Manager	4 years
Lee Howell	Assistant City Manager	4 years
Kim Quin	Finance Director	10 years
Janice England	City Secretary	38 years
Rick Trice	Director of Public Works	5 years
Russell Ragsdale	Police Chief	13 years
Doug Spears	Fire Chief	27 years

CONSULTANTS AND ADVISORS

Bond Counsel	McCall, Parkhurst & Horton L.L.P. Dallas, Texas
Certified Public Accountants	Weaver and Tidwell, L.L.P. Dallas, Texas
Financial Advisor	SAMCO Capital Markets, Inc. San Antonio, Texas

For Additional Information Please Contact:

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Finance Director
City of Saginaw
333 McLeroy
Saginaw, Texas 76179
(817) 230-0325
kquin@saginawtx.org

Mr. Mark McLiney
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San Antonio, Texas 78209
(210) 832-9760
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Mr. Andrew Friedman
Senior Managing Director
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afriedman@samcocapital.com

USE OF INFORMATION IN THE OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the Securities Exchange Commission (the "Rule"), this document constitutes a preliminary official statement of the City with respect to the Bonds that has been "deemed final" by the City as of its date except for the omission of no more than the information permitted by the Rule.

This Official Statement, which includes the cover page and the Appendices hereto, does not constitute an offer to sell or the solicitation of an offer to buy in any jurisdiction to any person to whom it is unlawful to make such offer, solicitation or sale.

No dealer, broker, salesperson or other person has been authorized to give information or to make any representation other than those contained in this Official Statement, and, if given or made, such other information must not be relied upon.

Certain information set forth herein has been provided by sources other than the City that the City believes to be reliable, but the City makes no representation as to the accuracy of such information. Any information and expressions of opinion herein contained are subject to change without notice, and neither the delivery of the Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or other matters described herein since the date hereof. See "CONTINUING DISCLOSURE OF INFORMATION" for a description of the City's undertaking to provide certain information on a continuing basis.

The Underwriters have provided the following statement for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement pursuant to their respective responsibilities to investors under the federal securities laws, but the Underwriters do not guarantee the accuracy or completeness of such information.

NONE OF THE CITY, THE FINANCIAL ADVISOR, OR THE UNDERWRITERS MAKE ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT REGARDING THE DEPOSITORY TRUST COMPANY ("DTC") OR ITS BOOK-ENTRY-ONLY SYSTEM, AS SUCH INFORMATION HAS BEEN PROVIDED BY DTC.

THE BONDS ARE EXEMPT FROM REGISTRATION WITH THE SECURITIES AND EXCHANGE COMMISSION AND CONSEQUENTLY HAVE NOT BEEN REGISTERED THEREWITH. THE REGISTRATION, QUALIFICATION, OR EXEMPTION OF THE BONDS IN ACCORDANCE WITH APPLICABLE SECURITIES LAW PROVISIONS OF THE JURISDICTIONS IN WHICH THESE SECURITIES HAVE BEEN REGISTERED, QUALIFIED, OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF.

THIS OFFICIAL STATEMENT CONTAINS "FORWARD-LOOKING" STATEMENTS WITHIN THE MEANING OF SECTION 21E OF THE SECURITIES AND EXCHANGE ACT OF 1934, AS AMENDED. SUCH STATEMENTS MAY INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE THE ACTUAL RESULTS, PERFORMANCE AND ACHIEVEMENTS TO BE DIFFERENT FROM THE FUTURE RESULTS, PERFORMANCE AND ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. INVESTORS ARE CAUTIONED THAT THE ACTUAL RESULTS COULD DIFFER MATERIALLY FROM THOSE SET FORTH IN THE FORWARD-LOOKING STATEMENTS.

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The cover page, subsequent pages hereof and appendices attached hereto, are part of this Official Statement.

SELECTED DATA FROM THE OFFICIAL STATEMENT

The selected data is subject in all respects to the more complete information and definitions contained or incorporated in this Official Statement. The offering of the Bonds to potential investors is made only by means of this entire Official Statement. No person is authorized to detach this page from this Official Statement or to otherwise use it without the entire Official Statement.

The City	The City of Saginaw, Texas (the "City"), located in Tarrant County is a political subdivision of the State of Texas (the "State") and operates under a Mayor-Council-Manager form of government with a City Council comprised of seven members including the Mayor. All seven Council members are elected at-large for three year staggered terms. The City's current estimated population is 25,813. (See "Appendix B - General Information Regarding the City of Saginaw and Tarrant County, Texas" herein.)
Paying Agent/Registrar	The initial Paying Agent/Registrar for the Bonds is BOKF, NA, Dallas, Texas.
Security	The Bonds constitute direct obligations of the City, payable from the levy and collection of a direct and continuing annual ad valorem tax, within the limits prescribed by law, on all taxable property within the City. (see "THE BONDS – Security for Payment").
Redemption Provision	The City reserves the right, at its sole option, to redeem Bonds stated to mature on and after September 1, 2033, on September 1, 2032, or any date thereafter, in whole or in part, in principal amounts of $5,000 or any integral multiple thereof, at the price of par plus accrued interest to the date fixed for redemption. The Bonds may also be subject to mandatory sinking fund redemption in the event the Underwriters elect to aggregate two or more consecutive serial maturities as one or more "Term Bonds". (See "THE BONDS - Redemption Provisions" herein.)
Tax Matters	In the opinion of Bond Counsel, the interest on the Bonds will be excludable from gross income for federal tax purposes under statutes, regulations, published rulings and court decisions existing on the date of the initial delivery of the Bonds, subject to the matters described under "TAX MATTERS" herein. (See "TAX MATTERS" for a discussion of the Opinion of Bond Counsel and "APPENDIX C - FORM OF LEGAL OPINION OF BOND COUNSEL" herein.)
Use of Bond Proceeds	Proceeds from the sale of the Bonds will be used to pay all or a portion of the City's contractual obligations incurred in connection with (i) designing, constructing and equipping improvements and additions to City parks, including trails, sports recreational facilities, senior center, parking, and related infrastructure, and the acquisition of land and interests in land necessary therefore; (ii) designing, constructing and equipping a municipal library, along with related landscaping, parking and infrastructure, and the acquisition of land and interest in land necessary therefor; and (iii) legal, fiscal and engineering fees in connection with such projects and the Bonds. (See "THE BONDS - Use of Bond Proceeds" herein.)
Book-Entry-Only System	The City intends to utilize the Book-Entry-Only System of The Depository Trust Company, New York, New York ("DTC") described herein. No physical delivery of the Bonds will be made to the beneficial owners of the Bonds. Such Book-Entry-Only System may affect the method and timing of payments on the Bonds and the manner the Bonds may be transferred. (See "BOOK-ENTRY-ONLY SYSTEM" herein.)
Rating	A municipal bond rating application has been made to S&P Global Ratings, a division of Standard & Poor's Financial Services LLC ("S&P"). An explanation of the significance of such rating may be obtained from S&P. (See "OTHER PERTINENT INFORMATION - Rating" herein.)
Issuance of Additional Debt	The City is considering additional CO's this summer or fall for other projects.
Payment Record	The City has never defaulted on the payment of its general obligation or revenue debt.
Delivery	When issued, anticipated on or about June 15, 2022.
Legality	Delivery of the Bonds is subject to the approval by the Attorney General of the State and the rendering of an opinion as to legality by McCall, Parkhurst & Horton L.L.P., Bond Counsel, Dallas, Texas.

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INTRODUCTORY STATEMENT

This Official Statement provides certain information in connection with the issuance by the City of Saginaw, Texas (the "City") of its $23,700,000* General Obligation Bonds, Series 2022 (the "Bonds") identified on the cover page hereof.

The City is a political subdivision of the State of Texas (the "State") and operates as a home-rule municipality under the statutes and the constitution of the State. The Bonds are being issued pursuant to the Constitution and general laws of the State, an ordinance (the "Ordinance") to be adopted by the City Council of the City (the "City Council") authorizing the issuance of the Bonds, and the City's Home Rule Charter. (See "THE BONDS - Authority for Issuance" herein.)

Unless otherwise indicated, capitalized terms used in this Official Statement have the same meanings assigned to such terms in the Ordinance. Included in this Official Statement are descriptions of the Bonds and certain information about the City and its finances. ***ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT***. Copies of such documents may be obtained from the City or the Financial Advisor noted on page iii hereof.

INFECTIOUS DISEASE OUTBREAK – COVID-19

The outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus, has been characterized as a pandemic (the "Pandemic") by the World Health Organization and is currently affecting many parts of the world, including the United States and the State of Texas (the "State"). On January 31, 2020, the Secretary of the United States Health and Human Services Department declared a public health emergency for the United States and on March 13, 2020, the President of the United States declared the outbreak of COVID-19 in the United States a national emergency. Subsequently, the President's Coronavirus Guidelines for America and the United States Centers for Disease Control and Prevention called upon Americans to take actions to slow the spread of COVID- 19 in the United States.

On March 13, 2020, the Governor of Texas (the "Governor") declared a state of disaster for all counties in the State in response to the Pandemic which has been subsequently extended and remains in effect. Pursuant to Chapter 418 of the Texas Government Code, the Governor has broad authority to respond to disasters, including suspending any regulatory statute prescribing the procedures for conducting state business or any order or rule of a State agency that would in any way prevent, hinder, or delay necessary action in coping with the disaster, and issuing executive orders that have the force and effect of law. The Governor has since issued a number of executive orders relating to COVID-19 preparedness and mitigation. However, on March 2, 2021 (but effective as of March 10, 2021), the Governor issued Executive Order GA-34, which supersedes most of the executive orders relating to COVID-19 and provides, generally, for the reopening of the State to 100%, ends the COVID-19 mask mandate, and supersedes any conflicting order issued by local officials in response to COVID-19, among other things and subject to certain limitations. Executive Order GA-34 remains in place until amended, rescinded, or superseded by the Governor. On May 18, 2021, the Governor issued Executive Order GA-36, which rescinds certain provisions of GA-34 and provides that no governmental entity, including the City, may require any person to wear a face covering or to mandate that another person wear a face covering. Additional information regarding executive orders issued by the Governor is accessible on the website of the Governor at https://gov.texas.gov/. Neither the information on (nor accessed through) such website of the Governor is incorporated by reference, either expressly or by implication, into this Official Statement.

The City collects a sales and use tax on all taxable transactions within the City's boundaries, revenue from the sale of water and the collection of sewage, franchise fees based on private utility sales, hotel occupancy taxes upon the occupancy of any hotel or motel room in the City, and other excise taxes and fees that depend on business activity. Further actions may be taken to slow the Pandemic which may reduce economic activity within the City on which the City collects taxes, charges, and fees. A reduction in the collection of sales or other excise taxes, utility system revenue, hotel occupancy tax revenues, and utility franchise and other fees and charges may negatively impact the City's operating budget and overall financial condition. In addition, the Pandemic has resulted in volatility of the value of investments in pension funds. Any prolonged continuation of the Pandemic could further weaken asset values or slow or prevent their recovery, which could require increased City contributions to fund or pay retirement and other post-employment benefits in the future.

The full extent of the ongoing impact of COVID-19 on the City's longer-term operational and financial performance will depend on future developments, many of which are outside of its control, including the effectiveness of the mitigation strategies discussed above, the duration and spread of COVID-19, and future governmental actions, all of which are highly uncertain and cannot be predicted. The City continues to monitor the spread of COVID-19 and is working with local, state, and national agencies to address the potential impact of the Pandemic upon the City. While the potential impact of the Pandemic on City cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the City's operations and financial condition.

* *Preliminary, subject to change.*

The Pandemic has negatively affected travel, commerce, and financial markets globally, and is widely expected to continue negatively affecting economic growth and financial markets worldwide. These negative impacts may reduce or negatively affect property values within the City. The financial and operating data contained herein are the latest available but are for the dates and the periods stated herein, which are for periods prior to the economic impact of the Pandemic and efforts to slow it. It is unclear at this time what effect, if any, COVID-19 and resulting economic disruption may have on future collections of certain revenues securing the Bonds.

THE BONDS

General

The Bonds will be dated June 1, 2022 (the "Dated Date"). The Bonds are stated to mature on September 1 in the years and in the principal amounts set forth on page ii hereof. The Bonds shall bear interest from their Dated Date on the unpaid principal amounts, and the amount of interest to be paid with respect to each payment period shall be computed on the basis of a 360-day year consisting of twelve 30-day months. Interest on the Bonds will be payable on March 1, 2023, and on each September 1 or March 1 thereafter until maturity or prior redemption. Principal is payable at the designated offices of the "Paying Agent/Registrar" for the Bonds, initially BOKF, NA, Dallas, Texas. Interest on the Bonds shall be paid to the registered owners whose names appear on the registration books of the Paying Agent/Registrar at the close of business on the Record Date (as hereinafter defined) and shall be paid by the Paying Agent/Registrar (i) by check sent United States Mail, first class postage prepaid, to the address of the registered owner recorded in the Security Register or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk of, the registered owner. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, a legal holiday or a day when banking institutions in the city where the designated payment/transfer office of the Paying Agent/Registrar is located are authorized to be closed, then the date for such payment shall be the next succeeding day which is not such a day, and payment on such date shall have the same force and effect as if made on the date payment was due.

Initially, the Bonds will be registered and delivered only to Cede & Co., the nominee of The Depository Trust Company ("DTC") pursuant to the Book-Entry-Only System described below. No physical delivery of the Bonds will be made to the Beneficial Owners. Principal of, premium, if any, and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co., which will distribute the amounts received to the appropriate DTC Participants, who shall in turn make payment to the Beneficial Owners of the Bonds. Such Book-Entry-Only System may change the method and timing of payment for the Bonds and the method of transfer. See "BOOK-ENTRY-ONLY SYSTEM" below for a more complete description of such System.

Authority for Issuance

The Bonds are being issued pursuant to the Constitution and general laws of the State of Texas, particularly Chapter 1331 Texas Government Code, as amended, an election held in the City on May 1, 2021, and an ordinance (the "Ordinance") to be adopted by the City Council of the City on the sale date of the Bonds.

Security for Payment

The Bonds constitute direct obligations of the City, payable from the levy and collection of a direct and continuing annual ad valorem tax, within the limits prescribed by law, on all taxable property within the City. (See "CITY APPLICATION OF THE PROPERTY TAX CODE" herein.)

Tax Rate Limitations

All taxable property within the City is subject to the assessment, levy and collection by the City of a continuing, annual direct ad valorem tax sufficient to provide for the payment of principal of and interest on all ad valorem tax debt within the limit prescribed by law. Article XI, Section 5, of the Texas Constitution applicable to home-rule cities is applicable to the City, and limits the maximum ad valorem tax rate of the City to $2.50 per $100 taxable assessed valuation for all City purposes. The City's Home Rule Charter places a limit on the total ad valorem tax rate which may be levied for both operating and debt purposes of $1.50 per $100 taxable assessed valuation.

Administratively, the Attorney General of the State of Texas will permit allocation of $1.00 of the $1.50 maximum tax rate for all general obligation debt service.

Use of Bond Proceeds

Proceeds from the sale of the Bonds will be used to pay all or a portion of the City's contractual obligations incurred in connection with (i) designing, constructing and equipping improvements and additions to City parks, including trails, sports recreational facilities, senior center, parking, and related infrastructure, and the acquisition of land and interests in land necessary therefore; (ii) designing, constructing and equipping a municipal library, along with related landscaping, parking and infrastructure, and the acquisition of land and interest in land necessary therefor; and (iii) legal, fiscal and engineering fees in connection with such projects and the Bonds. (See "THE BONDS - Use of Bond Proceeds" herein.)

Redemption Provisions

Optional Redemption: The City reserves the right, at its option, to redeem the Bonds maturing on and after September 1, 2033 on September 1, 2032, or any date thereafter, in whole or in part, in principal amounts of $5,000 or any integral multiple thereof (and, if within a stated maturity, selected at random and by lot by the Paying Agent/Registrar), at the redemption price of par plus accrued interest to the date fixed for redemption.

Not less than thirty (30) days prior to a redemption date for the Bonds, the City shall cause a notice of such redemption to be sent by United States mail, first-class postage prepaid, to the registered owners of each Bond or a portion thereof to be redeemed at its address as it appeared on the registration books of the Paying Agent/Registrar on the day such notice of redemption is mailed. ANY NOTICE OF REDEMPTION SO MAILED TO THE REGISTERED OWNERS WILL BE DEEMED TO HAVE BEEN DULY GIVEN IRRESPECTIVE OF WHETHER ONE OR MORE OF THE REGISTERED OWNERS FAILED TO RECEIVE SUCH NOTICE. By the date fixed for any such redemption, due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds or portions thereof which are to be so redeemed. If such notice of redemption is given and any other condition to redemption satisfied, all as provided above, the Bonds or portion thereof which are to be redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment.

With respect to any optional redemption of the Bonds, unless certain prerequisites to such redemption required by the Ordinance have been met and money sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed will have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption will, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent/Registrar on or prior to the date fixed for such redemption or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the City will not redeem such Bonds and the Paying Agent/Registrar will give notice in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

The Paying Agent/Registrar and the City, so long as a Book-Entry-Only System is used for the Bonds, will send any notice of redemption, notice of proposed amendment to the Bonds or other notices with respect to the Bonds only to DTC. Any failure by DTC to advise any DTC participant, or of any DTC participant or indirect participant to notify the Beneficial Owner, will not affect the validity of the redemption of the Bonds called for redemption or any other action premised on any such notice. Redemption of portions of the Bonds by the City will reduce the outstanding principal amount of such Bonds held by DTC. In such event, DTC may implement, through its Book-Entry-Only System, a redemption of such Bonds held for the account of DTC participants in accordance with its rules or other agreements with DTC participants and then DTC direct participants and indirect participants may implement a redemption of such Bonds from the Beneficial Owners. Any such selection of Bonds the City has called for redemption will not be governed by the Ordinance and will not be conducted by the City or the Paying Agent/Registrar. Neither the City nor the Paying Agent/Registrar will have any responsibility to DTC participants, indirect participants or the persons for whom DTC participants act as nominees, with respect to the payments on the Bonds or the providing of notice to DTC direct participants, indirect participants, or Beneficial Owners of the selection of portions of the Bonds for redemption. (See "BOOK-ENTRY-ONLY SYSTEM" herein.)

Mandatory Sinking Fund Redemption: In the event the Underwriters elect to combine two or more consecutive serial maturities into one or more Term Bonds, each such Term Bond will be subject to mandatory sinking fund redemption commencing on September 1 of the first year which has been combined to form such Term Bond and continuing on September 1 in each year thereafter until the stated maturity date of that Term Bond. In the event the Underwriters elect to create Term Bonds, the final Official Statement will be updated to reflect the mandatory sinking fund redemption schedules and provisions.

Payment Record

The City has never defaulted on the payment of its general obligation or revenue debt.

Legality

The Bonds are offered when, as and if issued, subject to the approvals of legality by the Attorney General of the State and McCall, Parkhurst & Horton L.L.P., Dallas, Texas, Bond Counsel. A form of the legal opinion of Bond Counsel appears in Appendix C attached hereto.

Defeasance

The Ordinance provides for the defeasance of the Bonds when the payment of the principal of and premium, if any, on the Bonds, plus interest thereon to the due date thereof (whether such due date be by reason of maturity or otherwise) is provided by irrevocably depositing with the Paying Agent/Registrar or authorized escrow agent, in trust (1) money sufficient to make such payment and/or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times to ensure the availability, without reinvestment, of sufficient money to make such payment, and all necessary and proper fees, compensation and expenses of the paying agent for the Bonds. The City has additionally reserved the right, subject to satisfying the requirements of (1) and (2) above, to substitute other Defeasance Securities originally deposited, to reinvest the uninvested moneys on deposit for such defeasance and to withdraw for the benefit of the City moneys in excess of the amount required for such defeasance.

The Ordinance provides that "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to discharge obligations such as the Bonds. Current State law permits defeasance with the following types of securities: (a) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the City authorizes the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that, on the date the City authorizes the defeasance of the Bonds, have been refunded and are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. There is no assurance that the current law will not be changed in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds. Because the Ordinance does not contractually limit such investments, registered owners will be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those currently permitted under State law. There is no assurance that the ratings for U.S. Treasury securities used for defeasance purposes or that for any other Defeasance Security will be maintained at any particular rating category.

Upon such deposit as described above, such Bonds shall no longer be regarded to be outstanding or unpaid. After firm banking and financial arrangements for the discharge and final payment or redemption of Bonds have been made as described above, all rights of the City to initiate proceedings to call such Bonds for redemption or take any other action amending the terms of such Bonds are extinguished; provided, however, that the right to call such Bonds for redemption is not extinguished if the City: (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call such Bonds for redemption; (ii) gives notice of the reservation of that right to the owners of such Bonds immediately following the making of the firm banking and financial arrangements; and (iii) directs that notice of the reservation be included in any redemption notices that it authorizes.

Amendments

In the Ordinance, the City has reserved the right to amend the Ordinance without the consent of any holder for the purpose of amending or supplementing the Ordinance to (i) cure any ambiguity, defect or omission therein that does not materially adversely affect the interests of the registered owners of the Bonds, (ii) grant additional rights or security for the benefit of the registered owners of the Bonds, (iii) add events of default as shall not be inconsistent with the provisions of the Ordinance that do not materially adversely affect the interests of the registered owners of the Bonds, (iv) qualify the Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect or (v) make such other provisions in regard to matters or questions arising under the Ordinance that are not inconsistent with the provisions thereof and which, in the opinion of Bond Counsel for the City, do not materially adversely affect the interests of the registered owners of the Bonds.

The Ordinance further provides that the registered owners of the Bonds aggregating in principal amount a majority of the outstanding Bonds shall have the right from time to time to approve any amendment not described above to the Ordinance if it is deemed necessary or desirable by the City; provided, however, that without the consent of 100% of the registered owners of the then outstanding Bonds, no amendment may be made for the purpose of: (i) making any change in the maturity of any of the outstanding Bonds; (ii) reducing the rate of interest borne by any of the outstanding Bonds; (iii) reducing the amount of the principal payable on any outstanding Bonds; (iv) modifying the terms of payment of principal of or interest on outstanding Bonds, or imposing any condition with respect to such payment; or (v) changing the minimum percentage of the principal amount of the Bonds necessary for consent to such amendment. Reference is made to the Ordinance for further provisions relating to the amendment thereof.

Default and Remedies

The Ordinance establishes specific events of default with respect to the Bonds. If the City defaults in the payment of the principal of or interest on the Bonds when due or the City defaults in the observance or performance of any of the covenants, conditions, or obligations of the City, the failure to perform which materially, adversely affects the rights of the owners of the Bonds, including but not limited to, their prospect or ability to be repaid in accordance with the Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any owner to the City, the Ordinance provides that any registered owner is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the City to make such payment or observe and perform such covenants, obligations, or conditions. The issuance of a writ of mandamus may be sought if there is no other available remedy at law to compel performance of the Bonds or the Ordinance and the City's obligations are not uncertain or disputed. The remedy of mandamus is controlled by equitable principles and rests with the discretion of the court, but may not be arbitrarily refused. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year.

The Ordinance does not provide for the appointment of a trustee to represent the interest of the holders of the Bonds upon any failure of the City to perform in accordance with the terms of the Ordinance, or upon any other condition and accordingly all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the registered owners.

On June 30, 2006 Texas Supreme Court ruled in *Tooke v. City of Mexia*, 197 S.W. 3d 325 (Tex. 2006), that a waiver of sovereign immunity in a contractual dispute must be provided for by statute in “clear and unambiguous language.” Because it is unclear whether the Texas legislature has effectively waived the City’s sovereign immunity from a suit for money damages, holders of the Bonds may not be able to bring such a suit against the City for breach of the covenants in the Bonds or in the Ordinance. Even if a judgment against the City could be obtained, it could not be enforced by direct levy and execution against the City’s

property. Further, the registered owners cannot themselves foreclose on property within the City or sell property within the City to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. In *Tooke*, the Court noted the enactment in 2005 of sections 271.151 through .160, Texas Local Government Code (the "Local Government Immunity Waiver Act"), which, according to the Court, waives "immunity from suit for contract claims against most local governmental entities under certain circumstances." The Local Government Immunity Waiver Act covers cities and relates to contracts entered into by cities for providing goods and services to cities.

On April 1, 2016, the Texas Supreme Court ruled in *Wasson Interests, Ltd. v. City of Jacksonville*, 489 S.W.3d 427 (Tex. 2016) ("*Wasson I*"), that governmental immunity does not imbue a city with derivative immunity when it performs a proprietary, as opposed to a governmental, function in respect to contracts executed by a city. On October 5, 2018, the Texas Supreme Court issued a second opinion to clarify *Wasson I*, *Wasson Interests LTD. v. City of Jacksonville*, 559 S.W.3d 142 (Tex. 2018) ("*Wasson II*", and together with *Wasson I* "*Wasson*"), ruling that to determine whether governmental immunity applies to a breach of contract claim, the proper inquiry is whether the municipality was engaged in a governmental or proprietary function at the time it entered into the contract, not at the time of the alleged breach. In *Wasson*, the Court recognized that the distinction between governmental and proprietary functions is not clear. Therefore, in regard to municipal contract cases (as opposed to tort claim cases), it is incumbent on the courts to determine whether a function was governmental or proprietary based upon the statutory and common law guidance at the time of the contractual relationship. Texas jurisprudence has generally held that proprietary functions are those conducted by a city in its private capacity, for the benefit only of those within its corporate limits, and not as an arm of the government or under authority or for the benefit of the State; these are usually activities that can be, and often are, provided by private persons, and therefore are not done as a branch of the State, and do not implicate the State's immunity since they are not performed under the authority, or for the benefit, of the State as sovereign. Issues related to the applicability of a governmental immunity as they relate to the issuance of municipal debt have not been adjudicated. Each situation will be evaluated based on the facts and circumstances surrounding the contract in question.

As noted above, the Ordinance provides that holders of the Bonds may exercise the remedy of mandamus to enforce the obligations of the City under the Ordinance. Neither the remedy of mandamus nor any other type of injunctive relief was at issue in *Tooke*, and it is unclear whether *Tooke* will be construed to have any effect with respect to the exercise of mandamus, as such remedy has been interpreted by Texas courts. In general, Texas courts have held that a writ of mandamus may be issued to require public officials to perform ministerial acts that clearly pertain to their duties. Texas courts have held that a ministerial act is defined as a legal duty that is prescribed and defined with a precision and certainty that leaves nothing to the exercise of discretion or judgment, though mandamus is not available to enforce purely contractual duties. However, mandamus may be used to require a public officer to perform legally imposed ministerial duties necessary for the performance of a valid contract to which the State or a political subdivision of the State is a party (including the payment of monies due under a contract).

Furthermore, the City is eligible to seek relief from its creditors under Chapter 9 of the U.S. Bankruptcy Code ("Chapter 9"). Although Chapter 9 provides for the recognition of a security interest represented by a specifically pledged source of revenues, the pledge of ad valorem taxes in support of a general obligation of a bankrupt entity is not specifically recognized as a security interest under Chapter 9. Chapter 9 also includes an automatic stay provision that would prohibit, without Bankruptcy Court approval, the prosecution of any other legal action by creditors, holders of the Bonds of an entity which has sought protection under Chapter 9. Therefore, should the City avail itself of Chapter 9 protection from creditors, the ability to enforce would be subject to the approval of the Bankruptcy Court (which could require that the action be heard in Bankruptcy Court instead of other federal or state court); and the Bankruptcy Code provides for broad discretionary powers of a Bankruptcy Court in administering any proceeding brought before it. The opinion of Bond Counsel will note that all opinions relative to the enforceability of the Bonds are qualified with respect to the customary rights of debtors relative to their creditors and by general principles of equity which permit the exercise of judicial discretion.

See "BOOK-ENTRY-ONLY SYSTEM" herein for a description of the duties of DTC with regard to ownership of the Bonds. Initially, the only registered owner of the Bonds will be Cede & Co., as DTC's nominee.

SOURCES AND USES OF FUNDS

The proceeds from the sale of the Bonds will be applied approximately as follows:

Sources of Funds	**The Bonds**
Par Amount	
Original Issue Reoffering Premium	
Accrued Interest	
Issuer Contribution	
Total Sources of Funds	
Uses of Funds	
Deposit to Escrow Fund for the Refunded Obligations	
Cost of Issuance	
Underwriter's Discount	
Accrued Interest Deposit to Interest and Sinking Fund	
Total Uses of Funds	

REGISTRATION, TRANSFER AND EXCHANGE

Paying Agent/Registrar

The initial Paying Agent/Registrar for the Bonds is BOKF, NA, Dallas, Texas. In the Ordinance, the City retains the right to replace the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the City, the new Paying Agent/Registrar shall accept the previous Paying Agent/Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any successor Paying Agent/Registrar, selected at the sole discretion of the City, shall be a bank, trust company, financial institution or other entity qualified and authorized to serve in such capacity and perform the duties and services of Paying Agent/Registrar. Upon a change in the Paying Agent/Registrar for the Bonds, the City agrees to promptly cause written notice thereof to be sent to each registered owner of the Bonds by United States mail, first-class, postage prepaid.

The Bonds will be issued in fully registered form in multiples of $5,000 for any one stated maturity, and principal and semiannual interest will be paid by the Paying Agent/Registrar. Interest will be paid to the registered owners appearing on the registration books of the Paying Agent/Registrar on the Record Date (as defined below) by check or draft mailed on March 1, 2023, and on each September 1 and March 1 thereafter until maturity or prior redemption of the Bonds, by the Paying Agent/Registrar to the last known address of the registered owner as it appears on the Paying Agent/Registrar's books or by such other method, acceptable to the Paying Agent/Registrar, requested by and at the risk and expense of the registered owner. Principal of a Bond will be paid to the registered owner at its stated maturity or its prior redemption upon presentation to the Paying Agent/Registrar. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the designated payment/transfer office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due. So long as Cede & Co. is the registered owner of the Bonds, payments of principal of and interest on the Bonds will be made as described in "BOOK-ENTRY-ONLY SYSTEM" herein.

Record Date

The record date ("Record Date") for interest payable to the registered owner of a Bond on any interest payment date means the fifteenth day of the month next preceding such Interest Payment Date.

In the event of a non-payment of interest on an interest payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner appearing on the registration books of the Paying Agent/Registrar at the close of business on the last business day next preceding the date of mailing of such notice.

Future Registration

The Bonds are initially to be issued utilizing the Book-Entry-Only System of DTC. In the event such Book-Entry-Only System should be discontinued, printed certificates will be issued to the owners of the Bonds and thereafter, the Bonds may be transferred, registered, and assigned on the registration books of the Paying Agent/Registrar only upon presentation and surrender of such printed certificates to the Paying Agent/Registrar, and such registration and transfer shall be without expense or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such registration and transfer. A Bond may be assigned by the execution of an assignment form on the Bond or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. A new Bond or Bonds will be delivered by the Paying Agent/Registrar in lieu of the Bonds being transferred or exchanged at the designated office of the Paying Agent/Registrar, or sent by United States registered mail to the new registered owner at the registered owner's request, risk and expense. New Bonds issued in an exchange or transfer of Bonds will be delivered to the registered owner or assignee of the registered owner in not more than three (3) business days after the receipt of the Bonds to be canceled in the exchange or transfer and the written instrument of transfer or request for exchange duly executed by the registered owner or his duly authorized agent, in form satisfactory to the Paying Agent/Registrar. New Bonds registered and delivered in an exchange or transfer shall be in denominations of $5,000 for any one stated maturity or any integral multiple thereof and for a like aggregate principal amount and rate of interest as the Bond or Bonds surrendered for exchange or transfer. (See "BOOK-ENTRY-ONLY SYSTEM" herein for a description of the system to be initially utilized in regard to ownership and transferability of the Bonds.)

Limitation on Transfer or Exchange of Bonds

The Paying Agent/Registrar shall not be required to transfer or exchange any Bonds or any portion thereof during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date or with respect to any Bond or portion called for redemption prior to maturity, within 45 days prior to its redemption date, provided, however, such limitation of transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Bond called for redemption.

Replacement Bonds

In the Ordinance, provision is made for the replacement of mutilated, destroyed, lost, or stolen Bonds upon surrender of the mutilated Bonds to the Paying Agent/Registrar, or the receipt of satisfactory evidence of destruction, loss, or theft, and the receipt by the City and Paying Agent/Registrar of security or indemnity as may be required by either of them to hold them harmless. The City may require payment of taxes, governmental charges, and other expenses in connection with any such replacement.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by DTC while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The City and the Financial Advisor believe the source of such information to be reliable, but take no responsibility for the accuracy or completeness thereof.

The City cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the United States Securities and Exchange Commission (the "SEC"), and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered Bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). Direct Participants and Indirect Participants are jointly referred to as "Participants". DTC has a S&P Global Ratings rating of AA+. The DTC Rules applicable to its Participants are on file with the SEC. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Participants will remain responsible for keeping account of their holdings on behalf of their customers. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices for the Bonds shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Direct Participant as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment on the Bonds to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the City or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bonds are required to be printed and delivered. The City may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bonds will be printed and delivered.

Information concerning DTC and the Book-Entry-Only System has been obtained from DTC and is not guaranteed as to accuracy or completeness by and is not to be construed as a representation by the City, the Financial Advisor, or the Underwriters.

Use of Certain Terms in Other Sections of this Official Statement

In reading this Official Statement it should be understood that while the Bonds are in the Book-Entry-Only System, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and (ii) except as described above, notices that are to be given to registered owners under the Ordinance will be given only to DTC.

INVESTMENT AUTHORITY AND INVESTMENT PRACTICES OF THE CITY

The City invests funds in instruments authorized by Texas law, specifically the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "PFIA"), in accordance with and investment policies approved by the City Council. The City Council appoints the Finance Director as the "Investment officer" of the City. Both State law and the City's investment policies are subject to change.

Under Texas law, the City is authorized to invest in (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; (2) direct obligations of the State or its agencies and instrumentalities; (3) collateralized mortgage obligations issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; (4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (the "FDIC") or by the explicit full faith and credit of the United States; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; (6) bonds issued, assumed, or guaranteed by the State of Israel; (7) interest-bearing banking deposits that are guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund (the "NCUSIF") or their respective successors; (8) interest-bearing banking deposits, other than those described in clause (7), that (i) are invested through a broker or institution with a main office or branch office in this state and selected by the City in compliance with the PFIA, (ii) the broker or institution arranges for the deposit of the funds in one or more federally insured depository institutions, wherever located, for the City's account, (iii) the full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States, and (iv) the City appoints as its custodian of the banking deposits, in compliance with the PFIA, the institution in clause (8)(i) above, a bank, or a broker-dealer; (9) certificates of deposit and share certificates meeting the requirements of the PFIA (i) that are issued by an institution that has its main office or a branch office in the State and are guaranteed or insured by the FDIC or the NCUSIF, or their respective successors, or are secured as to principal by obligations described in clauses (1) through (8), above, or secured in accordance with Chapter 2257, Texas Government Code, or in any other manner and amount provided by law for City deposits, or (ii) where (a) the funds are invested by the City through a broker or institution that has a main office or branch office in the State and selected by the City in compliance with the PFIA, (b) the broker or institution arranges for the deposit of the funds in one or more federally insured depository institutions, wherever located, for the account of the City, (c) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (d) the City appoints, in compliance with the PFIA, the institution in clause (9)(ii)(a) above, a bank, or broker-dealer as custodian for the City with respect to the certificates of deposit; (10) fully collateralized repurchase agreements that have a defined termination date, are secured by a combination of cash and obligations described by clauses (1) or (12), which are pledged to the City, held in the City's

name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City, and are placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in the State; (11) certain bankers' acceptances with a stated maturity of 270 days or less, if the short-term obligations of the accepting bank, or of the holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or the equivalent by at least one nationally recognized credit rating agency; (12) commercial paper with a stated maturity of 365 days or less that is rated at least A-1 or P-1 or an equivalent by either (i) two nationally recognized credit rating agencies, or (ii) one nationally recognized credit rating agency if the commercial paper is fully secured by an irrevocable letter of credit issued by a United States or state bank; (13) no-load money market mutual funds registered with and regulated by the Securities and Exchange Commission and complies with Securities and Exchange Commission Rule 2a-7; (14) no-load mutual funds that are registered and regulated by the Securities and Exchange Commission that have a weighted maturity of less than two years and either (i) have a duration of one year or more and are invested exclusively in obligations approved in this paragraph, or (ii) have a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset backed securities; (15) guaranteed investment contracts that have a defined termination date and are secured by obligations described in clause (1), excluding obligations which the City is explicitly prohibited from investing in, and in an amount at least equal to the amount of bond proceeds invested under such contract; and (16) securities lending programs if (i) the securities loaned under the program are 100% collateralized, including accrued income, (ii) a loan made under the program allows for termination at any time, (iii) a loan made under the program is either secured by (a) obligations described in clauses (1) through (8) above, (b) irrevocable letters of credit issued by a state or national bank that is continuously rated by a nationally recognized investment rating firm at not less than A or its equivalent, or (c) cash invested in obligations described in clauses (1) through (8) above, clauses (12) through (14) above, or an authorized investment pool, (iv) the terms of a loan made under the program require that the securities being held as collateral be pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party designated by the City, (v) a loan made under the program is placed through either a primary government securities dealer or a financial institution doing business in the State, and (vi) the agreement to lend securities has a term of one year or less.

If specifically authorized in the authorizing document, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations of the United States or its agencies and instrumentalities in an amount at least equal to the amount of bond proceeds invested under such contract, other than the prohibited obligations described in the next succeeding paragraph.

City may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than AAA or Aaam or an equivalent by at least one nationally recognized rating service. The City may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the City retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the City must do so by order, ordinance, or resolution. The City is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Under Texas law, the City is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity; that address investment diversification, yield, maturity, and the quality and capability of investment management; and that include a list of authorized investments for City funds, the maximum allowable stated maturity of any individual investment and the maximum average dollar-weighted maturity allowed for pooled fund groups, methods to monitor the market price of investments acquired with public funds, a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis, and procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the PFIA. All City funds must be invested consistent with a formally adopted "Investment Strategy Statement" that specifically addresses each fund's investment. Each Investment Strategy Statement will describe its objectives concerning: (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under Texas law, the City's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment considering the probable safety of capital and probable income to be derived." At least quarterly the City's investment officers must submit an investment report to the City Council detailing: (1) the investment position of the City, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, the ending market value and the fully accrued interest for the reporting period of each pooled fund group, (4) the book value and market value of each separately listed asset at the end of the reporting period, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategies and (b) Texas law. No person may invest City funds without express written authority from the City Council.

Under Texas law, the City is additionally required to: (1) annually review its adopted policies and strategies; (2) adopt a rule, order, ordinance or resolution stating that it has reviewed its investment policy and investment strategies and records any changes made to either its investment policy or investment strategy in the respective rule, order, ordinance or resolution; (3) require any investment officers with personal business relationships or relatives with firms seeking to sell securities to the entity to disclose

the relationship and file a statement with the Texas Ethics Commission and the City Council; (4) require the qualified representative of firms offering to engage in an investment transaction with the City to: (a) receive and review the City's investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude investment transactions conducted between the City and the business organization that are not authorized by the City's investment policy (except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards), and (c) deliver a written statement in a form acceptable to the City and the business organization attesting to these requirements; (5) perform an annual audit of the management controls on investments and adherence to the City's investment policy; (6) provide specific investment training for the City's designated Investment Officer; (7) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse purchase agreement; (8) restrict the investment in no-load mutual funds in the aggregate to no more than 15% of the City's monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service; (9) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements; and (10) at least annually review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City.

Authorized Investments

The City maintains portfolios which utilize specific investment strategy consideration, designed to address the unique characteristics of the following fund groups represented in the investment portfolios:

- Operating Funds and Commingled Pools Containing Operating Funds
- Debt Service Funds
- Debt Service Reserve Funds
- Capital Projects and Special Purpose Funds

All investment instruments must be approved by resolution of the City Council. Assets of funds of the City may be invested in the following instruments:

- US Treasury obligations with stated maturities not to exceed three (3) years and not to exceed 100% of the overall portfolio;
- Obligations of US Government agencies and instrumentalities with stated maturities not to exceed three (3) years and not to exceed 60% of the overall portfolio;
- Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities with stated maturity not to exceed three years;
- Repurchase agreements and reverse repurchase agreements as defined by PFIA and collateralized by US Government Obligations and obligations of US Government Agencies and Instrumentalities, undertaken under an executed Master Repurchase Agreement with primary dealer and not to exceed six (6) months. The portfolio may not contain more than 40% repurchase agreements;
- Certificates of deposit issued by state and national banks domiciled in Texas that are guaranteed or insured by the FDIC or secured by obligation that are described in investment vehicles above and not to exceed 40% of the overall portfolio;
- Constant dollar investment pools as defined by the PFIA rated no lower than AAA or AAA-m or its equivalent by at least one national rating agency and with a weighted average maturity not to exceed sixty (60) days. All investment pools must be approved by resolution from the City Council; and
- No-load money market mutual funds as permitted by the PFIA.

Current Investments

State law does not require the City to periodically mark its investments to market price, and the City does not do so, other than annually upon the conclusion of each fiscal year, for the purpose of compliance with applicable accounting policies concerning the contents of the City's audited financial statements. Given the nature of its investments, the City does not believe that the market value of its investments differs materially from book value.

As of March 31, 2022 all the City's investable funds in the amount of $60,523,805 were invested in TexPool Money Market Accounts.

As of such date, the market value of such investments (as determined by the City by reference to published quotations, dealer bids, and comparable information) was approximately 100% of their book value. No funds of the City are invested in derivative securities, i.e., securities whose rate of return is determined by reference to some other instrument, index, or commodity.

The Texas State Comptroller of Public Accounts exercises oversight responsibility over the Texas Local Government Investment Pool ("TexPool"). Oversight includes the ability to significantly influence operations, designation of management and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed both of participants in TexPool and of the other persons who do not have a business relationship with TexPool. The advisory Board members review the investment policy and management fee structure. Finally, TexPool is rated AAA by S&P. TexPool operates in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940. As such, TexPool uses amortized cost to report net assets and share prices since that amount approximates fair value.

DEFINED BENEFIT PENSION PLAN

Plan Description

The City participates as one of 895 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information (RSI) for TMRS; the report also provides detailed explanations of the contributions, benefits, and actuarial methods and assumptions used by the System. This report may be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

For more information see the Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2021, Note 8 and Note 9, pages 47 through 54.

AD VALOREM TAX PROCEDURES

The following is a summary of certain provisions of State law as it relates to ad valorem taxation and is not intended to be complete. Prospective investors are encouraged to review Title I of the Texas Tax Code, as amended (the "Property Tax Code"), for identification of property subject to ad valorem taxation, property exempt or which may be exempted from ad valorem taxation if claimed, the appraisal of property for ad valorem tax purposes, and the procedures and limitations applicable to the levy and collection of ad valorem taxes.

Valuation of Taxable Property

The Property Tax Code provides for countywide appraisal and equalization of taxable property values and establishes in each county of the State an appraisal district and an appraisal review board (the "Appraisal Review Board") responsible for appraising property for all taxing units within the county. The appraisal of property within the City is the responsibility of the Tarrant Appraisal District (the "Appraisal District"). Except as generally described below, the Appraisal District is required to appraise all property within the Appraisal District on the basis of 100% of its market value and is prohibited from applying any assessment ratios. In determining market value of property, the Appraisal District is required to consider the cost method of appraisal, the income method of appraisal and the market data comparison method of appraisal, and use the method the chief appraiser of the Appraisal District considers most appropriate. The Property Tax Code requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. A taxing unit may require annual review at its own expense, and is entitled to challenge the determination of appraised value of property within the taxing unit by petition filed with the Appraisal Review Board.

State law requires the appraised value of an owner's principal residence ("homestead" or "homesteads") to be based solely on the property's value as a homestead, regardless of whether residential use is considered to be the highest and best use of the property. State law further limits the appraised value of a homestead to the lesser of (1) the market value of the property or (2) 110% of the appraised value of the property for the preceding tax year plus the market value of all new improvements to the property (the "10% Homestead Cap"). See "Table 1 – Assessed Valuation" for the reduction in taxable valuation attributable to the 10% Homestead Cap.

State law provides that eligible owners of both agricultural land and open-space land, including open-space land devoted to farm or ranch purposes or open-space land devoted to timber production, may elect to have such property appraised for property taxation on the basis of its productive capacity ("Productivity Value"). The same land may not be qualified as both agricultural and open-space land. See "Table 1 – Assessed Valuation" for the reduction in taxable valuation attributable to valuation by Productivity Value.

The appraisal values set by the Appraisal District are subject to review and change by the Appraisal Review Board. The appraisal rolls, as approved by the Appraisal Review Board, are used by taxing units, such as the City, in establishing their tax rolls and tax rates. See "AD VALOREM TAX PROCEDURES – City and Taxpayer Remedies."

State Mandated Homestead Exemptions

State law grants, with respect to each taxing unit in the State, various exemptions for disabled veterans and their families, surviving spouses of members of the armed services killed in action, and surviving spouses of first responders killed or fatally wounded in the line of duty. See "Table 1 – Assessed Valuation" for the reduction, if any, attributable to state mandated homestead exemptions.

Local Option Homestead Exemptions

The governing body of a taxing unit, including a city, county, school district, or special district, at its option may grant: (1) an exemption of up to 20% of the appraised value of all homesteads (but not less than $5,000) and (2) an additional exemption of at

least $3,000 of the appraised value of the homesteads of persons sixty-five (65) years of age or older and the disabled. Each taxing unit decides if it will offer the local option homestead exemptions and at what percentage or dollar amount, as applicable. The exemption described in (2), above, may be created, increased, decreased or repealed at an election called by the governing body of a taxing unit upon presentment of a petition for such creation, increase, decrease, or repeal of at least 20% of the number of qualified voters who voted in the preceding election of the taxing unit. See "Table 1 – Assessed Valuation" for the reduction, if any, attributable to local option homestead exemptions.

Local Option Freeze for the Elderly and Disabled

The governing body of a county, municipality or junior college district may, at its option, provide for a freeze on the total amount of ad valorem taxes levied on the homesteads of persons 65 years of age or older or of disabled persons above the amount of tax imposed in the year such residence qualified for such exemption. Also, upon voter initiative, an election may be held to determine by majority vote whether to establish such a freeze on ad valorem taxes. Once the freeze is established, the total amount of taxes imposed on such homesteads cannot be increased except for certain improvements, and such freeze cannot be repealed or rescinded. See "Table 1 – Assessed Valuation" for the reduction, if any, attributable to the local option freeze for the elderly and disabled.

Personal Property

Tangible personal property (furniture, machinery, supplies, inventories, etc.) used in the "production of income" is taxed based on the property's market value. Taxable personal property includes income-producing equipment and inventory. Intangibles such as goodwill, accounts receivable, and proprietary processes are not taxable. Tangible personal property not held or used for production of income, such as household goods, automobiles or light trucks, and boats, is exempt from ad valorem taxation unless the governing body of a taxing unit elects to tax such property.

Freeport and Goods-In-Transit Exemptions

Certain goods that are acquired in or imported into the State to be forwarded outside the State, and are detained in the State for 175 days or less for the purpose of assembly, storage, manufacturing, processing or fabrication ("Freeport Property") are exempt from ad valorem taxation unless a taxing unit took official action to tax Freeport Property before April 1, 1990 and has not subsequently taken official action to exempt Freeport Property. Decisions to continue taxing Freeport Property may be reversed in the future; decisions to exempt Freeport Property are not subject to reversal.

Certain goods that are acquired in or imported into the State to be forwarded to another location within or without the State, stored in a location that is not owned by the owner of the goods and are transported to another location within or without the State within 175 days ("Goods-in-Transit"), are generally exempt from ad valorem taxation; however, the Property Tax Code permits a taxing unit, on a local option basis, to tax Goods-in-Transit if the taxing unit takes official action after conducting a public hearing, before January 1 of the first tax year in which the taxing unit proposes to tax Goods-in-Transit. Goods-in-Transit and Freeport Property do not include oil, natural gas or petroleum products, and Goods-in-Transit does not include aircraft or special inventories such as manufactured housing inventory, or a dealer's motor vehicle, boat, or heavy equipment inventory.

A taxpayer may receive only one of the Goods-in-Transit or Freeport Property exemptions for items of personal property.

See "Table 1 – Assessed Valuation" for the reduction, if any, attributable to Freeport Property and/or Goods-in-Transit exemptions.

Other Exempt Property

Other major categories of exempt property include property owned by the State or its political subdivisions if used for public purposes, property exempt by federal law, property used for pollution control, farm products owned by producers, property of nonprofit corporations used for scientific research or educational activities benefitting a college or university, designated historic sites, solar and wind-powered energy devices, and certain classes of intangible personal property.

Tax Increment Financing Zones

A city or county, by petition of the landowners or by action of its governing body, may create one or more tax increment financing zones ("TIRZ") within its boundaries, and other overlapping taxing units may agree to contribute taxes levied against the "Incremental Value" in the TIRZ to finance or pay for project costs, as defined in Chapter 311, Texas Government Code, general located within the TIRZ. At the time of the creation of the TIRZ, a "base value" for the real property in the TIRZ is established and the difference between any increase in the assessed valuation of taxable real property in the TIRZ in excess of the base value is known as the "Incremental Value", and during the existence of the TIRZ, all or a portion of the taxes levied by each participating taxing unit against the Incremental Value in the TIRZ are restricted to paying project and financing costs within the TIRZ and are not available for the payment of other obligations of such taxing units. See "CITY APPLICATION OF THE PROPERTY TAX CODE" for descriptions of any TIRZ created in the City.

Tax Abatement Agreements

Taxing units may also enter into tax abatement agreements to encourage economic development. Under the agreements, a property owner agrees to construct certain improvements on its property. The taxing unit, in turn, agrees not to levy a tax on all or

part of the increased value attributable to the improvements until the expiration of the agreement. The abatement agreement could last for a period of up to 10 years. See “CITY APPLICATION OF THE PROPERTY TAX CODE” for descriptions of any of the City’s tax abatement agreements.

For a discussion of how the various exemptions described above are applied by the City, See “CITY APPLICATION OF THE PROPERTY TAX CODE” herein.

Public Hearing and Maintenance and Operation Tax Rate Limitations

The Following terms as used in this section have the meanings provided below:

“adjusted” means lost values are not included in the calculation of the prior year’s taxes and new values are not included in the current year’s taxable values.

“de minimis rate” means the maintenance and operations tax rate that will produce the prior year’s total maintenance and operations tax levy (adjusted) from the current year’s values (adjusted), plus the rate that produces an additional $500,000 in tax revenue when applied to the current year’s taxable value, plus the debt service tax rate.

“no-new-revenue tax rate” means the combined maintenance and operations tax rate and debt service tax rate that will produce the prior year’s total tax levy (adjusted) from the current year’s total taxable values (adjusted).

“special taxing unit” means a city for which the maintenance and operations tax rate proposed for the current tax year is 2.5 cents or less per $100 of taxable value.

“unused increment rate” means the cumulative difference between a city’s voter-approval tax rate and its actual tax rate for each of the tax years 2020 through 2022, which may be applied to a city’s tax rate in tax years 2021 through 2023 without impacting the voter-approval tax rate.

“voter-approval tax rate” means the maintenance and operations tax rate that will produce the prior year’s total maintenance and operations tax levy (adjusted) from the current year’s values (adjusted) multiplied by 1.035, plus the debt service tax rate, plus the “unused increment rate”.

The City’s tax rate consists of two components: (1) a rate for funding of maintenance and operations expenditures in the current year (the “maintenance and operations tax rate”), and (2) a rate for funding debt service in the current year (the “debt service tax rate”). Under State law, the assessor for the City must submit an appraisal roll showing the total appraised, assessed, and taxable values of all property in the City to the City Council by August 1 or as soon as practicable thereafter.

A city must annually calculate its “voter-approval tax rate” and “no-new-revenue tax rate” (as such terms are defined above) in accordance with forms prescribed by the State Comptroller and provide notice of such rates to each owner of taxable property within the city and the county tax assessor-collector for each county in which all or part of the city is located. A city must adopt a tax rate before the later of September 30 or the 60th day after receipt of the certified appraisal roll, except that a tax rate that exceeds the voter-approval tax rate must be adopted not later than the 71st day before the next occurring November uniform election date. If a city fails to timely adopt a tax rate, the tax rate is statutorily set as the lower of the no-new-revenue tax rate for the current tax year or the tax rate adopted by the city for the preceding tax year.

As described below, the Property Tax Code provides that if a city adopts a tax rate that exceeds its voter-approval tax rate or, in certain cases, its “de minimis rate”, an election must be held to determine whether or not to reduce the adopted tax rate to the voter-approval tax rate.

A city may not adopt a tax rate that exceeds the lower of the voter-approval tax rate or the no-new-revenue tax rate until each appraisal district in which such city participates has delivered notice to each taxpayer of the estimated total amount of property taxes owed and the city has held a public hearing on the proposed tax increase.

For cities with a population of 30,000 or more as of the most recent federal decennial census, if the adopted tax rate for any tax year exceeds the voter-approval tax rate, that city must conduct an election on the next occurring November uniform election date to determine whether or not to reduce the adopted tax rate to the voter-approval tax rate.

For cities with a population less than 30,000 as of the most recent federal decennial census, if the adopted tax rate for any tax year exceeds the greater of (i) the voter-approval tax rate or (ii) the de minimis rate, the city must conduct an election on the next occurring November uniform election date to determine whether or not to reduce the adopted tax rate to the voter-approval tax rate. However, for any tax year during which a city has a population of less than 30,000 as of the most recent federal decennial census and does not qualify as a special taxing unit, if a city’s adopted tax rate is equal to or less than the de minimis rate but greater than both (a) the no-new-revenue tax rate, multiplied by 1.08, plus the debt service tax rate or (b) the city’s voter-approval tax rate, then a valid petition signed by at least three percent of the registered voters in the city would require that an election be held to determine whether or not to reduce the adopted tax rate to the voter-approval tax rate.

Any city located at least partly within an area declared a disaster area by the Governor of the State or the President of the United States during the current year may calculate its “voter-approval tax rate” using a 1.08 multiplier, instead of 1.035, until the earlier of (i) the second tax year in which such city’s total taxable appraised value exceeds the taxable appraised value on January 1 of the year the disaster occurred, or (ii) the third tax year after the tax year in which the disaster occurred.

State law provides cities and counties in the State the option of assessing a maximum one-half percent (1/2%) sales and use tax on retail sales of taxable items for the purpose of reducing its ad valorem taxes, if approved by a majority of the voters in a local option election. If the additional sales and use tax for ad valorem tax reduction is approved and levied, the no-new-revenue tax rate and voter-approval tax rate must be reduced by the amount of the estimated sales tax revenues to be generated in the current tax year.

The calculations of the no-new-revenue tax rate and voter-approval tax rate do not limit or impact the City's ability to set a debt service tax rate in each year sufficient to pay debt service on all of the City's tax-supported debt obligations, including the Obligations.

Reference is made to the Property Tax Code for definitive requirements for the levy and collection of ad valorem taxes and the calculation of the various defined tax rates.

City and Taxpayer Remedies

Under certain circumstances, the City and its taxpayers may appeal the determinations of the Appraisal District by timely initiating a protest with the Appraisal Review Board. Additionally, taxing units such as the City may bring suit against the Appraisal District to compel compliance with the Property Tax Code.

Owners of certain property with a taxable value of the current year "minimum eligibility amount", as determined by the State Comptroller, and situated in a county with a population of one million or more as of the most recent federal decennial census may additionally protest the determinations of appraisal district directly to a three-member special panel of the appraisal review board, selected by a State district judge, consisting of highly qualified professionals in the field of property tax appraisal. The minimum eligibility amount is set at $50 million for the 2020 tax year, and is adjusted annually by the State Comptroller to reflect the inflation rate.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the City and provides for taxpayer referenda that could result in the repeal of certain tax increases (See "– Public Hearing and Maintenance and Operation Tax Rate Limitations".) The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

City's Rights in the Event of Tax Delinquencies

Taxes levied by the City are a personal obligation of the owner of the property as of January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all State and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each local taxing unit, including the City, having power to tax the property. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes. At any time after taxes on property become delinquent, the City may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the City must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within two (2) years after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. Federal bankruptcy law provides that an automatic stay of actions by creditors and other entities, including governmental units, goes into effect with the filing of any petition in bankruptcy. The automatic stay prevents governmental units from foreclosing on property and prevents liens for post-petition taxes from attaching to property and obtaining secured creditor status unless, in either case, an order lifting the stay is obtained from the bankruptcy court. In many cases, post-petition taxes are paid as an administrative expense of the estate in bankruptcy or by order of the bankruptcy court.

Penalties and Interest

Charges for penalty and interest on the unpaid balance of delinquent taxes are made as follows:

Month	Penalty	Interest	Total
February	6%	1%	7%
March	7	2	9
April	8	3	11
May	9	4	13
June	10	5	15
July[(a)]	12	6	18

[(a)] *After July, the penalty remains at 12% and interest accrues at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid. A delinquent tax continues to accrue interest as long as the tax remains unpaid, regardless of whether a judgment for the delinquent tax has been rendered. The purpose of imposing such interest penalty is to compensate the taxing unit for revenue lost because of the delinquency. In addition the taxing unit may contract with an attorney for the collection of delinquent taxes and the amount of compensation as set forth in such contract may not provide for a fee not to exceed 20% of the amount of delinquent tax, penalty, and interest collected. Under certain circumstances, taxes, which become delinquent on the homestead of a taxpayer 65 years old or older incur a penalty of 8% per annum with no additional penalties or interest assessed.*

CITY APPLICATION OF THE PROPERTY TAX CODE

The City grants an exemption of $50,000 to the market value of the residence homestead of persons 65 years of age or older and exemption of $30,000 for the disabled. See Appendix A – Table 10, Page A-5 for a listing of the amounts of these exemptions.

The City does not grant an additional exemption of up to 20% of the market value of residence homesteads (minimum exemption of $5,000).

The City does not tax non-business personal property.

The City has contracted with the Tarrant County Tax Assessor/Collector for the collection of the City's property taxes.

Tarrant County does permit split payments, but discounts are not allowed.

The City does grant the Freeport Property exemption.

The City does grant an exemption for "Goods-in-Transit".

In November, 2021 the City, along with Tarrant County and the Tarrant County College District agreed to create Reinvestment Zone Number One, City of Saginaw Texas with a term of 30 years.

The City has not adopted the tax freeze for citizens who are disabled or are 65 years of age or older, which became a local option and subject to local referendum on January 1, 2004, as described above under "AD VALOREM TAX PROCEDURES – Local Option Freeze for the Elderly and Disabled" herein.

The City has no tax abatement agreements. The City had 5 active 380 agreements of which two have been satisfied with a total of $45,332 in payments this fiscal year. The estimated total of the three remaining agreements is $2,036,500 which may be partially paid by the end of the fiscal year. Businesses with which the City has current 380 agreements are: CTI Beanmaker, AB & JK Development LLC, and Farmers Insurance.

ADDITIONAL TAX COLLECTIONS

Municipal Sales Tax Collections

The City has adopted the provisions of Chapter 34 of the Tax Code, as amended, which provides for the maximum levy of a one percent sales tax which may be used by the City for any lawful purpose except that the City may not pledge any of the anticipated sales tax revenue to secure the payment of the Bonds or other indebtedness. Net collections on a fiscal year basis are shown in Table 15 of Appendix A – Financial Information of the City.

Optional Sales Tax

The Tax Code provides certain cities and counties the option of assessing a maximum one-half percent (1/2%) sales tax on retail sales of taxable items for the purpose of reducing its ad valorem taxes, if approved by a majority of the voters in a local option election. If the additional tax is approved and levied, the ad valorem property tax levy must be reduced by the amount of the estimated sales tax revenues to be generated in the current year. Further the Tax Code provides certain cities the option of assessing a maximum one-half percent (1/2%) sales tax on retail sales of taxable items for economic development purposes, if approved by a majority of the voters in a local option election.

At an election held on November 2, 1993, registered voters of the City approved the imposition of a one-half percent (1/2%) additional sales tax for property tax reduction. Levy of the ad valorem tax reduction sales tax began in October 1994.

At an election held in November 1997, registered voters of the City approved the creation of a Crime Control and Prevention District ("CCPD") and authorized the imposition of a one-half percent (½%) additional sales tax for crime prevention for five years. This authorization was renewed for an additional five years in May 2002. Levy of the original ½% crime prevention sales tax began in April 1998 and after initial renewal extended until April 2008.

On May 12, 2007, the City had an election in which registered voters approved the imposition of a three-eighths percent (3/8%) additional sales tax for crime prevention for ten years (a reduction from the original ½% authorized) and a one-eighth percent (1/8%) additional sales tax for street maintenance. Levy of these additional sales tax collections began in April 2008 and were extended until April 2028 for CCPD and April 2023 for Street Maintenance. See Table 15, page A-7 for the City's sales tax collections.

The City has not held an election regarding an additional sales tax for economic development purposes in accordance with provisions of Chapters 501, 502, 504 or 505, Texas Local Government Code, as amended.

TAX MATTERS

Opinion

On the date of initial delivery of the Bonds, McCall, Parkhurst & Horton L.L.P., Bond Counsel to the City, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). Except as stated above, Bond Counsel to the City will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds. See Appendix C -- Form of Legal Opinion of Bond Counsel.

In rendering its opinion, Bond Counsel to the City will rely upon (a) the City's federal tax certificate, and (b) covenants of the City with respect to arbitrage, the application of the proceeds to be received from the issuance and sale of the Bonds and certain other matters. Failure of the City to comply with these representations or covenants could cause the interest on the Bonds to become includable in gross income retroactively to the date of issuance of the Bonds.

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Bonds in order for interest on the Bonds to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds to be included in gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel to the City is conditioned on compliance by the City with the covenants and the requirements described in the preceding paragraph, and Bond Counsel to the City has not been retained to monitor compliance with these requirements subsequent to the issuance of the Bonds.

Bond Counsel's opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel's opinion is not a guarantee of a result. The Existing Law is subject to change by the Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that such Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership or disposition of the Bonds.

A ruling was not sought from the Internal Revenue Service by the City with respect to the Bonds or the facilities financed or refinanced with the proceeds of the Bonds. Bond Counsel’s opinion represents its legal judgment based upon its review of Existing Law and the representations of the City that it deems relevant to render such opinion and is not a guarantee of a result. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an audit is commenced, under current procedures the Internal Revenue Service is likely to treat the City as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

The initial public offering price to be paid for one or more maturities of the Bonds may be less than the principal amount thereof or one or more periods for the payment of interest on the Bonds may not be equal to the accrual period or be in excess of one year (the "Original Issue Discount Bonds"). In such event, the difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond would constitute original issue discount. The "stated redemption price at maturity" means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income.

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a)

the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Original Issue Discount Bond.

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. All owners of Original Issue Discount Bonds should consult their own tax advisors with respect to the determination for federal, state and local income tax purposes of the treatment of interest accrued upon redemption, sale or other disposition of such Original Issue Discount Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such Original Issue Discount Bonds.

Collateral Federal Income Tax Consequences

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on Existing Law, which is subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with Subchapter C earnings and profits, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount bonds" to the extent such gain does not exceed the accrued market discount of such Bonds; although for this purpose, a de minimis amount of market discount is ignored. A "market discount bond" is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the "revised issue price" (i.e., the issue price plus accrued original issue discount). The "accrued market discount" is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

State, Local and Foreign Taxes

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

Information Reporting and Backup Withholding

Subject to certain exceptions, information reports describing interest income, including original issue discount, with respect to the Bonds will be sent to each registered holder and to the Internal Revenue Service. Payments of interest and principal may be subject to backup withholding under section 3406 of the Code if a recipient of the payments fails to furnish to the payor such owner's social security number or other taxpayer identification number ("TIN"), furnishes an incorrect TIN, or otherwise fails to establish an exemption from the backup withholding tax. Any amounts so withheld would be allowed as a credit against the recipient’s federal income tax. Special rules apply to partnerships, estates and trusts, and in certain circumstances, and in respect of Non-U.S. Holders, certifications as to foreign status and other matters may be required to be provided by partners and beneficiaries thereof.

Future and Proposed Legislation

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

CONTINUING DISCLOSURE OF INFORMATION

In the Ordinance, the City has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The City is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the City will be obligated to provide certain updated financial information and operating data annually, and timely notice of certain specified events, to the Municipal Securities Rulemaking Board (the "MSRB").

Annual Reports

The City will provide certain updated financial information and operating data to the MSRB on an annual basis. The information to be updated includes all quantitative financial information and operating data with respect to the City of the general type included in this Official Statement under Tables numbered 1, 2, 3, 11, 12, 13, 14, and 19 of Appendix A. The City will update and provide this information within six (6) months after the end of each fiscal year ending in and after 2022. The City will additionally provide audited financial statements when and if available, and in any event, within twelve (12) months after the end of each fiscal year ending in or after 2022. If the audit of such financial statements is not complete within twelve (12) months after any such fiscal year end, then the City will file unaudited financial statements within such 12 - month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in Appendix D or such other accounting principles as the City may be required to employ from time to time pursuant to State law or regulation.

The City's current fiscal year end is September 30. Accordingly, the City must provide updated information included in the above-referenced tables by the last day of March in each year, and audited financial statements for the preceding fiscal year (or unaudited financial statements if the audited financial statements are not yet available) must be provided by September 30 in each year, unless the City changes its fiscal year. If the City changes its fiscal year, it will file notice of the change (and of the date of the new fiscal year end) with the MSRB prior to the next date by which the City otherwise would be required to provide financial information and operating data as set forth above.

All financial information, operating data, financial statements and notices required to be provided to the MSRB shall be provided in an electronic format and be accompanied by identifying information prescribed by the MSRB. Financial information and operating data to be provided as set forth above may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document) available to the public on the MSRB's Internet Web site or filed with the United States Securities and Exchange Commission (the "SEC"), as permitted by SEC Rule 15c2-12 (the "Rule").

Notice of Certain Events

The City will also provide timely notices of certain events to the MSRB. The City will provide notice of any of the following events with respect to the Bonds to the MSRB in a timely manner (but not in excess of ten business days after the occurrence of the event): (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of holders of the Bonds, if material; (8) Bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership, or similar event of the City, which shall occur as described below; (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties. In addition, the City will provide timely notice of any failure by the City to provide annual financial information or operating data in accordance with their agreement described above under "Annual Reports".

For these purposes, any event described in (12) of the immediately preceding paragraph is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

For the purposes of the above described event notices (15) and (16), the term "financial obligation" means a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for, an existing or planned

debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

Availability of Information from MSRB

The City has agreed to provide the foregoing information only as described above. Investors will be able to access continuing disclosure information filed with the MSRB free of charge at www.emma.msrb.org.

Limitations and Amendments

The City has agreed to update information and to provide notices of specified events only as described above. The City has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The City makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The City disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its agreement or from any statement made pursuant to its agreement, although holders or beneficial owners of Bonds may seek a writ of mandamus to compel the City to comply with its agreement.

The City may amend its agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the City (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The City may also repeal or amend its agreement if the SEC amends or repeals the applicable provisions of the Rule or any court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but in either case only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds giving effect to (a) such provisions as so amended and (b) any amendments or interpretations of the Rule. If the City amends its agreement, it must include with the next financial information and operating data provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of information and data provided.

Compliance with Prior Agreements

During the last five years, the City has complied in all material respects with all continuing disclosure undertakings made by it in accordance with the Rule, except as follows: the City did not timely file defeasance notices in connection with the refunding of the City's Waterworks and Sewer System Revenue Bonds, Series 2006, Combination Tax and Revenue Certificates of Obligation, Series 2007, and Combination Tax and Revenue Certificates of Obligation, Series 2010. The Defeasance notice was filed July 31, 2020 and the Notice of Failure to File Material Event was filed on August 3, 2020.

OTHER PERTINENT INFORMATION

Registration and Qualification of Bonds for Sale

The sale of the Bonds has not been registered under the Federal Securities Act of 1933, as amended, in reliance upon the exemption provided thereunder by Section 3(a)(2); and the Bonds have not been qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been qualified under the securities acts of any jurisdiction. The City assumes no responsibility for qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration provisions.

Litigation

In the opinion of the City Attorney, the City is party to one pending litigation. The City has a pending litigation matter that, if decided adversely to the City, could result in damages from $100,000 to $350,000. A statutory damage amount limitation of $250,000 is applied to this case. Texas Municipal League Intergovernmental Risk Pool is providing a defense in this case, per its agreement with the City.

Future Debt Issuance

The City is considering issuing certificates of obligation this summer or fall for other projects.

Legal Investments and Eligibility to Secure Public Funds in Texas

Section 1201.041 of the Public Security Procedures Act (Chapter 1201, Texas Government Code) provides that the Bonds are negotiable instruments governed by Chapter 8, Texas Business and Commerce Code, and are real and authorized investments for insurance companies, fiduciaries, and trustees, and for the sinking funds of municipalities or other political subdivisions or public agencies of the State. With respect to investment in the Bonds by municipalities or other political subdivisions or public agencies of the State, the PFIA requires that the Bonds be assigned a rating of not less than "A" or its equivalent as to investment quality by a national rating agency. See "OTHER PERTINENT INFORMATION - Rating" herein. In addition, various provisions of the Texas Finance Code provide that, subject to a prudent investor standard, the Bonds are legal investments for state banks, savings banks, trust companies with capital of one million dollars or more, and savings and loan associations. The Bonds are eligible to secure deposits of any public funds of the State, its agencies, and its political subdivision, and are legal security for those deposits to the extent of their fair market value. No review by the City has been made of the laws in other states to determine whether the Bonds are legal investments for various institutions in those states.

No representation is made that the Bonds will be acceptable to public entities to secure their deposits or acceptable to such institutions for investment purposes. The City has made no investigation of other laws, rules, regulations or investment criteria which might apply to any such persons or entities or which might otherwise limit the suitability of the Bonds for any of the foregoing purposes or limit the authority of such persons or entities to purchase or invest in the Bonds for such purposes.

Legal Matters

The City will furnish to the Underwriters a complete transcript of proceedings incident to the authorization and issuance of the Bonds, including the unqualified approving legal opinions of the Attorney General of the State of Texas to the effect that the Bonds are valid and legally binding obligations of the City, and based upon examination of such transcript of proceedings, the approving legal opinions of McCall, Parkhurst & Horton L.L.P., Bond Counsel, with respect to the Bonds being issued in compliance with the provisions of applicable law. The form of Bond Counsel's opinion is attached hereto as Appendix C.

Though it may represent the Financial Advisor and the Underwriters from time to time in matters unrelated to the issuance of the Bonds, Bond Counsel was engaged by, and only represents, the City. Except as noted below, Bond Counsel did not take part in the preparation of the Official Statement, and such firm has not assumed any responsibility with respect thereto or undertaken independently to verify any of the information contained herein except that in its capacity as Bond Counsel, such firm has reviewed the information appearing under captions and subcaptions "THE BONDS" (excluding the information under the subcaptions "Payment Record", "Book-Entry-Only System" and "Default and Remedies"), "TAX MATTERS", "CONTINUING DISCLOSURE OF INFORMATION" (excluding the information under the subcaption "Compliance with Prior Undertakings"), "OTHER PERTINENT INFORMATION - Registration and Qualification of Bonds for Sale", "OTHER INFORMATION - Legal Investments and Eligibility to Secure Public Funds in Texas", and "OTHER INFORMATION - Legal Matters" (excluding the last sentence of the second paragraph thereof) in the Official Statement and such firm is of the opinion that the information relating to the Bonds and the legal issues contained under such captions and subcaptions is an accurate and fair description of the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the provisions of the Ordinance. The legal fee to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds is contingent upon the sale and delivery of the Bonds. Certain legal matters will be passed upon for the Underwriters by their counsel, Orrick, Herrington & Sutcliffe LLP, Austin, Texas, whose legal fees are contingent upon the sale and delivery of the Bonds.

The legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

Rating

A municipal bond rating application has been made to S&P Global Ratings ("S&P"). Currently the City has an underlying rating of "AA" on its general obligation debt from S&P. An explanation of the significance of such rating may be obtained from the rating agency. A rating by a rating agency reflects only the view of such company at the time the rating is given, and the City makes no representations as to the appropriateness of the rating. There is no assurance that the rating will continue for any given period of time, or that the rating will not be revised downward or withdrawn entirely by S&P, if, in the judgment of such company, circumstances so warrant. Any such downward revision or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

Financial Advisor

SAMCO Capital Markets, Inc. is employed as the Financial Advisor to the City in connection with the issuance of the Bonds. In this capacity, the Financial Advisor has compiled certain data relating to the Bonds and has assisted in drafting this Official Statement. The Financial Advisor has not independently verified any of the data contained herein or conducted a detailed investigation of the affairs of the City to determine the accuracy or completeness of this Official Statement. Because of its limited participation, the Financial Advisor assumes no responsibility for the accuracy or completeness of any of the information contained herein. The fees for Financial Advisor are contingent upon the issuance, sale and delivery of the Bonds.

Underwriting

The Underwriters have agreed, subject to certain conditions, to purchase the Bonds from the City, at a price equal to the initial offering prices to the public, as shown on page ii of this Official Statement, less an underwriting discount of $_____, plus accrued interest from the Dated Date to the date of initial delivery. The Underwriters will be obligated to purchase all of the Bonds, if any Bonds are purchased. The Bonds to be offered to the public may be offered and sold to certain dealers (including the Underwriters and other dealers depositing Bonds into investment trusts) at prices lower than the public offering prices of such Bonds, and such public offering prices may be changed, from time to time, by the Underwriters.

The Underwriters have provided the following sentence for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement pursuant to their respective responsibilities to investors under the federal securities laws, but the Underwriters do not guarantee the accuracy or completeness of such information.

Links to Websites

The City has provided links to websites in this Official Statement to allow investors independent access to information or expertise that may be of value. INFORMATION ON SUCH WEBSITES IS NOT INCORPORATED INTO THIS OFFICIAL STATEMENT BY REFERENCE OR OTHERWISE. The inclusion of any links does not imply a recommendation or endorsement of the information or views expressed within a website. The City has not participated in the preparation, compilation or selection of information or views in any website referenced in this Official Statement, and assumes no responsibility or liability for the information or views, or accuracy or completeness thereof, in any website referenced herein.

Forward-Looking Statements Disclaimer

The statements contained in this Official Statement, and in any other information provided by the City, that are not purely historical, are forward-looking statements, including statements regarding the City' expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the City on the date hereof, and the City assumes no obligation to update any such forward-looking statements. The City's actual results could differ materially from those discussed in such forward-looking statements.

The forward-looking statements included herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial, and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the City. Any of such assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement will prove to be accurate.

Concluding Statement

The financial data and other information contained in this Official Statement have been obtained from the City’s records, audited financial statements and other sources which are believed to be reliable. There is no guarantee that any of the assumptions or estimates contained herein will be realized. All of the summaries of the statutes, documents and ordinances contained in this Official Statement are made subject to all of the provisions of such statues, documents and ordinances. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information. Reference is made to original statutes, documents and ordinances in all respects.

This Official Statement will be approved by the City Council for distribution in accordance with the provisions of the Rule.

CITY OF SAGINAW, TEXAS

ATTEST:

Mayor
City of Saginaw, Texas

City Secretary
City of Saginaw, Texas

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APPENDIX A

FINANCIAL INFORMATION OF THE CITY

(This appendix contains quantitative financial information and operating data with respect to the City. The information is only a partial representation and does not purport to be complete. For further and more complete information, reference should be made to the original documents, which can be obtained from various sources, as noted.)

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FINANCIAL INFORMATION OF THE CITY

ASSESSED VALUATION — **TABLE 1**

2021 Total Appraised Value of Taxable Property (100% of Actual)[(a)]		$ 2,811,157,806
Less Exemptions / Value Loss:		
Absolute Exemptions	181,037,079	
Nominal Value	37,602	
Disabled Vets	29,446,601	
Freeport Inventory	45,481,453	
Over 65-Local	67,971,808	
Disabled-Local	5,625,000	
Polution Control/Solar/Wind	121,028	
Misc Personal Property	9,060,347	
Comm Hse Dev	396,809	
Incomplete Accounts/Under ARB Review	207,938,479	
Total Exemptions		547,116,206
2021 Certified Net Taxable Assessed Valuation		$ 2,264,041,600

[(a)] *See "AD VALOREM TAX PROCEDURES" and "CITY APPLICATION OF THE TEXAS TAX CODE" in the Official Statement for a description of the City's taxation procedures.*

Source: Tarrant Appraisal District - September certified values and the City.

GENERAL OBLIGATION BONDED DEBT — **TABLE 2**

General Obligation Debt Principal Outstanding: (As of September 30, 2021)		
General Obligation Refunding and Improvement Bonds, Series 2013	$	5,620,000
General Obligation Refunding Bonds, Series 2014		760,000
General Obligation Bonds, Series 2015		5,760,000
General Obligation Refunding Bonds, Series 2015		935,000
General Obligation Refunding Bonds, Series 2016		2,655,000
General Obligation Bonds, Series 2017		6,645,000
Tax Notes, Series 2019		1,160,000
General Obligation Refunding Bonds, Series 2019		1,060,000
General Obligation Refunding Bonds, Series 2020		1,030,000
Combination Tax & Revenue Certificates of Obligation, Series 2020		17,310,000
General Obligation Bonds, Series 2021		8,435,000
Total Gross General Obligation Debt Principal Outstanding:	$	51,370,000
Current Issue General Obligation Debt Principal:		
General Obligation Bonds, Series 2022 (the "Bonds")	$	23,700,000 *
Total **Gross** General Obligation Debt Principal Outstanding Following the Issuance of the Bonds	$	75,070,000 *
Less: Self-Supporting General Obligation Debt Principal		
General Obligation Refunding Bonds, Series 2014 (Approx. 9.86% UF)	$	75,000
General Obligation Refunding Bonds, Series 2015 (100% UF)		935,000
Total Self-Supporting General Obligation Debt Principal	$	1,010,000
Total **Net** General Obligation Debt Outstanding (Following the issuance of the Obligations):	$	74,060,000 *
General Obligation Interest and Sinking Fund Balance as of March 31, 2022.	$	4,639,025
Ratio of General Obligation Debt Principal to 2021 Certified Net Taxable Assessed Valuation		3.32% *
2021 Certified Net Taxable Assessed Valuation[(a)]	$	2,264,041,600
Population: 1990 - 8,551; 2000 - 12,374; 2010 - 19,806; 2020 - 24,860; Current Estimate		25,813
Per Capita 2021 Certified Net Taxable Assessed Valuation -	$	87,709
Per Capita **Gross** General Obligation Debt Principal -	$	2,908 *
Per Capita **Net** General Obligation Debt Principal -	$	2,869 *

[(a)] *See "AD VALOREM TAX PROCEDURES" and "CITY APPLICATION OF THE TEXAS TAX CODE" in the Official Statement for a description of the City's taxation procedures.*

* *Preliminary, subject to change.*

OTHER OBLIGATIONS **TABLE 3**

Capital Lease Obligations

The City has no capital lease obligations at September 30, 2021.

Source: The City's Annual Comprehensive Financial Reports

NET TAXABLE ASSESSED VALUATION FOR TAX YEARS 2012-2021 **TABLE 4**

Year	Net Taxable Assessed Valuation	Change From Preceding Year Amount ($)	Percent
2012-13	1,164,124,528	(28,575,497)	-2.40%
2013-14	1,219,320,151	55,195,623	4.74%
2014-15	1,275,728,662	56,408,511	4.63%
2015-16	1,316,353,549	40,624,887	3.18%
2016-17	1,441,352,872	124,999,323	9.50%
2017-18	1,570,202,200	128,849,328	8.94%
2018-19	1,843,931,670	273,729,470	17.43%
2019-20	2,046,012,112	202,080,442	10.96%
2020-21	2,054,763,191	8,751,079	0.43%
2021-22	2,264,041,600	209,278,409	10.19%

Source: Tarrant Appraisal District and the City of Saginaw.

GENERAL OBLIGATION DEBT SERVICE REQUIREMENTS — TABLE 5

Fiscal Year 30-Sep	Currently Outstanding Debt Service	The Bonds* Principal	The Bonds* Interest	The Bonds* Total	Combined Debt Service[a]*	Less: Debt Paid from Utility Fund[b]	Net General Obligation Debt Service[c]*
2022	$ 4,977,730	$ -	$ -	$ -	$ 4,977,730	$ 240,006	$ 4,737,724
2023	4,656,585	375,000	1,036,875	1,411,875	6,068,460	165,642	5,902,818
2024	4,658,454	500,000	816,375	1,316,375	5,974,829	167,672	5,807,157
2025	4,685,706	500,000	798,875	1,298,875	5,984,581	169,603	5,814,978
2026	4,571,135	500,000	781,375	1,281,375	5,852,510	166,435	5,686,075
2027	4,231,818	500,000	763,875	1,263,875	5,495,693	168,267	5,327,426
2028	3,683,102	1,105,000	746,375	1,851,375	5,534,477	-	5,534,477
2029	3,675,370	1,145,000	707,700	1,852,700	5,528,070	-	5,528,070
2030	3,670,188	1,185,000	667,625	1,852,625	5,522,813	-	5,522,813
2031	3,553,576	1,225,000	626,150	1,851,150	5,404,726	-	5,404,726
2032	3,563,474	1,265,000	583,275	1,848,275	5,411,749	-	5,411,749
2033	3,556,149	1,310,000	539,000	1,849,000	5,405,149	-	5,405,149
2034	2,984,970	1,360,000	493,150	1,853,150	4,838,120	-	4,838,120
2035	2,983,650	1,405,000	445,550	1,850,550	4,834,200	-	4,834,200
2036	2,482,850	1,455,000	396,375	1,851,375	4,334,225	-	4,334,225
2037	2,476,550	1,505,000	345,450	1,850,450	4,327,000	-	4,327,000
2038	1,948,000	1,560,000	292,775	1,852,775	3,800,775	-	3,800,775
2039	1,952,700	1,615,000	238,175	1,853,175	3,805,875	-	3,805,875
2040	1,945,000	1,670,000	181,650	1,851,650	3,796,650	-	3,796,650
2041	525,300	1,730,000	123,200	1,853,200	2,378,500	-	2,378,500
2042	-	1,790,000	62,650	1,852,650	1,852,650	-	1,852,650
	$ 66,782,308	$ 23,700,000	$ 10,646,475	$ 34,346,475	$ 101,128,783	$ 1,077,625	$ 100,051,158

[a] *Includes general obligation self-supporting debt.*

[b] *Includes debt being paid from water and sewer system revenues. See Table 2, page A-1 for more detailed information.*

[c] *Excludes debt service paid from water and sewer revenues.*

* *Preliminary, subject to change. Interest calculated at an assumed rate for illustration purposes only.*

TAX ADEQUACY (Includes Self-Supporting Debt) — TABLE 6

2021 Certified Net Taxable Assessed Valuation	$ 2,264,041,600	
Maximum Annual Debt Service Requirements (Fiscal Year Ending 9-30-23*)	$ 6,068,460	*
Indicated Maximum Interest and Sinking Fund Tax Rate at 98% Collections	$ 0.27351	*

* *Preliminary, subject to change.*

TAX ADEQUACY (Excludes Self-Supporting Debt) — TABLE 7

2021 Certified Net Taxable Assessed Valuation	$ 2,264,041,600	
Maximum Annual Debt Service Requirements (Fiscal Year Ending 9-30-23*)	$ 5,902,818	*
Indicated Maximum Interest and Sinking Fund Tax Rate at 98% Collections	$ 0.26604	*

* *Preliminary, subject to change.*

INTEREST AND SINKING FUND MANAGEMENT INDEX **TABLE 8**

Interest and Sinking Fund Balance, Fiscal Year Ended September 30, 2021	$ 1,082,134
2021 Interest and Sinking (I&S) Fund Tax Levy of $0.19450 at 99% Collections Produces [(a)]	4,359,525
Total Available for Debt Service	$ 5,441,659
Less: Net General Obligation Debt Service Requirements, Fiscal Year Ending 9-30-22	4,737,724
Estimated Surplus at Fiscal Year Ending 9-30-22	$ 703,935

(a) Does not include delinquent tax collections, penalties and interest on delinquent tax collections or investment earnings.

GENERAL OBLIGATION DEBT PRINCIPAL REPAYMENT SCHEDULE **TABLE 9**

	Principal Repayment Schedule				
Fiscal Year Ending 9-30	**Outstanding Debt**	**The Bonds***	**Total ***	**Debt Unpaid at End of Year***	**Percent of Principal Retired (%)***
2022	$ 3,380,000	$ -	$ 3,380,000	$ 71,690,000	4.50%
2023	3,160,000	375,000	3,535,000	68,155,000	9.21%
2024	3,235,000	500,000	3,735,000	64,420,000	14.19%
2025	3,340,000	500,000	3,840,000	60,580,000	19.30%
2026	3,305,000	500,000	3,805,000	56,775,000	24.37%
2027	3,055,000	500,000	3,555,000	53,220,000	29.11%
2028	2,595,000	1,105,000	3,700,000	49,520,000	34.03%
2029	2,670,000	1,145,000	3,815,000	45,705,000	39.12%
2030	2,760,000	1,185,000	3,945,000	41,760,000	44.37%
2031	2,745,000	1,225,000	3,970,000	37,790,000	49.66%
2032	2,855,000	1,265,000	4,120,000	33,670,000	55.15%
2033	2,945,000	1,310,000	4,255,000	29,415,000	60.82%
2034	2,475,000	1,360,000	3,835,000	25,580,000	65.93%
2035	2,555,000	1,405,000	3,960,000	21,620,000	71.20%
2036	2,140,000	1,455,000	3,595,000	18,025,000	75.99%
2037	2,205,000	1,505,000	3,710,000	14,315,000	80.93%
2038	1,750,000	1,560,000	3,310,000	11,005,000	85.34%
2039	1,815,000	1,615,000	3,430,000	7,575,000	89.91%
2040	1,870,000	1,670,000	3,540,000	4,035,000	94.63%
2041	515,000	1,730,000	2,245,000	1,790,000	97.62%
2042	-	1,790,000	1,790,000	-	100.00%
	$ 51,370,000	$ 23,700,000	$ 75,070,000		

** Preliminary, subject to change.*

CLASSIFICATION OF ASSESSED VALUATION **TABLE 10**

Category	2021	% of Total	2020	% of Total	2019	% of Total	2018	% of Total	2017	% of Total
Real Estate Residential	$ 1,701,277,286	60.52%	$ 1,550,330,737	59.30%	$ 1,430,402,813	57.74%	$ 1,239,942,980	55.37%	$ 1,090,500,844	55.19%
Real Estate Commercial	472,709,881	16.82%	463,658,516	17.73%	427,950,002	17.27%	403,024,081	18.00%	379,797,170	19.22%
Real Estate Industrial	110,996,492	3.95%	115,714,121	4.43%	117,173,523	4.73%	103,321,188	4.61%	72,638,204	3.68%
Personal Prop Commercial	372,543,862	13.25%	350,801,162	13.42%	363,828,827	14.69%	346,372,096	15.47%	293,133,844	14.84%
Personal Prop Industrial	153,174,622	5.45%	133,435,553	5.10%	137,378,032	5.55%	146,195,411	6.53%	139,354,876	7.05%
Mineral Lease Property	400,050	0.01%	535,580	0.02%	698,360	0.03%	410,340	0.02%	354,050	0.02%
Agricultural Property	55,613	0.00%	57,386	0.00%	60,297	0.00%	50,681	0.00%	55,591	0.00%
Total Appraised Value	$ 2,811,157,806	100.00%	$ 2,614,533,055	100.00%	$ 2,477,491,854	100.00%	$ 2,239,316,777	100.00%	$ 1,975,834,579	100.00%
Less Exemptions/Value Loss:										
Absolute Exemptions	$ 181,037,079		$ 185,837,846		$ 119,631,325		$ 169,752,822		$ 172,861,126	
Abatements	-		-		-		36,229,653		2,134,376	
Nominal Value	37,602		40,887		52,087		26,115		21,825	
Disabled Vets	29,446,601		23,108,508		19,009,247		14,123,011		9,770,666	
Freeport Inventory	45,481,453		37,088,819		51,446,181		52,541,801		48,758,513	
Over 65-Local	67,971,808		64,162,328		63,182,928		58,059,648		51,439,123	
Disabled-Local	5,625,000		5,050,000		4,170,000		3,669,999		3,210,000	
Pollution Control/Solar/Wind/Other	121,028		136,660		350,802		310,218		349,304	
Misc Personal Property	9,060,347		9,703,371		13,737,003		3,250,105		1,030,901	
Comm Hse Dev	396,809		-		-		-		-	
Incomplete Accounts / Under ARB Review	207,938,479		234,641,445		159,900,169		57,421,735		116,056,545	
Total Exemptions	$ 547,116,206		$ 559,769,864		$ 431,479,742		$ 395,385,107		$ 405,632,379	
Certified Net Taxable Valuation	$ 2,264,041,600		$ 2,054,763,191		$ 2,046,012,112		$ 1,843,931,670		$ 1,570,202,200	

Note: Assessed Valuations shown are Certified Values and may change during the year due to various supplements and protests. Valuations on a later date or in other tables of this Official Statement may not match those shown on this table.

Source: Tarrant Appraisal District (Certified September 1 Totals) and the City.

PRINCIPAL TAXPAYERS 2021 **TABLE 11**

Name	Type of Business	2021 Taxable Assessed Valuation	% of Total 2021 Assessed Valuation
Miller Milling Company LLC	Grain Elavator/Mill	$ 60,890,666	2.69%
Ardent Mills LLC	Food Service / Processing	52,842,131	2.33%
Ventura Foods LLC	Food Packaging/Processing	49,497,335	2.19%
CTI Foods Inc./CTI Saginaw I LLC	Food Packaging/Processing	33,362,682	1.47%
Trinity Industries Inc.	Industrial Manufacturing	30,224,890	1.33%
Gavilon Grain LLC	Grain Elavator/Mill	23,132,207	1.02%
Oncor Electrc Delivery Co. LLC	Electric Utility/Power Plant	22,047,750	0.97%
UFP Saginaw LLC/UFP Real Estate LLC	Real Estate	21,984,820	0.97%
Wal-Mart Real Estate Business Trust	Retail Store	18,404,094	0.81%
Norton Metal Products Inc.	Manufacturing	11,963,617	0.53%
	Total	$ 324,350,192	14.33%

Based on a 2021 Certified Net Taxable Assessed Valuation of $2,264,041,600

Source: Tarrant Appraisal District

PROPERTY TAX RATES AND COLLECTIONS [(a)] **TABLE 12**

Tax Year	Net Taxable Assessed Valuation	Tax Rate	Tax Levy	% Collections Current	% Collections Total	Year Ended
2012	$ 1,164,124,528	$ 0.490000	$ 5,739,750	99.39%	99.93%	9/30/2013
2013	1,219,320,151	0.510000	6,223,951	99.37%	99.90%	9/30/2014
2014	1,275,728,662	0.510000	6,484,972	99.43%	99.94%	9/30/2015
2015	1,316,353,549	0.544000	7,175,560	99.53%	99.93%	9/30/2016
2016	1,441,352,872	0.513000	7,557,636	99.42%	99.89%	9/30/2017
2017	1,570,202,200	0.495000	8,075,537	99.40%	99.73%	9/30/2018
2018	1,843,931,670	0.471800	8,893,539	99.51%	99.83%	9/30/2019
2019	2,046,012,112	0.459000	9,671,868	99.52%	99.66%	9/30/2020
2020	2,054,763,191	0.461579	10,438,401	99.44%	99.44%	9/30/2021
2021	2,264,041,600	0.479516	11,707,166	96.24%	96.43% [(b)]	9/30/2022

[(a)] *See "AD VALOREM TAX PROCEDURES" and "CITY APPLICATION OF THE TEXAS TAX CODE" in the Official Statement for a description of the City's taxation procedures.*

[(b)] *Collections as of March 31, 2022.*

Source: Tarrant Appraisal District and the City of Saginaw.

TAX RATE DISTRIBUTION **TABLE 13**

	2021	2020	2019	2018	2017
General Fund	$0.285058	$0.284238	$0.281655	$0.291129	$0.284186
I & S Fund	0.194458	0.177341	0.177345	0.180671	0.210814
TOTAL	$0.479516	$0.461579	$0.459000	$0.471800	$0.495000

Source: Tarrant Appraisal District and the City.

FUND BALANCES — TABLE 14

(As of March 31, 2022. unaudited)

General Operating Fund (Undesignated)	$	10,391,593
General Obligation Debt Service (I&S) Fund		4,639,025
Special Revenue Fund		9,293,148
Capital Projects Fund		20,451,548
Enterprise Fund (Undesignated)		3,586,132
Revenue Bond Reserve		158,636
Revenue Bond Debt Service (I&S) Reserve		29,500
General Fund Emergency Reserve		4,550,000
Enterprise Fund Emergency Reserve		2,450,000
Enterprise Fund (Designated)		2,373,171
General Fund (Designated)		4,914,264
Total	$	62,837,017

MUNICIPAL SALES TAX — TABLE 15

The table below shows total sales tax collections for the City. At an election held on November 2, 1993, registered voters of the City approved the imposition of a one-half percent (½%) additional sales tax for property tax reduction. Levy of the ad valorem tax reduction sales tax began in October 1994. At an election held in November 1997, registered voters of the City approved the creation of a Crime Control and Prevention District ("CCPD") and authorized the imposition of a one-half percent (½%) additional sales tax for crime prevention for five years. This authorization was renewed for an additional five years in May 2002. Levy of the original ½% crime prevention sales tax began in April 1998 and after initial renewal extended until April 2008. On May 12, 2007, the City had an election in which registered voters approved the imposition of a three-eighths percent (3/8%) additional sales tax for crime prevention for ten years (a reduction from the original ½% authorized) and a one-eighth percent (1/8%) additional sales tax for street maintenance. Levy of these additional sales tax collections began in April 2008 and was extended until April 2028. The City has not held an election regarding an additional sales tax for economic development purposes in accordance with provisions of Chapters 501, 502, 504 or 505, Texas Local Government Code, as amended. Municipal sales taxes ARE NOT pledged for the payment of principal and interest on the Bonds.

Calendar Year	2.000% Total Collections	1.500% General Fund	0.125% Streets	% of Ad Valorem Tax Levy	($) Equivalent of Ad Valorem Tax Rate	0.375% Crime Prevention
2013	$ 4,587,385.01	$ 4,255,423.55	$ 354,618.65	80.32%	0.3936	$ 978,768.96
2014	4,723,354.11	4,348,467.29	362,372.26	75.69%	0.3860	1,001,732.03
2015	4,776,688.27	4,404,317.83	367,026.50	73.58%	0.3752	1,017,191.14
2016	4,774,061.64	4,398,046.86	366,503.90	66.40%	0.3612	1,028,497.42
2017	5,095,225.76	3,679,163.54	306,596.96	52.74%	0.2705	1,109,465.26
2018	5,257,738.16	3,802,628.06	316,885.67	51.01%	0.2525	1,138,224.43
2019	5,642,609.85	4,063,325.88	338,610.49	49.50%	0.2335	1,240,673.48
2020	5,935,359.92	4,278,664.38	356,555.37	47.92%	0.2200	1,300,140.17
2021	7,328,008.40	5,250,095.23	437,507.94	54.49%	0.2515	1,640,405.23
2022*	2,325,801.57	1,657,717.16	138,143.10	15.34%	0.0736	529,941.31

* As of April 2022.

Source: State Comptroller's Office of the State of Texas.

Note: The Comptroller's website figures list sales tax revenues in the month they are delivered to the City, which is two months after they are generated/collected. The City accrues sales tax revenues to the month in which they are earned.

OVERLAPPING DEBT DATA AND INFORMATION — TABLE 16

(As of March 31, 2022)

Taxing Body	Gross Debt Principal Outstanding	% Overlapping	Amount Overlapping
Tarrant County	$ 213,675,000	0.98%	$ 2,094,015
Tarrant County Hospital District	12,825,000	0.98%	125,685
Eagle Mountain-Saginaw Independent School District	924,255,608	17.20%	158,971,965
Tarrant County College District	255,995,000	0.98%	2,508,751
Total Gross Overlapping Debt			$ 163,700,416
City of Saginaw	75,070,000 [(a)]	100.00%	75,070,000 [(a)]
Total **Gross** Direct and Overlapping Debt			$ 238,770,416 [(a)]
Ratio of Direct and Overlapping Debt Principal to 2021 Certified Net Taxable Assessed Valuation			10.55% [(a)]
Ratio of Direct and Overlapping Debt Principal to 2021 Actual Total Assessed Valuation			8.49% [(a)]
Per Capita Direct and Overlapping Debt			$ 9,250 [(a)]

[(a)] *Includes the Bonds. Preliminary, subject to change.*

Source: The most recent Texas Municipal Report published by the Municipal Advisory Council of Texas

ASSESSED VALUATION AND TAX RATE OF OVERLAPPING ENTITIES **TABLE 17**

Governmental Entity	2021 Assessed Valuation	% of Actual	2021 Tax Rate
Tarrant County	$ 232,087,545,175	100%	$ 0.234000
Tarrant County Hospital District	232,505,993,849	100%	0.224000
Tarrant County College District	234,225,984,717	100%	0.130000
Eagle Mountain-Saginaw ISD	12,723,289,879	100%	1.496000

Source: Texas Municipals Reports published by the Municipal Advisory Council of Texas

AUTHORIZED BUT UNISSUED GENERAL OBLIGATION BONDS OF OVERLAPPING GOVERNMENTAL ENTITIES **TABLE 18**

Taxing Body	Date of Authorization	Purpose		Amount Authorized	Issued To Date	Unissued
Tarrant County	8/8/98	Justice Center		$ 70,600,000	$ 63,100,000	$ 7,500,000
	8/8/98	Healthcare Facility		9,100,000	1,000,000	8,100,000
	5/13/06	County Buildings		62,300,000	47,300,000	15,000,000
			Total	$ 142,000,000	$ 111,400,000	$ 30,600,000
Eagle Mountain-Saginaw Independent School District	11/7/2017	School Buildings		$ 524,755,000	$ 325,825,000	$ 198,930,000
Tarrant County College District	11/5/2019	School Buildings		$ 825,000,000	$ 300,000,000	$ 525,000,000
Tarrant County Hospital District	None					
City of Saginaw	5/1/2021	Streets & Roads		$ 37,550,000	$ 6,800,000	$ 30,750,000
		Parks/Senior Center [(1)]		11,200,000	11,200,000	-
		Library [(1)]		18,700,000	18,700,000	-
			Total	$ 67,450,000	$ 36,700,000	$ 30,750,000

Source: Texas Municipals Reports published by the Municipal Advisory Council of Texas

[(1)] Includes the Bonds.

GENERAL FUND COMBINED STATEMENT OF REVENUES AND EXPENDITURES AND CHANGES IN FUND BALANCES **TABLE 19**

	Fiscal Year Ended September 30				
	2021	**2020**	**2019**	**2018**	**2017**
Revenues:					
Taxes	$ 14,703,088	$13,071,890	$ 12,454,203	$ 11,206,947	$ 10,761,311
Licenses and Permits	668,169	773,813	858,901	951,542	929,188
Charges for Services	97,020	94,815	87,150	84,000	84,000
Fines and Fees	1,092,420	517,883	509,672	505,110	518,907
Interest Income	6,911	113,140	295,148	191,974	84,195
Recreation Income	163,056	162,412	524,686	520,798	496,969
Intergovernmental	229,848	1,423,032	216,779	135,821	156,018
Miscellaneous Revenues	170,872	182,049	224,606	601,504	122,222
Total Revenues	$ 17,131,384	$ 16,339,034	$ 15,171,145	$ 14,197,696	$ 13,152,810
Expenditures:					
Current:					
General Administrative Offices	$ 2,601,057	$ 1,798,896	$ 1,846,648	$ 1,774,678	$ 1,647,854
Municipal Court	191,718	187,064	212,743	168,421	187,886
Fire	3,864,642	3,965,267	3,826,258	3,982,620	3,280,597
Police	5,018,523	5,001,254	5,284,720	4,546,478	4,144,841
Public Works	1,652,954	1,916,939	1,835,898	1,609,303	1,354,767
Parks	337,404	538,609	379,478	339,015	352,766
Community services	645,986	811,155	998,499	959,782	990,618
Library	626,724	568,571	601,026	569,005	568,246
Inspection	716,646	625,717	600,849	579,082	849,217
Animal Services *	471,758	389,122	329,854	398,633	-
Fleet Maintenance	457,527	392,030	434,837	456,219	471,007
Economic Development	140,178	176,840	243,050	567,978	46,520
Information Technology **	398,731	427,319	327,680	-	-
Total Expenditures	$ 17,123,848	$ 16,798,783	$ 16,921,540	$ 15,951,214	$ 13,894,319
Excess (Deficit) of Revenues Over Expenditures	$ 7,536	$ (459,749)	$ (1,750,395)	$ (1,753,518)	$ (741,509)
Other Financing Sources (Uses):					
Operating Transfers In	1,956,513	1,884,758	1,797,112	1,705,322	1,697,052
Operating Transfers Out	(2,874,681)	(72,735)	(42,970)	-	-
Total Other Financing Sources (Uses)	$ (918,168)	$ 1,812,023	$ 1,754,142	$ 1,705,322	$ 1,697,052
Excess (Deficit) of Revenues/Other Sources Sources Over Expenditures/Other Uses	(910,632)	1,352,274	3,747	(48,196)	955,543
Fund Balance - Beginning of Year	12,956,413	11,604,139	11,600,392	11,648,588	10,693,045
Fund Balance - September 30	$ 12,045,781	$ 12,956,413	$ 11,604,139	$ 11,600,392	$ 11,648,588

Source: The City's Annual Comprehensive Financial Reports

* Prior to 2018 Animal Services was included in Inspections

** Prior to 2019 Information Technology was included in General Administrative Office

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APPENDIX B

GENERAL INFORMATION REGARDING THE CITY OF SAGINAW AND TARRANT COUNTY, TEXAS

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GENERAL INFORMATION REGARDING THE CITY OF SAGINAW AND TARRANT COUNTY, TEXAS

CITY OF SAGINAW, TEXAS

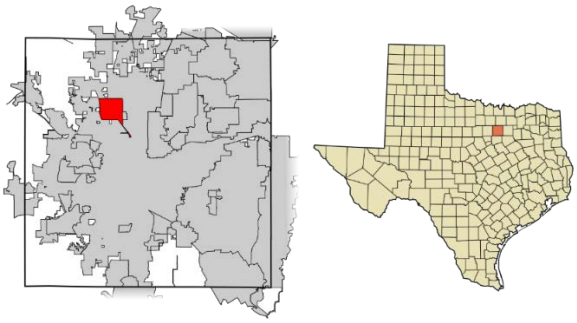
General

The City of Saginaw sits solidly in the heart of the Dallas-Fort Worth Metroplex. Saginaw remains an agribusiness center for much of Texas with some of the largest grain storage facilities in the United States.

The City of Saginaw is located in Tarrant County, nine miles north of downtown Fort Worth and 37 miles west of Dallas. The Fort Worth Federal Bureau of Printing and Engraving facility is located six-tenths of a mile from Saginaw. The Alliance Airport and Texas Motor Speedway are also located just north of Saginaw (within 14 miles). The City's corporate boundaries comprise a total of approximately 7.75 square miles. Saginaw's population from the 2000 Census was 12,374; the 2010 Census was 19,806; and the 2020 Census was 24,860 (a 26% increase in the last ten years).

Management

The City was incorporated in 1949 and is operating under a Charter adopted on January 19, 1988. The City has a Council/Manager form of government, with the City Council comprised of seven members including the Mayor. All seven Council Members are elected by place and number and at large for three-year staggered terms. The City Council is responsible for adopting ordinances and regulations governing the City, adopting the budget, determining policies, and appointing the City Manager, City Attorney, City Secretary, and Judge of the Municipal Court, as well as members of boards and commissions. The City Manager is responsible to the Council for appointing and supervising employees of the City (except for those appointed by the Council), and for preparing and administering the annual budget and capital improvement programs.



Population:

Census Report	City of Saginaw	Tarrant County
Current Estimate	25,813	2,126,477
2020	24,860	2,110,640
2010	19,806	1,809,034
2000	12,374	1,446,219
1990	8,551	1,170,103
1980	5,736	860,880

Sources: United States Bureau of the Census, Texas Municipal Reports, and the North Central Texas Council of Governments

Principal Employers within the City for 2021

Employer	Type of Business	Approximate Number of Employees 2021
Eagle Mountain-Saginaw ISD	Public Education	2,813
Ventura Foods	Food Processing	398
Wal Mart Supercenter #5316	Retail Sales	393
Trinity N. American Freight Car, Inc.	Rail Car Manufacturing & Repair	370
CTI Beanmaker & Chefco Foods	Food Processing	356
Amazon.com Services LLC	Distribution	320
Anchor Fabrication Corp	Metal Fabrication	290
BANA Incorporated	Pallet and Crate Manufacturing	218
Ranger Fire Inc	Fire Sprinkler Systems	200
Russo Corporation	Food Processing	200

Source: City's 2021 Annual Comprehensive Financial Report

Economic Condition and Outlook

The local economy in Saginaw remained strong through the fiscal year. Saginaw has seen very little effect from the coronavirus associated shut-downs due to our diverse business demographics. Our industrial base is composed of food manufacturer/processors, building material suppliers, transportation, flour milling and other essential businesses that have continued to operate. The real estate market continues to see high demand with a tight inventory. For 2021/2022 the City had $39 million (mostly residential) in added value from new construction. New businesses include two insurance agencies, a print shop business, a day care center, two fast food restaurants, and a fitness center. Sales tax collections for the current fiscal year to date are 22% higher than last year.

Source: City's 2021 Annual Comprehensive Financial Report

TARRANT COUNTY, TEXAS

General

Tarrant County (the "County") was created in 1849 from Navarro County. The County is located in north Texas and is a component of the Dallas-Fort Worth Consolidated Metropolitan Statistical Area (CMSA), the most populous metropolitan area in Texas. The City of Fort Worth is the county seat. The County's 2010 census population was 1,809,034, an increase of 25.09% over the 2000 census population of 1,446,219. The County's current population estimate is 2,144,653.

Historically, the County's economic environment has been characterized by steady, yet modest growth. This has been in part because of the diverse nature of the business sectors making up the local economy, without an overwhelming dominance by any one industry. Similarly, local real estate values have demonstrated steady yet modest increases over the past decade.

Other segments of the local economy include aircraft, automobile and electronic manufacturing, tourism, entertainment, livestock and agri-business, transportation including major railroad services, financial services and tourism. Because of this diversity, the outlook for stable economic conditions seems favorable.

**Source: Tarrant County 2021 ACFR.*

Labor Force Statistics

	Tarrant County		DFW-Fort Worth-Arlington MSA	
	February 2022	February 2021	February 2022	February 2021
Civilian Labor Force	1,123,557	1,091,277	4,209,405	4,055,702
Total Employed	1,075,955	1,020,458	4,037,209	3,805,340
Total Unemployed	47,602	70,819	172,196	250,362
% Unemployed	4.2%	6.5%	4.1%	6.2%
% Unemployed (Texas)	4.7%	6.8%		
% Unemployed (United States)	4.1%	6.6%		

Source: Texas Workforce Commission, Labor Market Information Department.

APPENDIX C

FORM OF LEGAL OPINION OF BOND COUNSEL

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McCALL PARKHURST & HORTON

Focused on Public Finance since 1919.

PROPOSED FORM OF OPINION OF BOND COUNSEL

An opinion in substantially the following form will be delivered by McCall, Parkhurst & Horton L.L.P., Bond Counsel, upon the delivery of the Bonds, assuming no material changes in facts or law.

CITY OF SAGINAW, TEXAS
GENERAL OBLIGATION BONDS, SERIES 2022
IN THE AGGREGATE PRINCIPAL AMOUNT OF $_____

AS BOND COUNSEL FOR THE CITY OF SAGINAW, TEXAS (the "Issuer") in connection with the issuance of the bonds described above (the "Bonds"), we have examined into the legality and validity of the Bonds, which bear interest from the dates and mature on the dates, and are subject to redemption, in accordance with the terms and conditions stated in the text of the Bonds. Terms used herein and not otherwise defined shall have the meaning given in the ordinance of the Issuer authorizing the issuance and sale of the Bonds (the "Ordinance").

WE HAVE EXAMINED the applicable and pertinent provisions of the Constitution and laws of the State of Texas, a transcript of certified proceedings of the Issuer, and other pertinent instruments authorizing and relating to the issuance of the Bonds, including one of the executed Bonds (Bond Number T-1).

BASED ON SAID EXAMINATION, IT IS OUR OPINION that the Bonds have been duly authorized, issued, and delivered in accordance with law; and that the Bonds, except as may be limited by laws applicable to the Issuer relating to bankruptcy, reorganization and other similar matters affecting creditors' rights generally or by general principles of equity and sovereign immunity of political subdivisions which permit the exercise of judicial discretion, constitute valid and legally binding obligations of the Issuer; and that ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Bonds have been levied and pledged for such purpose, within the limit prescribed by law, as provided in the Ordinance.

IT IS FURTHER OUR OPINION, except as discussed below, that the interest on the Bonds is excludable from the gross income of the owners for federal income tax purposes under the statutes, regulations, published rulings, and court decisions existing on the date of this opinion. We are further of the opinion that the Bonds are not "specified private activity bonds" and that, accordingly, interest on the Bonds will not be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code").

IN EXPRESSING THE AFOREMENTIONED OPINIONS, we have relied on certain representations, the accuracy of which we have not independently verified, and assume compliance with certain covenants, regarding the use and investment of the proceeds of the Bonds and the use of the property financed therewith. We call your attention to the fact that if such representations are determined to be inaccurate or upon a failure by the Issuer to comply with such covenants, interest on the Bonds may become includable in gross income retroactively to the date of issuance of the Bonds.

EXCEPT AS STATED ABOVE, we express no opinion as to any other federal, state, or local tax consequences of acquiring, carrying, owning, or disposing of the Bonds, including the amount, accrual or

receipt of interest on, the Bonds. Owners of the Bonds should consult their tax advisors regarding the applicability of any collateral tax consequences of owning the Bonds.

WE EXPRESS NO OPINION as to any insurance policies issued with respect to the payments due for the principal of and interest on the Bonds, nor as to any such insurance policies issued in the future.

OUR OPINIONS ARE BASED ON EXISTING LAW, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service (the "Service"); rather, such opinions represent our legal judgment based upon our review of existing law and in reliance upon the representations and covenants referenced above that we deem relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given whether or not the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the Issuer as the taxpayer. We observe that the Issuer has covenanted not to take any action, or omit to take any action within its control, that if taken or omitted, respectively, may result in the treatment of interest on the Bonds as includable in gross income for federal income tax purposes.

OUR SOLE ENGAGEMENT in connection with the issuance of the Bonds is as Bond Counsel for the Issuer, and, in that capacity, we have been engaged by the Issuer for the sole purpose of rendering our opinions with respect to the legality and validity of the Bonds under the Constitution and laws of the State of Texas, and with respect to the exclusion from gross income of the interest on the Bonds for federal income tax purposes, and for no other reason or purpose. The foregoing opinions represent our legal judgment based upon a review of existing legal authorities that we deem relevant to render such opinions and are not a guarantee of a result. We have not been requested to investigate or verify, and have not independently investigated or verified, any records, data, or other material relating to the financial condition or capabilities of the Issuer, or the disclosure thereof in connection with the sale of the Bonds, and have not assumed any responsibility with respect thereto. We express no opinion and make no comment with respect to the marketability of the Bonds and have relied solely on certificates executed by officials of the Issuer as to the current outstanding indebtedness of and assessed valuation of taxable property within the Issuer. Our role in connection with the Issuer's Official Statement prepared for use in connection with the sale of the Bonds has been limited as described therein.

Respectfully,

APPENDIX D

CITY'S GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021

(Independent Auditor's Report, Management Discussion and Analysis, General Financial Statements and Notes to the Financial Statements - not intended to be a complete statement of the City's financial condition. Reference is made to the complete Comprehensive Annual Financial Report for further information.)

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City of Saginaw, Texas

Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2021

weaver
Assurance • Tax • Advisory



City of Saginaw

Prepared By
The City of Saginaw, Texas
Finance Department



City of Saginaw

City of Saginaw, Texas

Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2021
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City of Saginaw, Texas

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Introductory Section



City of Saginaw

City of Saginaw

333 West McLeroy
P.O. Box 79070
Saginaw, Texas 76179
817-232-4640
Fax 817-232-4644
www.ci.saginaw.tx.us

January 18, 2022
Honorable Mayor Todd Flippo,
Members of the City Council,
City of Saginaw, Texas

The Saginaw City staff is pleased to submit the Annual Comprehensive Financial Report of the City of Saginaw, Texas, for the fiscal year ended September 30, 2021. The purpose of the report is to provide the Council, management, staff, public and other interested parties with detailed information reflecting the City's financial condition.

Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. We believe the data is accurate in all material respects and is presented in a manner that fairly sets forth the financial position and results of operations of the City. We also believe that all disclosures necessary to enable the reader to gain an understanding of the City's financial affairs have been included. The financial statements included in the report were prepared by the General Administrative Office in accordance with generally accepted accounting principles for local governments as prescribed by the Governmental Accounting Standards Board (GASB).

Weaver and Tidwell, LLP, Certified Public Accountants, have issued an unmodified ("clean") opinion on the City's financial statements for the year ended September 30, 2021. The independent auditor's report is located at the front of the financial section of this report.

The Financial Section includes the Management's Discussion and Analysis (MD&A). The MD&A is a narrative introduction, overview, and analysis to accompany the basic financial statements. This letter of transmittal is designed to complement and should be read in conjunction with the MD&A.

The Reporting Entity

The City of Saginaw sits solidly in the heart of the Dallas-Fort Worth Metroplex. Saginaw remains an agribusiness center for much of Texas with some of the largest grain storage facilities in the United States.

The City of Saginaw is located in Tarrant County, nine miles north of downtown Fort Worth and 37 miles west of Dallas. The Fort Worth Federal Bureau of Printing and Engraving facility is located six-tenths of a mile from Saginaw. The Alliance Airport and Texas Motor Speedway are also located just north of Saginaw (within 14 miles). The City's corporate boundaries comprise a total of approximately 7.75 square miles. Saginaw's population from the 2000 Census was 12,374; the 2010 Census was 19,806; and the 2020 Census was 24,860 (a 26% increase in the last ten years).

The City was incorporated in 1949 and is operating under a Charter adopted on January 19, 1988 and amended May 4, 2019. The City has a Council/Manager form of government, with the City Council comprised of seven members including the Mayor. All seven Council members are elected by place number and at large for three year staggered terms. The City Council is responsible for adopting ordinances and regulations governing the City, adopting the budget, determining policies, and appointing the City Manager, City Attorney, City Secretary, and Judge of the Municipal Court, as well as members of boards and commissions. The City Manager is responsible to the Council, for appointing and supervising employees of the City (except for those appointed by the Council) and for preparing and administering the annual budget and capital improvements program.

Services Provided

The City provides a full range of municipal services including general government, police and fire protection, street maintenance, building inspection services, library services, recreation, animal services, parks operation and maintenance, and maintenance and operation of City-owned buildings. The City of Saginaw contracts with the City of Fort Worth for water purchase and wastewater treatment. A franchise has been granted to a privately-owned firm for solid waste collection, disposal, and recycling services. Commercial customers contract directly with the firm while residential customers contract through the City, with fees added to their municipal utility bills.

This report includes the financial statements of the funds required to account for those activities, organizations and functions which are related to the City and are controlled by or dependent upon the City's governing body, the City Council. The criteria used by the City for including activities in preparing its financial statements are set forth by the GASB. Based on these criteria, all municipal services listed are included in the City's 2020-2021 financial statements.

Basis of Accounting

The City's accounting records for general governmental operations are maintained on a modified accrual basis. Under this method of accounting, expenditures are recognized when the services or goods are received and the liability is incurred. Revenues are recognized when measurable and available. Accounting records for the City's Water and Wastewater Enterprise Fund are maintained on the accrual basis. Expenses are recognized when a commitment is made and revenues are recognized when they are earned and due to the City.

Budgetary Controls

The City Charter requires that the City Manager prepare and submit a proposed budget for the fiscal year beginning October 1st to the City Council at least 45 days prior to the beginning of the fiscal year. The operating budget includes proposed expenditures and the means of financing them. Public hearings are held, and the budget is adopted at a regular or special meeting prior to the first day of the fiscal year.

Following adoption of the budget by the City Council, the City Manager and department heads monitor expenditures and revenues throughout the year to ensure that the integrity of the budget is maintained. The Charter requires City Council approval for a transfer of funds from one department to another. Any revisions that alter the total expenditures of any fund must be approved by ordinance of the City Council.

Internal Controls

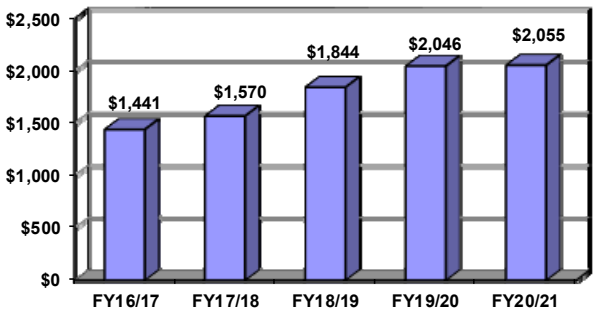
One of the objectives of the City's financial accounting system is to provide an internal control structure designed to provide reasonable, but not absolute, assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the evaluation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework. We believe the City's internal control structure adequately safeguards assets and provides reasonable assurance of proper recording of financial transactions.

ECONOMIC OUTLOOK AND FINANCIAL CONDITION

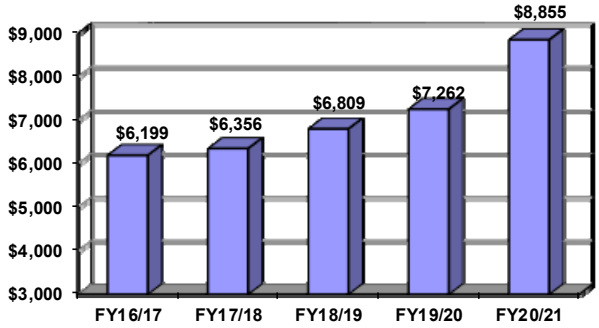
Summary of Local Economy

The local economy in Saginaw remained strong through the fiscal year. Saginaw has seen very little effect from the coronavirus associated shut-downs due to our diverse business demographics. Our industrial base is composed of food manufacturer/processors, building material suppliers, transportation, flour milling and other essential businesses that have continued to operate. The real estate market continues to see high demand with a tight inventory. For 2021/2022 the City had $39 million (mostly residential) in added value from new construction. New businesses include two insurance agencies, a print shop business, a day care center, two fast food restaurants, and a fitness center. Sales tax collections for the current fiscal year to date are 22% higher than last year.

TAXABLE PROPERTY VALUES
(in millions)



SALES TAX COLLECTIONS
(in thousands)



Economic Prospects for the Future

Three mixed used developments, a rehabilitation/extended care nursing facility, a senior independent living facility, All Storage climate controlled mini warehouses, an office complex, and a 7-11 convenience store are under construction. These projects which include residential, office, commercial, retail, and restaurants will continue to add to the City’s tax base. Saginaw remains an attractive place for new homes and businesses due to our location, land availability, easy freeway access, good schools, low tax rates, and the general quality of life.

Long Term Financial Planning

The current General Fund Reserve Policy states "The City will maintain an Emergency Reserve Fund balance in the General Fund of 25% of the operating budget." The Enterprise Fund Emergency Reserve needs to be sufficient to operate the Water Department for 90 days. Both of these funds are to be used only in an emergency and only with Council approval. We are currently in compliance with both of these policies.

The City's Comprehensive Master Plan and the five-year Capital Improvement Plan was updated in 2016. The plan's theme is "Preparing for Build-out". The plan focuses on completing infrastructure to support development, rehabilitating aging infrastructure, and maintaining existing infrastructure. The capital improvements plan is funded with 2020 Certificate of Obligations, 2021 General Obligation bonds, fund balances, and revenues from the Street Maintenance Fund, and the Drainage Utility Fund.

Certificates of Obligation ($20.5 million) were issued in 2020 for the design and construction of a new central fire station, and design for Knowles Drive and Old Decatur Road North. The Fire Station is under construction and is on schedule to be completed in fall of 2022. Design for Phase 1 of Knowles Drive is complete and will begin construction in 2022. Voters approved all three bond propositions (Street and Roadway improvements, Parks improvements and new Senior Center, and a new Library) in the May, 2021 election. General Obligation bonds ($9 million) were issued in 2021 for the construction of Knowles Drive Phase 1 and design of a Library and Senior Activity Center. As design progresses, the operating impact of these projects will be refined and considered in the budget process.

OTHER INFORMATION

Independent Audit

Article XII, Section 12.06 of the City Charter requires an annual audit by independent certified public accountants. The annual audit must be available for public inspection no later than one hundred eighty days after the close of the City's fiscal year. The accounting firm of Weaver and Tidwell, L.L.P. was selected by the City Council. The independent auditors' report on the general purpose financial statements and supplemental statements and schedules is included in the financial section of this report.

Certificate of Achievement

The City of Saginaw was awarded a Certificate of Achievement for Excellence in Financial Reporting for its Comprehensive Annual Financial Report for the fiscal year ended September 30, 2020 from the Government Finance Officers Association of the United States and Canada (GFOA). This certificate is awarded to governmental units who publish easily readable and efficiently organized annual reports which satisfy both generally accepted accounting principles and applicable legal requirements. The Certificate is valid for a one year period. We believe our current report continues to conform to the Certificate of Achievement Program requirements, and we are submitting it to GFOA. The City also received GFOA's Award for Distinguished Budget Presentation for its 2020-2021 annual budget document. In order to qualify for the Award, the City's budget document was judged to be proficient in several categories including policy documentation, financial planning, and organization. Together the Budget Award, along with the previously mentioned award are evidence of the Finance Department's dedication to producing documents that effectively communicate the City's financial condition to the elected officials, city management and the general public.

Acknowledgments

The preparation of this Annual Comprehensive Financial Report was made possible by the dedicated service of the entire staff of the General Administrative Office and our independent auditors. We would like to express our sincere appreciation to all of our employees who contributed to the preparation.

In closing, we would also like to thank the Mayor and City Council for their leadership and support in planning and conducting the financial operations of the City.

Respectfully submitted,



Gabe Reaume, City Manager

City of Saginaw, Texas

Principal Officials

September 30, 2021

GOVERNING BODY

Todd Flippo	Mayor
Valerie Junkersfeld	Mayor Pro-Tem, Councilmember, Place 3
Charles Beasley	Councilmember, Place 1
Nicky Lawson	Councilmember, Place 2
Charles Tucker	Councilmember, Place 4
Cindy Bighorse	Councilmember, Place 5
Mary Copeland	Councilmember, Place 6

ADMINISTRATION

Gabriel Reaume	City Manager
Dolph Johnson	Assistant City Manager
Kim Quin	Finance Director
Janice England	City Secretary
Lorraine Irby	Municipal Court Judge
Lee Howell	Police Chief
Doug Spears	Fire Chief
Rick Trice	Director of Public Works
Keith Rinehart	Director of Community and Economic Development
Ellen Ritchie	Library Director
Greg Clayton	Director of Information Technology
Melanie McManus	Director of Human Resources
Bryn Meredith	City Attorney
Andrew Simonsen	City Engineer

CITY OF SAGINAW



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Saginaw
Texas

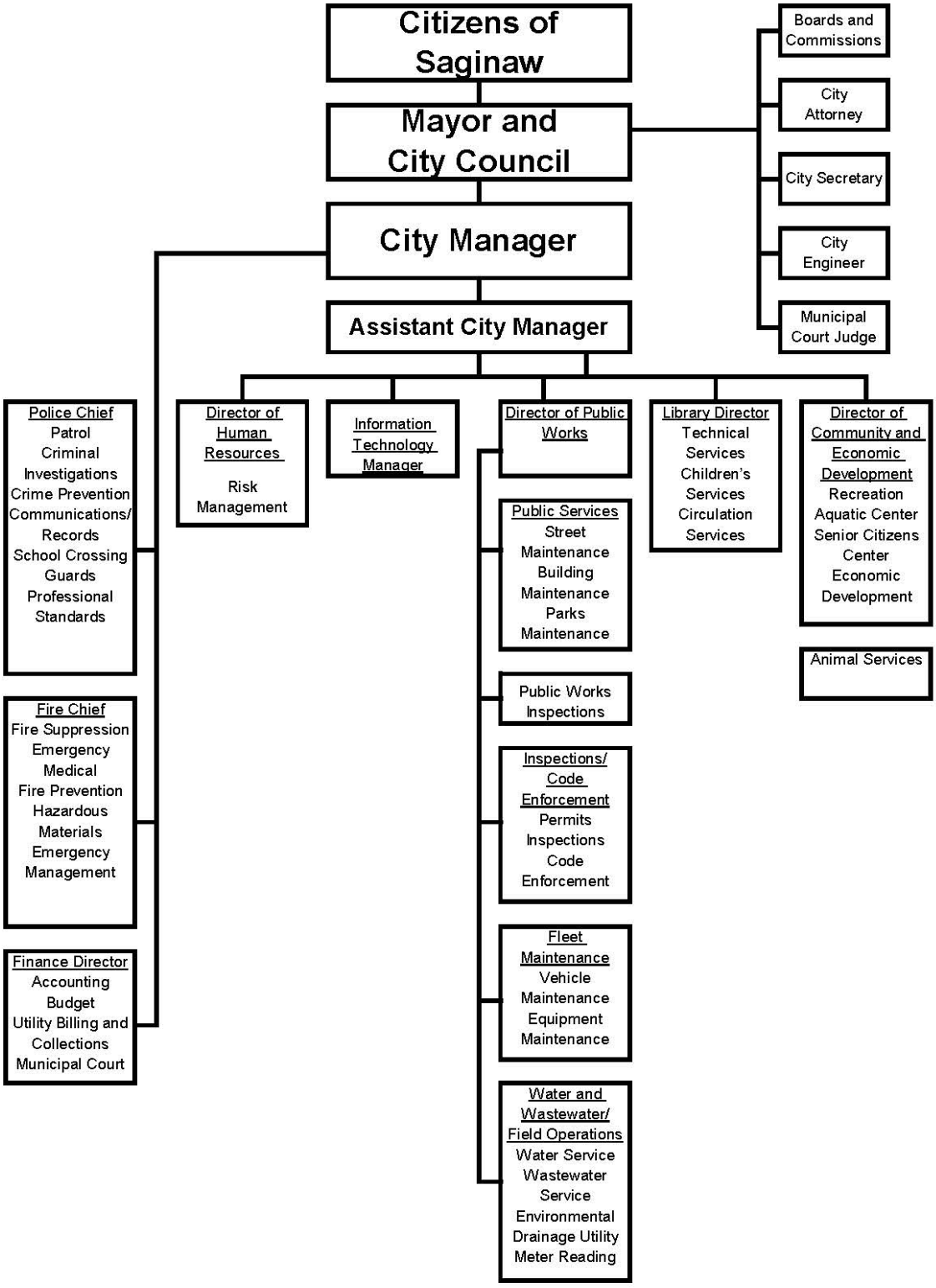
For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

September 30, 2020

Christopher P. Morrill

Executive Director/CEO

CITY OF SAGINAW
ORGANIZATIONAL CHART
2020-2021





City of Saginaw

Financial Section



City of Saginaw

Independent Auditor's Report

To the Honorable Mayor Todd Flippo
and Members of the City Council of the
City of Saginaw, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Saginaw, Texas (the City) as of and for the year ended September 30, 2021, and the related notes to the basic financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The Honorable Mayor Todd Flippo
and the Members of the City Council of the
City of Saginaw, Texas

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, Texas Municipal Retirement System pension schedules, Texas Municipal Retirement System OPEB schedule, and budgetary comparison information on pages 5 through 12 and 61 through 64 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Fort Worth, Texas
January 13, 2022

CITY OF SAGINAW, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR YEAR ENDED SEPTEMBER 30, 2021
(UNAUDITED)

As management of the City of Saginaw, we offer readers of the City's financial statement this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i - v of this report.

IN BRIEF

- The assets and deferred outflows of resources of the City of Saginaw exceeded its liabilities and deferred inflow of resources at the close of the most recent fiscal year by $133,177,219 (net position). This number must be viewed in the context that the vast majority of the City's net position is net investment in capital assets of $114,059,928 (86%) and that most capital assets of a government do not directly generate revenue nor can they be sold to generate liquid capital. The net position restricted for specific purposes totals $9,298,050 (7%). The remaining $9,819,241 (7%) is the unrestricted net position and may be used to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designation and fiscal policies.

- The City's total net position increased by $9,133,684. Increases in current, other, and capital assets are partially offset by a decrease in deferred outflows related to pension. Increases in long term liabilities due to the issuance of debt are partially offset by a decrease in deferred inflows related to pension.

- As of the close of the fiscal year, the City's governmental funds reported combined ending fund balances of $46,069,060. Within this total $33,508,881 is restricted by specific legal requirements and $2,415,823 has been committed and assigned to specific types of expenditures. About 22% of this total amount, or $10,144,356 is unassigned and available for use with the City's fund designation and policies.

- At the end of the current year, unassigned fund balance for the general fund of $10,144,356 is 59% of the total general fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements – The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets, deferred outflows/inflows, and liabilities, with the difference between these reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g. uncollected taxes).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government and administration, municipal court, fire, police, public services, parks, library, community services, fleet maintenance, inspections, animal services, information technology, and economic development. The business-type activities of the City include water and wastewater services. The government-wide financial statements can be found on pages 17-19 of this report.

Fund financial statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories – governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains eight governmental funds. Information is presented separately in the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances for the General, six Special Revenue, Debt Service, and Capital Projects funds. The basic governmental funds financial statements can be found on pages 22-25.

Proprietary Funds – The City maintains one type of proprietary fund. The Enterprise Fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses the enterprise fund to account for its water and wastewater operations. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The basic proprietary fund financial statements can be found on pages 28-31 of this report.

Fiduciary Funds – Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because those funds are not available to support the City's programs. The City is the trustee, or fiduciary, for these funds and is responsible for ensuring that the assets reported in these funds are used for their intended purpose. The City does not currently have fiduciary activities to report.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 33-58.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of September 30, 2021, the City of Saginaw's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $133,177,219.

The largest portion of the City's net position (86%) reflects its investments in capital assets (e.g., land, buildings, equipment, improvements, construction in progress, and infrastructure), less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide service to citizens; consequently these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other resources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Saginaw's Net Position

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	$ 54,213,575	$ 47,998,167	$ 10,802,690	$ 11,109,988	$ 65,016,265	$ 59,108,155
Capital assets	114,716,232	102,317,130	30,055,542	29,390,990	144,771,774	131,708,120
Total assets	168,929,807	150,315,297	40,858,232	40,500,978	209,788,039	190,816,275
Deferred outflows of resources	1,694,296	1,745,292	183,960	189,746	1,878,256	1,935,038
Long term liabilities	64,983,416	56,148,673	1,952,228	2,211,057	66,935,644	58,359,730
Other liabilities	8,220,687	6,713,581	1,630,431	1,541,995	9,851,118	8,255,576
Total liabilities	73,204,103	62,862,254	3,582,659	3,753,052	76,786,762	66,615,306
Deferred inflows of resources	1,510,240	1,857,481	192,074	234,991	1,702,314	2,092,472
Net Position						
Net Investment in capital assets	84,992,122	77,862,666	29,067,806	28,198,820	114,059,928	106,061,486
Restricted	9,112,393	7,491,338	185,657	185,900	9,298,050	7,677,238
Unrestricted	1,805,245	1,986,850	8,013,996	8,317,961	9,819,241	10,304,811
Total net position	$ 95,909,760	$ 87,340,854	$ 37,267,459	$ 36,702,681	$ 133,177,219	$ 124,043,535

An additional portion of the City's net position $9,298,050 (7%) represents resources that are subject to external restriction on how they may be used. The remaining balance of unrestricted net position of $9,819,241 (7%) may be used to meet the City's ongoing obligation to citizens and creditors.

The $9,133,684 increase in net position is a result of increased investment in capital assets and certificates of obligation proceeds partially offset by a decrease in deferred outflows and a decrease in deferred inflows both related to pension. Long term liabilities increased due to the increased debt partially offset by a decrease in net pension liability. As of September 30, 2021, the City is able to report positive balances in all categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

Analysis of the City's Operations – The following table provides a summary of the City's operations for the year ended September 30, 2021. Overall the City had an increase in net position of $9,133,684. Total City revenues decreased by $2,912,663. Revenue decreases are due to CARES Act funding in fiscal year 2020 that did not occur in 2021, a decline in interest earnings, and contributed assets of Basswood Crossing Phase 2 and Bar C Ranch Phases 1 and 2 in fiscal year 2020. The revenue decreases are partially offset by increases in ad valorem tax, sales tax, fines and fees, and construction inspection fees. Ad valorem taxes increased due to an increase in property values and an increased tax rate to cover projected increased operating costs. Sales tax collections and construction inspection fees increased due to a strong local economy and continued construction activity. Fines and fees increased due to increased staffing at the Police Department which allowed for more traffic patrol

City of Saginaw's Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues						
Program revenues						
Fees, fines and charges for services	$ 3,376,592	$ 2,707,019	$ 10,672,524	$ 10,798,406	$ 14,049,116	$ 13,505,425
Operating grants and contributions	276,878	1,761,389	-	-	276,878	1,761,389
Capital grants and contributions	5,422,862	6,883,535	43,434	2,706,220	5,466,296	9,589,755
General revenues						
Ad valorem taxes	10,451,254	9,670,822	-	-	10,451,254	9,670,822
Sales taxes	8,855,456	7,262,055	-	-	8,855,456	7,262,055
Franchise taxes	1,561,343	1,612,023	-	-	1,561,343	1,612,023
Other taxes	109,813	77,679	-	-	109,813	77,679
Penalties and interest	10,590	12,581	90,214	83,008	100,804	95,589
Interest income	22,000	255,256	4,846	97,645	26,846	352,901
Miscellaneous	298,496	183,708	58,964	56,583	357,460	240,291
Total revenues	30,385,284	30,426,067	10,869,982	13,741,862	41,255,266	44,167,929
Expenses						
General administrative office	2,660,420	2,801,551	-	-	2,660,420	2,801,551
Municipal court	187,686	187,789	-	-	187,686	187,789
Fire	3,833,378	3,824,006	-	-	3,833,378	3,824,006
Police	5,290,475	5,419,054	-	-	5,290,475	5,419,054
Public works	5,033,117	5,104,334	-	-	5,033,117	5,104,334
Parks	468,390	356,963	-	-	468,390	356,963
Community services	802,551	993,452	-	-	802,551	993,452
Library	645,186	607,455	-	-	645,186	607,455
Inspections	698,321	633,836	-	-	698,321	633,836
Animal services	396,348	374,204	-	-	396,348	374,204
Fleet maintenance	492,762	434,270	-	-	492,762	434,270
Economic development	140,178	176,295	-	-	140,178	176,295
Information technology	389,186	374,852	-	-	389,186	374,852
Interest on long term debt	1,403,680	892,956	-	-	1,403,680	892,956
Water and wastewater	-	-	9,679,904	10,969,259	9,679,904	10,969,259
Total expenses	22,441,678	22,181,017	9,679,904	10,969,259	32,121,582	33,150,276
Increases (decreases) in net position before transfers	7,943,606	8,245,050	1,190,078	2,772,603	9,133,684	11,017,653
Transfers	625,300	607,645	(625,300)	(607,645)	-	-
Increase in net position	8,568,906	8,852,695	564,778	2,164,958	9,133,684	11,017,653
Net position - October 1	87,340,854	78,488,159	36,702,681	34,537,723	124,043,535	113,025,882
Net position - September 30	$ 95,909,760	$ 87,340,854	$ 37,267,459	$ 36,702,681	$ 133,177,219	$ 124,043,535

Total City expenses decreased by $1,028,694. The decrease in General Administration pension expense is partially offset by costs associated with an additional management analyst position. The Fire Department increase is primarily due to increased overtime expense to maintain minimum staffing during unplanned absences. The Police Department decrease is due to savings in health insurance expense due to new hires not opting for dependent coverage and a payment in 2020 for the firing range that was not made in 2021. Public Works decreases are due to sidewalk and street repair and supplies expenses being down because of work crew staffing shortages. The decrease is partially offset by increases for the mowing contract and an increase due to the replacement of two air conditioning units at Station 2. Parks increases are due to the mowing contract, utilities, and supplies for park maintenance. Reductions in Community Services is due to the vacancy savings with a reassignment of duties and savings related to not staffing and operating the Aquatic Center which was under repair. Library increases are due to operating expenses increasing as programming increased from the previous year. Inspections increases are due to property abatement and an additional position added for rental inspection program administration. These increases are partially offset by the elimination of a contract inspector. The increase in Animal Services is due to the new Adoption and Rescue Coordinator position added mid-year. Fleet Maintenance had an increase in fuel expense due to both the cost of fuel and usage being up from the previous year. There was also an increase in outside repairs. Economic Development had a reduction due to a full year of savings from the reassignment of economic development responsibilities. Increases in Information Technology are related to phone and finance system security evaluations that were conducted in 2021. Increase in interest is related to the sale of certificates of obligation in 2020. The decrease in the Enterprise Fund is due to expenses for inflow and infiltration repairs, FM 156 utility relocation, and Fairmont Sewer rehabilitation in 2020.

City Governmental activities increased net position by $8,568,906 and Enterprise Fund activities increased net position by $564,778.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental Funds – The focus of the City of Saginaw's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Unassigned fund balance may serve as a useful measure of the City's net resources available at the end of the fiscal year.

At the end of the current fiscal year, the City of Saginaw's governmental funds reported combined ending fund balances of $46,069,060. Approximately 22% of this total ($10,144,356) constitutes unassigned fund balance. The remainder of the fund balance is reserved to indicate that it is not available for new spending because it has already been committed for other purposes. The General Fund decreased by $910,632. The planned use of fund balance for the Bailey Boswell Overpass project and other capital items was less than originally budgeted due to increased sales tax, ad valorem tax, construction inspection fees, and fines. The $103,267 decrease of fund balance in the Debt Service Fund reflects debt issuance costs. The increase of $1,049,862 in the Capital Projects Fund reflects the use of previously issued certificates of obligations for the design and construction of a fire station and design for street projects offset by the issuance of general obligation bonds for the construction of the first phase of Knowles Drive and design of the Library and Senior Activity Center. The planned use of Crime Control and Prevention District fund balance for the replacement of patrol vehicles was not necessary to due to increased sales tax collections; instead the fund balance increased by $325,118. The Drainage Utility fund balance increased by $537,567. The planned decrease in the Drainage Utility Fund did not occur due to the delay of the East Cement Creek drainage improvement project. The Street Maintenance Fund balance increase of $537,567 is due to the delay of the Burlington Road reconstruction project, other street maintenance projects, and increased sales tax collections. There was an increase in the General Escrow Fund balance of $716,503 due to developer contributions for future improvements to Old Decatur Road, and the transfer from General Fund for future equipment replacement, health insurance rate stabilization, and economic development incentives.

Proprietary Fund – The City's proprietary fund statements provide the same type of information found in the government-wide statements. Unrestricted net position of the Enterprise Fund is $8,013,996. Total net position of the Enterprise Fund increased by $564,778 from fiscal year 2020 to fiscal year 2021. The increase is due to increased water sales and wastewater fees which are partially offset by the increased cost of water and wastewater service.

Budgetary Highlights – The City Council approved revisions to the original budget appropriations. General Fund revenues were increased by $1,675,125 or 9.8%. Increased revenues were due increased sales tax collections, ad valorem taxes, fines, building permits, and construction inspections fees. These increases were partially offset by decreases in recreation fees. General Fund expenditure appropriations increased by $164,225 or 0.8% for the purchase of land at the south end of Willow Creek Park and funding for a comprehensive plan. The increases were partially offset by salary savings due to vacancies.

CAPITAL ASSETS

The City of Saginaw's investment in capital assets for its governmental and business-type activities as of September 30, 2021 amounts to $144,771,774 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, improvements, infrastructure and construction in progress.

Major capital asset events during the fiscal year included the following:

- Land purchase at the SW corner of Willow Creek Park ($487,380).
- Continued construction of the Bailey Boswell Overpass ($10,982,575).
- Improvements at Willow Creek Park ($83,573).
- Construction of the Saginaw Boulevard 16" water line Phase 2 ($985,436).
- Design for the NW and Belt Mill booster pump stations ($72,125).
- Replacement of the Park Center Outdoor Warning Siren ($27,586).
- Continued design for East Cement Creek Drainage Phase 2 ($18,252).
- Construction of traffic signal at Bailey Boswell and Knowles ($136,770).
- Completion of East McLeroy curb and gutter and repaving ($324,758).
- Blue Mound Rd/Industrial intersection improvements ($12,600).
- Fire dispatch equipment ($50,727).
- Design for North Old Decatur Road improvements ($62,250)
- Design for Knowles Drive improvements ($581,970).
- Additions to the holiday light display ($27,616).
- City-wide equipment replacement ($380,712) and sanitation equipment ($12,685).
- Water meter replacements ($589,296).
- Sidewalk improvements ($193,208).
- Intersection improvements at WJ Boaz and Old Decatur Rd ($841,744).
- Completed design and began construction for new fire station ($2,820,453)

Capital Assets at Year End
Net of Accumulated Depreciation

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	$ 19,229,293	$ 18,741,913	$ 16,657	$ 16,657	$ 19,245,950	$ 18,758,570
Improvements	2,906,510	2,497,588	-	-	2,906,510	2,497,588
Buildings	19,784,753	19,784,753	154,587	154,587	19,939,340	19,939,340
Equipment	11,397,955	10,452,258	1,621,137	1,591,260	13,019,092	12,043,518
Infrastructure	121,918,215	121,180,527	42,188,854	41,599,558	164,107,069	162,780,085
Construction in progress	20,767,124	6,331,829	1,231,522	173,961	21,998,646	6,505,790
Accumulated depreciation	(81,287,618)	(76,671,738)	(15,157,215)	(14,145,033)	(96,444,833)	(90,816,771)
Total	$ 114,716,232	$ 102,317,130	$ 30,055,542	$ 29,390,990	$ 144,771,774	$ 131,708,120

Additional information on the City of Saginaw's capital assets can be found in Note 5 on pages 42-43.

DEBT ADMINISTRATION

At the end of the fiscal year, the City had a total bonded debt of $55,640,201.

Outstanding Bond Debt at Year End

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
General obligations	$ 31,890,000	$ 25,735,000	$ 1,010,000	$ 1,220,000	$ 32,900,000	$ 26,955,000
Certificates of obligation	17,310,000	17,345,000	-	-	17,310,000	17,345,000
Revenue bonds payable	-	-	-	-	-	-
Tax notes	1,160,000	1,570,000	-	-	1,160,000	1,570,000
Premiums on bonds	4,270,201	3,764,136	-	-	4,270,201	3,764,136
Total	$ 54,630,201	$ 48,414,136	$ 1,010,000	$ 1,220,000	$ 55,640,201	$ 49,634,136

During the fiscal year, the City's total debt increased by $6,006,065 or 12%. Enterprise Fund principal payments of $210,000 and General Fund principal payments of $2,725,000 were made. The City's General Obligation Bonds, and Certificates of Obligation have a Standard and Poor's Ratings Services rating of AA/Stable and a Moody's Investor Service rating of Aa3. The Revenue bonds have a Standard and Poor's Rating of AA/Stable and a Moody's rating of Aa3.

Additional information on the City of Saginaw's long-term debt can be found on pages 44-46 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

In the 2021-2022 budget, General Fund revenues and transfers in are budgeted to decrease by $553,440 (3%) from the 2020-2021 revised budget due to a one-time audit adjustment to sales tax collections in 2020-2021 that will not be recurring. General Fund revenues are comprised of 38% property tax, 32% sales tax, and 30% fees and transfers. Estimated net taxable value increased 8.5% from the preceding year with $39.2 million in added value. Budgeted property tax revenues are $6,805,960 in the General Fund and $4,642,825 in the Debt Service Fund. General Fund expenditures and transfers decreased by $23,965 or 0.1% due to the $2.6 million use of General Fund balance for the Bailey Boswell overpass project in 2021 partially offset by a budgeted $1.4 million use of fund balance in 2022 for "The Square" developer's incentive agreement. Funding is provided for salary adjustments to remain competitive in the labor market; most employees will receive a 3% salary increase. A Human Resource Generalist position, a part-time Animal Services Technician, and overtime for special events is added in 2022. One-time expenses include an inspection vehicle, the replacement of recreation equipment, fall protection material at all city owned play grounds, funding for the start-up of a police narcotics dog program, Phase 4A of the Americans with Disabilities Act plan update, an awning at the fleet maintenance facility, and funding for Saginaw Boulevard/Industrial redevelopment.

The 2021-2022 budget includes a 10% increase in water rates and a 5% increase in wastewater rates based on the change in rates charged by our water and wastewater service provider, the City of Fort Worth. The Enterprise Fund budget has been balanced with the use of $517,935 from fund balance for "The Square" developer's agreement payment.

REQUEST FOR INFORMATION

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact the Finance Director at P.O. Box 79070, Saginaw, Texas 76179, or call (817) 232-4640.

Basic Financial Statements



City of Saginaw

Government-wide Financial Statements



City of Saginaw

City of Saginaw, Texas
Statement of Net Position
September 30, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Deposits and investments	$ 24,607,174	$ 8,570,766	$ 33,177,940
Receivables:			
Taxes, net of allowance	1,644,303	-	1,644,303
Accounts, net of allowance	83,670	1,322,628	1,406,298
Other	3,075,836	-	3,075,836
Notes receivable	1,000	-	1,000
Restricted assets:			
Deposits and investments	24,801,592	909,296	25,710,888
Capital assets:			
Land	19,229,293	16,657	19,245,950
Improvements	2,906,510	-	2,906,510
Buildings	19,784,753	154,587	19,939,340
Equipment	11,397,955	1,621,137	13,019,092
Infrastructure	121,918,215	42,188,854	164,107,069
Construction in progress	20,767,124	1,231,522	21,998,646
Accumulated depreciation	(81,287,618)	(15,157,215)	(96,444,833)
Total assets	168,929,807	40,858,232	209,788,039
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charge for refunding	192,198	22,264	214,462
Related to TMRS pension	1,405,530	149,498	1,555,028
Related to TMRS OPEB	96,568	12,198	108,766
Total deferred outflows of resources	1,694,296	183,960	1,878,256
LIABILITIES			
Accounts payable and accrued liabilities	2,018,650	685,125	2,703,775
Accrued interest payable	134,359	1,667	136,026
Unearned revenue	3,298,289	-	3,298,289
Payable from restricted assets:			
Contracts payable	2,769,389	-	2,769,389
Current portion of revenue bonds payable	-	220,000	220,000
Customer deposits	-	723,639	723,639
Noncurrent liabilities:			
Debt due within one year	3,160,000	-	3,160,000
Debt due in more than one year	51,470,201	790,000	52,260,201
Net pension liability	9,911,218	1,107,478	11,018,696
Total OPEB liability	441,997	54,750	496,747
Total liabilities	73,204,103	3,582,659	76,786,762
DEFERRED INFLOWS OF RESOURCES			
Related to TMRS pension	1,485,883	189,209	1,675,092
Related to TMRS OPEB	24,357	2,865	27,222
Total deferred inflows of resources	1,510,240	192,074	1,702,314
NET POSITION			
Net investment in capital assets	84,992,122	29,067,806	114,059,928
Restricted for:			
Debt service	970,131	185,657	1,155,788
Street maintenance	1,746,242	-	1,746,242
Crime prevention	858,108	-	858,108
Drainage	3,179,644	-	3,179,644
Other special revenue	2,358,268	-	2,358,268
Unrestricted	1,805,245	8,013,996	9,819,241
TOTAL NET POSITION	$ 95,909,760	$ 37,267,459	$ 133,177,219

The Notes to Basic Financial Statements are an integral part of these statements.

City of Saginaw, Texas
Statement of Activities
For the Fiscal Year Ended September 30, 2021

Program Activities	Expenses	Program Revenues: Fees, Fines and Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental activities:				
General administrative offices	$ 2,660,420	$ 216,266	$ -	$ -
Municipal court	187,686	464,072	1,033	-
Fire	3,833,378	97,020	100,690	-
Police	5,290,475	3,174	163,999	-
Public works	5,033,117	823,078	3,982	5,422,862
Parks	468,390	-	-	-
Community services	802,551	455,009	1,739	-
Library	645,186	6,886	-	-
Inspection	698,321	1,278,968	-	-
Animal services	396,348	32,119	449	-
City garage	492,762	-	-	-
Economic development	140,178	-	-	-
Information technology	389,186	-	4,986	-
Interest on long term debt	1,403,680	-	-	-
Total governmental activities	22,441,678	3,376,592	276,878	5,422,862
Business-type activities:				
Water and wastewater	9,679,904	10,672,524	-	43,434
Total business-type activities	9,679,904	10,672,524	-	43,434
TOTAL GOVERNMENT	$ 32,121,582	$ 14,049,116	$ 276,878	$ 5,466,296
General revenues				
Taxes				
Ad valorem				
Sales				
Franchise taxes				
Other taxes				
Penalties and interest				
Interest income				
Miscellaneous revenues				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position - beginning of year				
Net position - end of year				

The Notes to Basic Financial Statements are an integral part of these statements.

Net (Expenses) Revenue and Changes in Net Position		
Governmental Activities	Business- type Activities	Total
$ (2,444,154)	$ -	$ (2,444,154)
277,419	-	277,419
(3,635,668)	-	(3,635,668)
(5,123,302)	-	(5,123,302)
1,216,805	-	1,216,805
(468,390)	-	(468,390)
(345,803)	-	(345,803)
(638,300)	-	(638,300)
580,647	-	580,647
(363,780)	-	(363,780)
(492,762)	-	(492,762)
(140,178)	-	(140,178)
(384,200)	-	(384,200)
(1,403,680)	-	(1,403,680)
(13,365,346)	-	(13,365,346)
-	1,036,054	1,036,054
-	1,036,054	1,036,054
$ (13,365,346)	$ 1,036,054	$ (12,329,292)
$ 10,451,254	$ -	$ 10,451,254
8,855,456	-	8,855,456
1,561,343	-	1,561,343
109,813	-	109,813
10,590	90,214	100,804
22,000	4,846	26,846
298,496	58,964	357,460
625,300	(625,300)	-
21,934,252	(471,276)	21,462,976
8,568,906	564,778	9,133,684
87,340,854	36,702,681	124,043,535
$ 95,909,760	$ 37,267,459	$ 133,177,219



City of Saginaw

Fund Financial Statements
Governmental Funds

City of Saginaw, Texas
Balance Sheet - Governmental Funds
September 30, 2021

	General	Debt Service	Capital Projects	Other Governmental Funds	Total Governmental Funds
ASSETS					
Deposits and investments	$ 15,329,821	$ 1,082,134	$ -	$ 8,195,219	$ 24,607,174
Receivables:					
Taxes, net of allowance	1,231,379	22,356	-	390,568	1,644,303
Accounts	83,670	-	-	-	83,670
Other	71,099	-	2,876,287	128,450	3,075,836
Due from other funds	624,005	-	-	-	624,005
Note receivable	1,000	-	-	-	1,000
Restricted assets					
Deposits and investments	-	-	24,801,592	-	24,801,592
TOTAL ASSETS	$ 17,340,974	$ 1,104,490	$ 27,677,879	$ 8,714,237	$ 54,837,580
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES					
LIABILITIES					
Accounts payable and accrued liabilities	$ 1,989,154	$ -	$ -	$ 29,496	$ 2,018,650
Payable from restricted assets:					
Contracts payable	-	-	2,769,389	-	2,769,389
Due to other funds	-	-	624,005		624,005
Unearned revenue	3,270,208	-	-	28,081	3,298,289
Total liabilities	5,259,362	-	3,393,394	57,577	8,710,333
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	35,831	22,356	-	-	58,187
Total deferred inflows of resources	35,831	22,356	-	-	58,187
FUND BALANCES					
Restricted:					
Debt service	-	1,082,134	-	-	1,082,134
Capital projects	-	-	24,284,485	-	24,284,485
Street maintenance	-	-	-	1,746,242	1,746,242
Crime prevention	-	-	-	858,108	858,108
Drainage	-	-	-	3,179,644	3,179,644
Other special revenue	-	-	-	2,358,268	2,358,268
Committed:					
Donations	-	-	-	514,398	514,398
Assigned	1,901,425	-	-	-	1,901,425
Unassigned	10,144,356	-	-	-	10,144,356
Total fund balances	12,045,781	1,082,134	24,284,485	8,656,660	46,069,060
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 17,340,974	$ 1,104,490	$ 27,677,879	$ 8,714,237	$ 54,837,580

The Notes to Basic Financial Statements are an integral part of these statements.

City of Saginaw, Texas

Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
September 30, 2021

TOTAL FUND BALANCE - GOVERNMENTAL FUND	$	46,069,060
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet		114,716,232
Interest payable on long term debt does not require current financial resources, therefore interest payable is not reported as a liability in the governmental funds balance sheet.		(134,359)
Revenues earned but not available within sixty days of the year end are not recognized as revenue on the fund financial statements.		58,187
Long-term liabilities, including bonds payable and capital leases are not due and payable in the current period and therefore are not reported in the fund financial statements. A deferred charge on an advanced refunding of bonds payable of $192,198 is reflected as a deferred outflow of resources on the Statement of Net Position.		(54,438,003)
Included in noncurrent liabilities is the recognition of the City's net pension liability required by GASB 68 in the amount of $9,911,218, a deferred resource outflow related to TMRS of $1,405,530, and a deferred resource inflow related to TMRS of $1,485,883. This resulted in a decrease in net position.		(9,991,571)
Included in noncurrent liabilities is the recognition of the City's total OPEB liability required by GASB 75 in the amount of $441,997, a deferred resource outflow related to TMRS of $96,568, and a deferred resource inflow related to TMRS of $24,357. This resulted in a decrease in net position.		(369,786)
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES	$	95,909,760

The Notes to Basic Financial Statements are an integral part of these statements.

City Of Saginaw, Texas

Statement of Revenues, Expenditures and
Changes in Fund Balances
Governmental Funds
For The Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Other Governmental Funds	Total Governmental Funds
REVENUES					
Taxes	$ 14,703,088	$ 4,014,866	$ -	$ 2,258,458	$ 20,976,412
Licenses and permits	668,169	-	-	-	668,169
Charges for services	97,020	-	-	823,078	920,098
Fines and fees	1,092,420	-	-	24,630	1,117,050
Interest income	6,911	941	11,000	3,148	22,000
Recreation income	163,056	-	-	-	163,056
Intergovernmental	229,848	-	5,094,996	1,290	5,326,134
Miscellaneous revenues	170,872	4,440	-	879,583	1,054,895
Total revenues	17,131,384	4,020,247	5,105,996	3,990,187	30,247,814
EXPENDITURES					
Current:					
General administrative office	2,601,057	-	-	472,257	3,073,314
Municipal court	191,718	-	-	-	191,718
Fire	3,864,642	-	-	-	3,864,642
Police	5,018,523	-	-	84,709	5,103,232
Public works	1,652,954	-	-	-	1,652,954
Parks	337,404	-	-	-	337,404
Community services	645,986	-	-	-	645,986
Library	626,724	-	-	-	626,724
Inspection	716,646	-	-	-	716,646
Animal services	471,758	-	-	-	471,758
City garage	457,527	-	-	-	457,527
Economic development	140,178	-	-	-	140,178
Information technology	398,731	-	-	-	398,731
Capital outlay	-	-	15,656,134	634,353	16,290,487
Principal retirement	-	2,725,000	-	-	2,725,000
Interest charges	-	1,391,033	-	-	1,391,033
Fiscal agent's fees and debt issuance costs	-	7,481	186,487	-	193,968
Total expenditures	17,123,848	4,123,514	15,842,621	1,191,319	38,281,302
Excess (deficiency) of revenues over (under) expenditures	7,536	(103,267)	(10,736,625)	2,798,868	(8,033,488)
OTHER FINANCING SOURCES (USES)					
Transfers in	1,956,513	-	2,600,000	274,681	4,831,194
Transfers out	(2,874,681)	-	-	(1,331,213)	(4,205,894)
Issuance of debt	-	-	8,435,000	-	8,435,000
Premium on bond issuance	-	-	751,487	-	751,487
Total other financing sources (uses)	(918,168)	-	11,786,487	(1,056,532)	9,811,787
Net change in fund balances	(910,632)	(103,267)	1,049,862	1,742,336	1,778,299
Fund Balance, beginning	12,956,413	1,185,401	23,234,623	6,914,324	44,290,761
FUND BALANCE, ending	$ 12,045,781	$ 1,082,134	$ 24,284,485	$ 8,656,660	$ 46,069,060

The Notes to Basic Financial Statements are an integral part of these statements.

City of Saginaw, Texas

Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities
For the Fiscal Year Ended September 30, 2021

TOTAL NET CHANGE IN FUND BALANCE - GOVERNMENTAL FUND	$	1,778,299
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital assets recorded in the current period.		16,984,318
Governmental funds do not recognize assets contributed by developers or grantors, or donated to the City. However, in the statement of activities the fair market value of those assets are recognized as revenue, then allocated over their estimated useful lives and reported as depreciation expense.		174,323
Depreciation expense on capital assets is reported in the statement of activities and does not require the use of current financial resources. Therefore, depreciation expense is not reported as an expenditure in the governmental funds.		(4,710,642)
Governmental funds only report the disposal of capital assets to the extent proceeds are received from the sale. In the statement of activities, a gain or loss is reported for each disposal.		(48,897)
The issuance of long term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas the amounts are capitalized and amortized in the statement of activities. This amount consists of an issuance in the amount of $8,435,000, premium on issuance of $751,487, repayments of $2,725,000 and amortization of $196,203 for premiums and deferred charges on refundings, which is the net effect of these differences in the treatment of long-term debt and related items.		(6,265,284)
Current year changes in the net pension liability, deferred inflows of resources and the deferred outflows of resources of the pension plan. The net effect of these items increased net position.		696,559
Current year changes in the total OPEB liability and the deferred outflows of resources of the pension plan. The net effect of these items decreased net position.		(36,932)
Current year changes in accrued interest payable do not require the use of current financial resources; therefore, are not reported as expenditures in governmental funds.		(14,882)
Certain revenues in the government-wide statement of activities that do not provide current financial resources are not reported as revenue in the governmental funds.		12,044
CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES	$	8,568,906

The Notes to Basic Financial Statements are an integral part of these statements.



City of Saginaw

Fund Financial Statements
Proprietary Funds

City of Saginaw, Texas
Statement of Net Position
Proprietary Funds
September 30, 2021

	Enterprise Fund
ASSETS	
Current assets:	
Deposits and investments	$ 8,570,766
Deposits and investments-restricted	185,657
Receivables:	
Accounts receivable, net of allowance of $58,722	685,360
Unbilled accounts	637,268
Total current assets	10,079,051
Noncurrent assets:	
Capital assets, at cost:	
Land and land improvements	16,657
Buildings and improvements	154,587
Waterworks and sewer system	42,188,854
Machinery and equipment	1,621,137
Construction in progress	1,231,522
Accumulated depreciation	(15,157,215)
Total capital assets, net of accumulated depreciation	30,055,542
Deposits and investments-restricted	723,639
Total noncurrent assets	30,779,181
Total assets	40,858,232
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge for refunding	22,264
Related to the TMRS pension	149,498
Related to the TMRS OPEB	12,198
Total deferred outflows of resources	183,960
LIABILITIES	
Current liabilities:	
Accounts payable and accrued liabilities	685,125
Accrued interest	1,667
Revenue bonds payable	220,000
Total current liabilities	906,792
Noncurrent liabilities:	
Revenue bonds payable	790,000
Customer deposits	723,639
Net pension liability	1,107,478
Total OPEB liability	54,750
Total noncurrent liabilities	2,675,867
Total liabilities	3,582,659
DEFERRED INFLOWS OF RESOURCES	
Related to the TMRS pension	189,209
Related to the TMRS OPEB	2,865
Total deferred inflows of resources	192,074
NET POSITION	
Net investment in capital assets	29,067,806
Restricted for revenue bond retirement	185,657
Unrestricted	8,013,996
TOTAL NET POSITION	$ 37,267,459

The Notes to the Basic Financial Statements are an integral part of these statements.

City of Saginaw, Texas

Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2021

	Enterprise Fund
OPERATING REVENUES	
Water and sewer sales	$ 9,112,882
Penalties	90,214
Surcharges	1,559,642
Miscellaneous	58,964
Total operating revenue	10,821,702
OPERATING EXPENSES	
Cost of sales and services	6,473,184
Administrative	2,146,607
Depreciation	1,029,835
Total operating expenses	9,649,626
Operating income	1,172,076
NONOPERATING REVENUES (EXPENSES)	
Investment income	4,846
Gain on sale of machinery and equipment	3,960
Interest expense and agent fees	(34,238)
Total nonoperating revenues (expenses)	(25,432)
Income before capital contributions and transfers	1,146,644
CAPITAL CONTRIBUTIONS AND TRANSFERS	
Impact and tap fees	43,434
Transfers out	(716,430)
Transfers in	91,130
Total capital contributions and transfers	(581,866)
Change in net position	564,778
Net position, beginning of year	36,702,681
NET POSITION, end of year	$ 37,267,459

The Notes to the Basic Financial Statements are an integral part of these statements.

City of Saginaw, Texas
Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended September 30, 2021

	Enterprise Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers	$ 10,903,149
Cash paid to employees	(1,150,212)
Cash paid to suppliers	(7,497,670)
Net cash provided by operating activities	2,255,267
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Transfers out to other funds	(716,430)
Transfers from other funds	91,130
Net cash used in noncapital financing activities	(625,300)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Proceeds from sale of machinery and equipment	3,960
Impact and tap fees	43,434
Principal paid on bonds	(210,000)
Purchase of capital assets	(1,694,387)
Interest and fees paid on debt issuance	(29,019)
Net cash used in capital and related financing activities	(1,886,012)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest on investments	4,846
Net cash provided by investing activities	4,846
Net change in cash	(251,199)
CASH AND CASH EQUIVALENTS, beginning of year	9,731,261
CASH AND CASH EQUIVALENTS, end of year	$ 9,480,062

The Notes to the Basic Financial Statements are an integral part of these statements.

City of Saginaw, Texas
Statement of Cash Flows – Continued
Proprietary Funds
For the Fiscal Year Ended September 30, 2021

	Current Assets	Enterprise Fund Restricted Assets		Statement of Cash Flows Totals
		Current	Noncurrent	
RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION				
Cash and cash equivalents - beginning	$ 8,847,070	$ 185,900	$ 698,291	$ 9,731,261
Net increase (decrease)	(276,304)	(243)	25,348	(251,199)
Cash and cash equivalents - ending	$ 8,570,766	$ 185,657	$ 723,639	$ 9,480,062
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES				
Operating income				$ 1,172,076
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation				1,029,835
(Increase) Decrease in accounts receivable				56,099
(Increase) Decrease in deferred outflows of resources-pension				6,065
(Increase) Decrease in deferred outflows of resources-OPEB				(5,845)
Increase (Decrease) in accounts payable and accrued expenses				53,435
Increase (Decrease) in customer deposits				25,348
Increase (Decrease) in net pension liability				(50,152)
Increase (Decrease) in total OPEB liability				11,323
Increase (Decrease) in deferred inflows of resources-pension				(42,917)
Net cash provided by operating activities				$ 2,255,267
SUPPLEMENTAL SCHEDULE OF NONCASH FINANCING, CAPITAL AND INVESTING ACTIVITIES				
Capital asset contributions from developers				$ -

The Notes to the Basic Financial Statements are an integral part of these statements.



City of Saginaw

Note 1. Summary of Significant Accounting Policies

A. General Statement

The City of Saginaw (the City) was incorporated in 1949. The City operates under a Council-Manager form of government and provides the following services as authorized by its charter: general government, court, police and fire protection, street maintenance, building inspection services, library services, animal services, recreation, parks operation and maintenance, and maintenance and operation of City-owned buildings. The City contracts with the City of Fort Worth for water purchases and wastewater service but owns the waterworks and wastewater systems within the City.

The accounting and reporting policies of the City relating to the funds included in the accompanying basic financial statements conform to accounting principles generally accepted in the United States of America applicable to state and local governments. Generally accepted accounting principles for local governments include those principles prescribed by the Governmental Accounting Standards Board (GASB). The more significant accounting policies of the City are described below.

B. Financial Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements include the primary government and organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either there is ongoing financial benefit or burden or operational responsibility. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has operational responsibility for an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization.

A financial benefit or burden relationship exists if the primary government (a) is entitled to the organization's resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization. Some organizations are included as component units because of their fiscal dependency on the primary government. An organization is fiscally dependent on the primary government if it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval by the primary government. Complete financial statements for the individual component units may be obtained at the City’s office.

The following entity was found to be a component unit of the City and is included in the combined financial statements:

Blended Component Unit – The Saginaw Crime Control and Prevention District (CCPD) serves all the citizens of the City and is used to account for the accumulation and use of resources to add law enforcement officers and purchase additional equipment for law enforcement purposes. The governing body of the Saginaw CCPD Fund is the same as that of the primary government and the primary government has operational responsibility. The Saginaw CCPD is reported as a governmental activity in the government-wide financial statements and as a Special Revenue Fund in the governmental financial statements.

C. Basis of Presentation

The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the activities of the City, except for fiduciary funds. The effect of interfund activity, within the governmental and business-type activities columns, have been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given program are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific program. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given program and 2) operating or capital grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements
The City segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Separate statements are presented for governmental and proprietary activities. These statements present each major fund as a separate column on the fund financial statements; all non-major funds are aggregated and presented in a single column.

Governmental funds are those funds through which most governmental functions typically are financed. The City has presented the following major governmental funds:

General Fund. The general fund is the main operating fund of the City. This fund is used to account for all financial resources not accounted for in other funds. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the General Fund.

Debt Service Fund. The debt service fund is used to account for the accumulation of financial resources for the payment of principal, interest and related costs on general long-term debt paid primarily from taxes levied by the City. The fund balance of the Debt Service Fund is restricted to signify the amounts that are restricted exclusively for debt service expenditures.

Capital Projects Fund. The capital projects fund is used to account for funds received and expended for the construction and renovation of thoroughfares, arterial streets and drainage improvements in the City and construction, renovation, expansion and major improvement of various City facilities, acquisition of land and other large nonrecurring projects.

Proprietary Funds are those funds for activities supported by user fees and charges. The accounting objectives are determinations of net income, financial position and cash flow. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources are included on the Statement of Net Position. The City has presented the following major proprietary fund:

Enterprise Fund. The Enterprise Fund is used to account for the provision of water and wastewater services to the residents of the City. Activities of the fund include administration, operations and maintenance of the water and wastewater system and billing and collection activities. The fund also accounts for the accumulation of resources for, and the payment of long-term debt principal and interest for water and wastewater debt. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary to ensure integrity of the fund.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for the proprietary funds include the cost of personal and contractual services, supplies and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

D. Measurement Focus and Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide statements and fund financial statements for proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

The economic resources measurement focus means all assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or non-current) are included on the statement of net position and the operating statements present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized when earned, including unbilled water and wastewater services which are accrued. Expenses are recognized at the time the liability is incurred.

Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available. "Measurable" means the amount of the transaction can be determined, and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The City considers receivables collected within sixty days after year-end to be available and recognizes them as revenues of the current year. Expenditures are recorded when the related fund liability is incurred. However, debt service expenditures are recorded only when payment is due.

The revenues susceptible to accrual are property taxes, franchise fees, licenses, charges for services, interest income and intergovernmental revenues. Sales taxes collected and held by the state at year end on behalf of the government are also recognized as revenue. All other governmental fund revenues are recognized when received.

E. Budgetary Control

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to October 1, the City administration submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally enacted through passage of a resolution.
4. Any revisions that alter the total expenditures of any fund must be approved by the City Council. The City Council amended the budget during the year.
5. Formal budgetary integration is employed as a management control device during the year for the General Fund, Saginaw CCPD Fund, Enterprise Fund and Debt Service Fund. A budget is legally adopted for the General Fund, Saginaw CCPD Fund, Drainage Utility Fund, Street Maintenance Fund, Donations Funds, Escrow Fund, and Debt Service Fund.

Budgets for the General Fund, Saginaw CCPD Fund, Drainage Utility Fund, Street Maintenance Fund, Donations Funds, Escrow Fund, and Debt Service Fund are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP).

All appropriations lapse on September 30 of the fiscal year.

Budgeted amounts are as originally adopted or as amended by the City Council.

F. Cash and Investments

Cash of all funds, including restricted cash, is pooled into common pooled accounts in order to maximize investment opportunities. Each fund whose monies are deposited in the pooled cash accounts has equity therein, and interest earned on the investment of these monies is allocated based upon relative equity at month end. An individual fund's pooled cash and investments are available upon demand and are considered to be "cash equivalents" when preparing these financial statements. In addition, any marketable securities not included in the common pooled accounts that are purchased with a maturity of ninety days or less are also considered "cash equivalents."

All investments are recorded at fair value based on quoted market prices. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties.

State statutes authorize the City to invest in obligations of the U.S. Government or its agencies; obligations of the State of Texas or its agencies; and certain other obligations, repurchase agreements, money market mutual funds and certificates of deposits within established criterion.

G. Interfund Receivables and Payables

Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

H. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and in the fund financial statements for proprietary funds. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are reported at acquisition value. Repairs and maintenance are recorded as expenses. Renewals and betterments are capitalized. Interest has not been capitalized during the construction period on property, plant and equipment.

Assets capitalized, not including infrastructure assets, have an original cost of $5,000 or more and over one year of useful life. Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

Buildings	40 Years
Water and Wastewater System	50 Years
Infrastructure	10-50 Years
Equipment	5-25 Years
Improvements	20 Years

I. Accumulated Vacation, Compensatory Time and Sick Leave

City employees earn vacation leave and compensatory time off for holidays worked. All annual vacation leave must be taken within one year after it is earned unless an exception has been granted by the City Manager. All earned vacation leave not taken within one year of its accumulation will be forfeited. Unused sick leave accumulated during the year is carried over into the next year with a maximum accrual of forty working days or twenty shifts. At the time of resignation or retirement, employees with ten or more years of service will be paid for unused sick leave. The compensated absences liability increased $962 over the course of the fiscal year and ended September 30, 2021 with a liability of $1,192,339.

J. Nature and Purpose of Designations of Fund Balance

The City follows Governmental Accounting Standards Board Statement 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54) for classification of fund balances. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds.

The objective of this statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund type definitions.

Fund balance categories under GASB 54 are Nonspendable and Spendable. Classifications under the Spendable category are Restricted, Committed, Assigned and Unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

In accordance with GASB 54, the City classifies governmental fund balances in its financial statements, as follows:

1. Nonspendable Fund Balance

Includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements. Examples include inventories, long-term receivables, endowment principal, and/or prepaid/deferred items.

2. Spendable Fund Balance

a. Restricted Fund Balance – Includes amounts that can be spent only for the specific purposes as imposed by law, or imposed by creditors, grantors, contributors, or other governments' laws and regulations. Examples include federal and state grant programs, retirement of long-term debt, and construction.

   i. The aggregate fund balance of the debt service fund is legally restricted for payment of bonded indebtedness and is not available for other purposes until all bonded indebtedness is liquidated.

   ii. The fund balance of the capital projects fund reflects an amount restricted for construction and major renovation projects, and it usually represents unexpended proceeds from the sale of bonds, which primarily have restricted use.

   iii. The proceeds of specific revenue sources that is restricted to expenditures for specified purposes as designated by grantors, contributors, by vote of citizens, or governmental entities over state or local program grants.

b. Committed Fund Balance – Includes amounts that can be used only for the specific purposes as determined by the governing body by use of a resolution, recorded in the minutes of the governing body. Commitments may be changed or lifted only by the governing body taking the same formal action that imposed the constraint originally. Examples include, but not specifically limited to, council action regarding construction, claims, and judgments, retirement of loans/notes payable, and capital expenditures. The City Council must take action to commit funds for a specific purpose prior to the end of the fiscal year, but the amount of the commitment may be determined after the end of the fiscal year.

c. Assigned Fund Balance – Includes amounts intended to be used by the City for specific purposes. Pursuant to GASB 54, this intent can be expressed by an official or body to which the governing body delegates that authority. Through a resolution, the City has delegated the City Manager to determine and define the amounts of those components of fund balance that are classified as Assigned. Examples take on the similar appearance as those enumerated for committed fund balance, including the appropriation of existing fund balance to eliminate a deficit in next year's budget.

d. Unassigned Fund Balance – Includes the residual classification of the General Fund and includes all amounts not contained in other classifications. By accounting for amounts in other funds, the City has implicitly assigned the funds for the purposes of those particular funds.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be extended is as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly unassigned fund balance.

At the end of each fiscal year, the General Fund should maintain unassigned fund balance that is no less than 25% of the subsequent year's General Fund appropriated operating expenditure budget. This target amount has been established in order to provide a reasonable level of assurance that the City's day-to-day operations will be able to continue even if circumstances occur where revenues are insufficient to cover expenditures.

K. Net Position

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislations adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. In circumstances where an expense is to be made for a purpose for which amounts are available in multiple net position classifications, restricted position will be fully utilized first followed by unrestricted as necessary.

L. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the City's Total Pension Liability is obtained from TMRS through a report prepared for the City by TMRS' consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 68, Accounting and Financial Reporting for Pensions.

Pension liabilities are generally liquidated with resources of the general fund and enterprise fund.

M. Postemployment Benefits Other Than Pensions (OPEB)

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information has been determined based on the City's actuary report. For this purpose, OPEB expense recognized each fiscal year is equal to the change in the total OPEB liability from the beginning of the year to the end of the year, adjusted for deferred recognition of certain changes in the liability. Benefit payments are treated as being equal to the employer's yearly contributions for retirees. Information regarding the City's total OPEB liability is obtained from TMRS through a report prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

OPEB liabilities are generally liquidated with resources of the general fund and enterprise fund.

N. Management's Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Actual results could differ from those estimates. The assumptions utilized for purposes of measuring the net pension liability, total OPEB liability, deferred outflows of resources and deferred inflows of resources related to pensions and OPEB, and pension/OPEB expense for a year can and does vary from actual results.

Note 2. Cash and Investments

Cash and investments as of September 30, 2021 consist of the following:

Deposits with financial institutions	$	1,900,931
Investments		56,987,897
	$	58,888,828

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by investing mainly in investment pools which purchase a combination of shorter term investments with an average maturity of less than 30 days thus reducing the interest rate risk. The City monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The City has no specific limitations with respect to this metric.

As of September 30, 2021, the City had the following investments:

Investment Type		Weighted Average Amount	Maturity
TexPool	$	56,987,897	34 days

As of September 30, 2021, the City did not invest in any securities which are highly sensitive to interest rate fluctuations.

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the Public Funds Investment Act, the City's investment policy, or debt agreements, and the actual rating as of year-end for each investment type.

Investment Type		Amount	Minimum Legal Rating	Rating as of September 30, 2021
TexPool	$	56,987,897	AAA	AAAm

Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer. As of September 30, 2021, other than external investment pools, the City did not have 5% or more of its investments with one issuer.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

The Public Funds Investment Act and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The Public Funds Investment Act requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least the bank balance less the FDIC insurance at all times.

At September 30, 2021, the carrying amount of the City's cash on hand and deposits were $1,900,931 and the bank balance was $2,718,015. $250,000 of the bank balance was covered by depository insurance under the FDIC, with the remaining $2,468,015 secured with securities held by pledging financial institutions.

Investment in State Investment Pools

The Texpool investment pool is an external investment pool measured at amortized cost. In order to meet the criteria to be recorded at amortized cost, the investment pool must transact at a stable net asset value per share and maintain certain maturity, quality, liquidity and diversification requirements within the investment pool. The investment pool transacts at a net asset value of $1.00 per share, has weighted average maturities of 60 days or less and weighted average lives of 120 days or less, investments held are highly rated by nationally recognized statistical rating organizations, have no more than 5% of portfolio with one issuer (excluding U.S. government securities), and can meet reasonably foreseeable redemptions. Texpool has a redemption notice period of one day and may redeem daily. The investment pool's authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pool's liquidity. Texpool is subject to regulatory oversight by the State Treasurer, although it is not registered with the Securities and Exchange Commission.

Note 3. Restricted Assets

Restricted assets in the Enterprise Fund are held for the following purposes in accordance with bond ordinances or other legal restrictions:

Debt Service - Interest and Sinking Fund		
Cash and investments	$	185,657
Refundable water and wastewater deposits		723,639
Total	$	909,296

Note 4. Notes Receivable

During the year ended September 30, 2018, the City loaned $460,000 to a residential developer to construct the Mariposa Apartment Homes at Spring Hollow. The purpose of the Loan was to assist Spring Hollow in meeting the requirements for a federal tax credit. As of September 30, 2021, the outstanding balance was $1,000. The remaining balance is due over a 15 year term, bearing an interest rate of 3%.

Note 5. Capital Assets

Capital asset activity for the year ended September 30, 2021, was as follows:

	Balance, October 1, 2020	Additions/ Completions	Retirements/ Adjustments	Balance, September 30, 2021
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 18,741,913	$ 487,380	$ -	$ 19,229,293
Construction in progress	6,331,829	16,010,437	(1,575,142)	20,767,124
Total capital assets, not being depreciated	25,073,742	16,497,817	(1,575,142)	39,996,417
Capital assets being depreciated:				
Buildings	19,784,753	-	-	19,784,753
Improvements	2,497,588	459,175	(50,253)	2,906,510
Infrastructure	121,180,527	737,688	-	121,918,215
Equipment	10,452,258	1,039,103	(93,406)	11,397,955
Total capital assets, being depreciated	153,915,126	2,235,966	(143,659)	156,007,433
Less accumulated depreciation for:				
Buildings	8,140,337	494,506	-	8,634,843
Improvements	1,122,536	122,730	(1,356)	1,243,910
Infrastructure	61,436,917	3,267,289	-	64,704,206
Equipment	5,971,948	826,117	(93,406)	6,704,659
Total accumulated depreciation	76,671,738	4,710,642	(94,762)	81,287,618
Total capital assets being depreciated, net	77,243,388	(2,474,676)	(48,897)	74,719,815
Governmental activities capital assets, net	$ 102,317,130	$ 14,023,141	$ (1,624,039)	$ 114,716,232

	Balance, October 1, 2020	Additions/ Completions	Retirements/ Adjustments	Balance, September 30, 2021
Business-type Activities:				
Capital assets, not being depreciated:				
Land	$ 16,657	$ -	$ -	$ 16,657
Construction in progress	173,961	1,057,561	-	1,231,522
Total capital assets, not being depreciated	190,618	1,057,561	-	1,248,179
Capital assets, being depreciated:				
Buildings	154,587	-	-	154,587
Water and wastewater system	41,599,558	589,296	-	42,188,854
Equipment	1,591,260	47,530	(17,653)	1,621,137
Total capital assets, being depreciated	43,345,405	636,826	(17,653)	43,964,578
Less accumulated depreciation				
Buildings	78,988	3,540	-	82,528
Water and wastewater system	12,940,241	884,569	-	13,824,810
Equipment	1,125,804	141,726	(17,653)	1,249,877
Total accumulated depreciation	14,145,033	1,029,835	(17,653)	15,157,215
Total capital assets being depreciated, net	29,200,372	(393,009)	-	28,807,363
Business-type activities capital assets, net	$ 29,390,990	$ 664,552	$ -	$ 30,055,542

Depreciation expense was charged as direct expense to programs of the primary government as follows:

Governmental activities:	
General administrative office	$ 135,596
Municipal court	2,163
Fire	237,448
Police	432,740
Public works	3,454,068
Community services	177,293
Library	44,492
Inspections/code enforcement	14,654
Animal services	11,104
Fleet maintenance	44,614
Parks	150,599
Information technology	5,871
	$ 4,710,642
Business-type activities:	
Water and wastewater	$ 1,029,835

The City has active construction projects as of September 30, 2021. Total accumulated commitments for capital projects are $11,129,677 for the Capital Projects Fund and $125,562 for the Enterprise Fund.

Note 6. Long-Term Debt

At September 30, 2021, the City's bonds payable consisted of the following:

	Governmental	Business-type
2013 General Obligation Refunding Bonds, dated August 29, 2013, due in annual installments through September 1, 2033, bearing interest rates of 2% to 4.1%.	$ 5,620,000	$ -
2014 General Obligation Refunding Bonds, dated April 8, 2014, due in annual installments through September 1, 2024, bearing an interest rate of 1.99%.	685,000	75,000
2015 General Obligation Bonds, dated September 7, 2015, due in annual installments through September 1, 2035, bearing an interest rate of 1.00% through 3.50%.	5,760,000	-
2015 General Obligation Refunding Bonds, dated December 22, 2015, due in annual installments through September 1, 2027, bearing an interest rate of 1.98%.	-	935,000
2016 General Obligation Refunding Bonds, dated June 21, 2016, due in annual installments through September 1, 2027, bearing an interest rate of 1.69%.	2,655,000	-
2017 General Obligation Bonds, dated June 1, 2017, due in annual installments through September 1, 2037, bearing an interest rate of 3.00%.	6,645,000	-
2019 Tax Notes, dated September 17, 2019, due in annual installments through March 1, 2026, bearing an interest rate of 1.40%.	1,160,000	-
2019 General Obligation Refunding Bonds, dated November 13, 2019, due in annual installments through September 1, 2025, bearing an interest rate of 1.63%.	1,060,000	-
2020 General Obligation Refunding Bonds, dated June 1, 2020, due in annual installments through September 1, 2030, bearing an interest rate of 1.11%.	1,030,000	-
2020 Certificates of Obligation Bonds, dated August 15, 2020, due in annual installments through September 1, 2040, bearing interest rates of 2% to 4%.	17,310,000	-
2021 General Obligation Bonds, dated August 1, 2021, due in annual installments through September 1, 2041, bearing an interest rate of 2% to 4%.	8,435,000	-
Premium on bonds	4,270,201	-
Total bonds payable	$ 54,630,201	$ 1,010,000

During 2021, The City issued $8,435,000 of Series 2021 General Obligation Bonds. The debt was issued to pay the costs of capital projects. The Bonds have an annual interest rate ranging from 2% to 4% and the obligations are payable over the next 20 years.

The following is a summary of long-term debt transactions of the City for the year ended September 30, 2021:

	Balance, October 1, 2020	Increases	Decreases	Balance, September 30, 2021	Due Within One Year
Governmental activities:					
General obligation bonds	$ 25,735,000	$ 8,435,000	$ (2,280,000)	$ 31,890,000	$ 2,835,000
Certificates of obligation	17,345,000	-	(35,000)	17,310,000	100,000
Tax notes	1,570,000	-	(410,000)	1,160,000	225,000
Premiums on bonds	3,764,136	751,487	(245,422)	4,270,201	-
Net pension liability	10,316,997	-	(405,779)	9,911,218	-
Total OPEB liability	350,382	91,615	-	441,997	-
Total governmental activities	$ 59,081,515	$ 9,278,102	$ (3,376,201)	$ 64,983,416	$ 3,160,000
Business-type activities:					
General obligation bonds	$ 1,220,000	$ -	$ (210,000)	$ 1,010,000	$ 220,000
Net pension liability	1,157,630	-	(50,152)	1,107,478	-
Total OPEB liability	43,427	11,323	-	54,750	-
Total business-type activities	$ 2,421,057	$ 11,323	$ (260,152)	$ 2,172,228	$ 220,000

The City issues general obligation bonds and certificates of obligation. General obligation bonds and certificates of obligation are direct obligations of the City and pledge the full faith and credit of the City.

The annual requirements to amortize all debts outstanding as of September 30, 2021, are as follows:

General Obligation Bonds

Due Fiscal Year Ending	Governmental Activities		
September 30,	Principal	Interest	Total
2022	$ 2,835,000	$ 922,361	$ 3,757,361
2023	2,680,000	831,763	3,511,763
2024	2,425,000	767,823	3,192,823
2025	2,145,000	704,898	2,849,898
2026	2,090,000	647,820	2,737,820
2027-2031	9,180,000	2,343,888	11,523,888
2032-2036	7,545,000	900,093	8,445,093
2037-2041	2,990,000	165,950	3,155,950
Totals	$ 31,890,000	$ 7,284,596	$ 39,174,596

Certificates of Obligation

Due Fiscal Year Ending September 30,	Governmental Activities Principal	Interest	Total
2022	$ 100,000	$ 640,700	$ 740,700
2023	100,000	637,700	737,700
2024	425,000	634,700	1,059,700
2025	800,000	626,200	1,426,200
2026	815,000	610,200	1,425,200
2027-2031	4,480,000	2,641,900	7,121,900
2032-2036	5,425,000	1,701,000	7,126,000
2037-2041	5,165,000	526,600	5,691,600
Totals	$ 17,310,000	$ 8,019,000	$ 25,329,000

Tax Notes

Due Fiscal Year Ending September 30,	Governmental Activities Principal	Interest	Total
2022	$ 225,000	$ 14,665	$ 239,665
2023	230,000	11,480	241,480
2024	230,000	8,260	238,260
2025	235,000	5,005	240,005
2026	240,000	1,680	241,680
Totals	$ 1,160,000	$ 41,090	$ 1,201,090

General Obligation Bonds

Due Fiscal Year Ending September 30,	Business-type Activities Principal	Interest	Total
2022	$ 220,000	$ 20,004	$ 240,004
2023	150,000	15,642	165,642
2024	155,000	12,672	167,672
2025	160,000	9,603	169,603
2026	160,000	6,435	166,435
2027-2031	165,000	3,267	168,267
Totals	$ 1,010,000	$ 67,623	$ 1,077,623

Note 7. Property Tax

Property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and business property located in the City. Taxable assessed value represents the appraisal value less applicable exemptions authorized by the City Council.

Taxes are due on October 1, the levy date, and are delinquent after the following January 31. Tax assessments are automatic on January 1, each year. Penalties and interest are included for any payment received after January 31. Penalties start at 6% of the outstanding balance, respectively and increase to 12% for payments received after July 1. Interest increases 1% for each month the balance is outstanding after January 31.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual have been recognized as revenue. Property taxes are recorded net of the allowance for uncollectible taxes ($164,471 for the General Fund and $147,841 for the Debt Service Fund). The allowance is evaluated annually based upon analysis of historical trends, current economic conditions and other pertinent factors. Uncollectible personal property taxes are written off upon expiration of the five year statute of limitations.

Note 8. Pension Plan

Plan Description

The City of Saginaw participates as one of 895 plans in the defined benefit cash balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of the System with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.com.

All eligible employees of the city are required to participate in TMRS.

Benefits

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the Member's benefit is calculated based on the sum of the Member's contributions, with interest, and the city-financed monetary credits with interest. The retiring Member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24 or 36 monthly payments, which cannot exceed 75% of the total Member contributions and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS and within the actuarial constraints also in the statutes. Plan provisions for the City are as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2-1
A member is vested after	5 years
Updated service credit	100% Repeating, Transfers
Annuity increase (to retirees)	70% of CPI Repeating

Members can retire at certain ages, based on the years of service with the City. The Service Retirement Eligibilities for the City are 5 years at 60 years of age or 20 years at any age.

Employees covered by benefit terms

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	70
Inactive employees entitled to but not yet receiving benefits	89
Active employees	147
	306

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of the Member's total compensation, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The city's contribution rate is based on the liabilities created from the benefit plan options selected by the city and any changes in benefits or actual experience over time.

Employees for the City of Saginaw were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Saginaw were 21.67% and 21.11% in calendar years 2020 and 2021, respectively. The city's contributions to TMRS for the year ended September 30, 2021, were $2,043,664 and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2020, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive).

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	30.0%	5.30%
Core Fixed Income	10.0%	1.25%
Non-Core Fixed Income	20.0%	4.14%
Real Return	10.0%	3.85%
Real Estate	10.0%	4.00%
Absolute Return	10.0%	3.48%
Private Equity	10.0%	7.75%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that Member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive Members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at December 31, 2019	$ 46,553,789	$ 35,079,162	$ 11,474,627
Changes for the year:			
Service cost	1,762,184	-	1,762,184
Interest	3,152,810	-	3,152,810
Change of benefit terms	-	-	-
Difference between expected and actual experience	(1,584)	-	(1,584)
Changes of assumptions	-	-	-
Contributions - employer	-	2,057,464	(2,057,464)
Contributions - employee	-	664,617	(664,617)
Net investment income	-	2,665,162	(2,665,162)
Benefit payments, including refunds of employee contributions	(1,453,169)	(1,453,169)	-
Administrative expense	-	(17,230)	17,230
Other changes	-	(672)	672
Net changes	3,460,241	3,916,172	(455,931)
Balance at December 31, 2020	$ 50,014,030	$ 38,995,334	$ 11,018,696

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	$ 18,519,844	$ 11,018,696	$ 4,896,991

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2021, the City recognized pension expense of $1,261,013.

At September 30, 2021, the city reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ -	$ (683,052)
Changes in actuarial assumptions	97,418	-
Difference between projected and actual investment earnings	-	(992,040)
Contributions subsequent to the measurement date	1,457,610	-
Totals	$ 1,555,028	$ (1,675,092)

$1,457,610 was reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the measurement year ending December 30, 2021 (i.e. recognized in the City's financial statements for the year ended September 30, 2022). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	
2021	$ (581,695)
2022	(178,002)
2023	(709,492)
2024	(108,437)
2025	(48)
Totals	$ (1,577,674)

Note 9. Postemployment Benefits Other Than Pensions

Plan Description

The City participates in a single employer, defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF) administered by the Texas Municipal Retirement System (TMRS). The SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) and as such the SDBF is considered to be an unfunded OPEB plan.

The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The city may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

Benefits

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit (OPEB) and is a fixed amount of $7,500.

Employees covered by benefit terms

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	56
Inactive employees entitled to but not yet receiving benefits	18
Active employees	147
	221

Total OPEB Liability

The City's total OPEB liability of $496,747 was measured as of December 31, 2020, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The total OPEB liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Overall payroll growth	3.5% to 11.5%, including inflation
Discount Rate	2.00%

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct 2019 Municipal Retirees of Texas mortality tables and due to the size of the City, rates are multiplied by an additional factor of 100%. . The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the mortality tables for healthy retirees is used with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor. Mortality rates for pre-retirement were based on the PUB(10) mortality tables, with the Public Safety table used for males and General Employee table used for females. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements.

Discount Rate

The discount rate was to measure the total OPEB liability was 2.00%. The discount rate was based on Fidelity Index's "20-Year Municipal GO AA Index" rate as of the measurement date.

	Total OPEB Liability
Balance at December 31, 2019	$ 393,809
Changes for the year:	
Service cost	22,787
Interest	11,104
Change of benefit terms	-
Difference between expected and actual experience	2,855
Changes of assumptions or other inputs	69,040
Benefit payments	(2,848)
Net changes	102,938
Balance at December 31, 2020	$ 496,747

Sensitivity of the net OPEB liability to changes in the discount rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 2.00%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.00%) or 1-percentage-point higher (3.00%) than the current rate:

	1% Decrease in Discount Rate (1.00%)	Discount Rate (2.00%)	1% Increase in Discount Rate (3.00%)
City's OPEB liability	$ 613,588	$ 496,747	$ 407,695

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2021, the City recognized OPEB expense of $47,141.

At September 30, 2021, the city reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ -	$ (27,222)
Changes in actuarial assumptions	103,933	-
Contributions subsequent to the measurement date	4,833	-
Total	$ 108,766	$ (27,222)

$4,833 was reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date and will be recognized as a reduction of the net OPEB liability for the measurement year ending December 30, 2021 (i.e. recognized in the City's financial statements for the year ended September 30, 2022). Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31,		
2021	$	13,250
2022		13,250
2023		13,250
2024		11,447
2025		12,160
Thereafter		13,354
Total	$	76,711

Note 10. Commitments

The City renewed a twenty (20) year contract in 2017 with the City of Fort Worth for the treatment and transportation of wastewater. Payments under this contract are on a strength and volume basis per month. Also, there is a twenty-five dollar ($25) per meter monthly service charge.

The City renewed a twenty (20) year contract in 2010 with the City of Fort Worth for the delivery of treated water. Payments under this contract are on a volume and rate of use basis per month. There is also a twenty-five dollar ($25) per meter monthly service charge.

The City entered into an agreement in 2019, under Chapter 380 of the Texas Local Government Code, for the reimbursement of $2,000,000 for the development costs for property development and roadway improvements. As of September 30, 2021, no costs have been incurred or reimbursed.

Note 11. Interfund Balances and Transfers

Interfund balances reflect payments made by one fund on behalf of another fund for which cash settlement has not been made as of the end of the accounting period. Amounts due to and from other funds will be settled within the next accounting period. As of September 30, 2021, interfund balances outstanding were between the General Fund and the Capital Projects Fund as follows:

	Due From Capital Projects Fund	Total
Due To		
General Fund	$ 624,005	$ 624,005
Total	$ 624,005	$ 624,005

The due to General Fund from the Capital Projects Fund is the result of the General Fund funding a capital project prior to fiscal year end.

All interfund transfers between the various funds are approved supplements to the operations of those funds.

Receivable Fund	Payable Fund	Amount
General Fund	Enterprise Fund	$ 716,430
General Fund	Crime Control and Prevention District	1,034,065
General Fund	Donations Fund	16,120
General Fund	Escrow Fund	71,383
General Fund	Drainage Utility Fund	118,515
Capital Projects Fund	General Fund	2,600,000
Enterprise Fund	Drainage Utility Fund	91,130
Escrow Fund	General Fund	274,681
		$ 4,922,324

Transfers are primarily used to move funds from:

- The Enterprise Fund to the General Fund for vehicle maintenance expenses and operating expenses.
- The Saginaw CCPD Fund to the General Fund for salaries and related expenses for ten Police Officers, one Public Services Officer, one Dispatcher, and half (1/2) of one of the School Resource Officers.
- The Donations Fund to the General Fund for two seasonal part-time Library Pages.
- The Escrow Fund to the General Fund for police over-time for bailiff duty.
- The Drainage Utility Fund to the General Fund for salaries and related expenses.
- The General Fund to the Capital Projects Fund for the Bailey Boswell Overpass project.
- The Drainage Utility Fund to the Enterprise Fund for half (1/2) of the cost of the Environmental Specialist and Environmental Assistant.
- The General Fund to the Escrow Fund for the annual contribution to the equipment replacement escrow.

Note 12. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City insures its buildings and contents, law enforcement liability, public officials' liability, general liability and auto liability under a renewable one year policy with the Texas Municipal League. The City insures its workers compensation risk by participating in the Texas Municipal League Intergovernmental Risk Pool which is a self-insurance policy mechanism for political subdivisions in Texas. Rates are set by the State Insurance Board. Each participant's contribution to the pool is adjusted based on its workers' compensation history. The City is responsible only to the extent of premiums paid and contributions made to Texas Municipal League and the Intergovernmental Risk Pool. There have been no significant changes in insurance coverage as compared to last year and settlements have not exceeded coverage in each of the past three fiscal years.

Note 13. Tax Abatements and Economic Incentive Agreements

Tax Abatements under Chapter 312 of the Texas Tax Code and economic incentive agreements under Chapter 380 of the Texas Tax Code allow the City to negotiate tax abatement agreements and economic incentive agreements with applicants. These agreements authorize the appraisal districts to reduce the assessed value of the taxpayer's property by a percentage specified in the agreement, and the taxpayer will pay taxes on the lower assessed value during the term of the agreement. There were no property taxes abated under these programs in fiscal year 2021.

Note 14. New Accounting Pronouncements

The GASB pronouncements effective in fiscal years 2021 and 2022 are listed as follows:

The GASB issued Statement No. 84, Fiduciary Activities, which was effective for fiscal year 2021. The objective of this Statement is to establish standards of accounting and financial reporting for fiduciary activities. This Statement applies to all state and governmental entities. The City implemented this standard in fiscal year 2021 but it had no impact on the City.

The GASB issued Statement No. 87, Leases – This statement changes the recognition requirements for certain lease assets and liabilities for leases that are currently classified as operating leases. This statement will become effective for the City in fiscal year 2022.

The GASB issued Statement No. 90, Majority Equity Interests, An Amendment of GASB Statements No. 14 and 16, which was effective for fiscal year 2021. The objective of this Statement is to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. This Statement applies to all state and governmental entities. The City implemented this standard in fiscal year 2021 but it had no impact on the City.

The GASB issued Statement No. 92, Omnibus 2020. This Statement establishes accounting and financial reporting requirements for specific issues related to leases, intraentity transfers of assets, postemployment benefits, government acquisitions, risk financing and insurance-related activities of public entity risk pools, fair value measurements, and derivative instruments. This statement will become effective for the City in fiscal year 2022.

The GASB issued Statement No. 93, Replacement of Interbank Offered Rates. This Statement establishes accounting and financial reporting requirements related to the replacement of IBORs in hedging derivative instruments and leases. This statement will become effective for the City in fiscal year 2021/2022.

The GASB issued Statement No. 97, Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32. This Statement modifies the applicability of certain component unit criteria as they relate to defined contribution pension plans, defined contribution OPEB plans, and other employee benefit plans. This statement will become effective for the City in fiscal year 2022/immediately.

The GASB issued Statement No. 98, The Annual Comprehensive Financial Report. This Statement was issued in October 2021 and establishes the term annual comprehensive financial report and its acronym ACFR. That new term and acronym replace instances of comprehensive annual financial report and its acronym in generally accepted accounting principles for state and local governments. The City implemented this standard in fiscal year 2021. The implementation of this standard changed the report name to the Annual Comprehensive Financial Report.

Note 15. Subsequent Events

The City has evaluated all events and transactions that occurred after September 30, 2021 through January 13, 2022, the date the financial statements were issued.



City of Saginaw

Required Supplementary Information



City of Saginaw

City of Saginaw, Texas

Schedule of Changes in Net Pension Liability and Related Ratios

Texas Municipal Retirement System

	Year Ended December 31						
	2014	2015	2016	2017	2018	2019	2020
TOTAL PENSION LIABILITY							
Service cost	$ 1,094,648	$ 1,192,902	$ 1,237,546	$ 1,287,912	$ 1,567,813	$ 1,671,277	$ 1,762,184
Interest (on the total pension liability)	2,004,340	2,134,257	2,224,580	2,372,294	2,777,269	2,979,679	3,152,810
Changes of benefit terms	-	-	-	-	3,431,070	-	-
Difference between expected and actual experience	(494,746)	(194,482)	(306,070)	(93,610)	(144,360)	(819,741)	(1,584)
Change of assumptions	-	89,204	-	-	-	147,074	-
Benefit payments, including refunds of employee contributions	(793,956)	(800,864)	(752,837)	(1,232,910)	(1,043,059)	(1,464,519)	(1,453,169)
Net change in total pension liability	1,810,286	2,421,017	2,403,219	2,333,686	6,588,733	2,513,770	3,460,241
Total pension liability, beginning	28,483,078	30,293,364	32,714,381	35,117,600	37,451,286	44,040,019	46,553,789
TOTAL PENSION LIABILITY, ending (a)	$ 30,293,364	$ 32,714,381	$ 35,117,600	$ 37,451,286	$ 44,040,019	$ 46,553,789	$ 50,014,030
PLAN FIDUCIARY NET POSITION							
Contributions - employer	$ 1,247,471	$ 1,351,553	$ 1,404,336	$ 1,427,850	$ 1,491,686	$ 1,924,856	$ 2,057,464
Contributions - employee	433,652	453,288	472,046	488,154	513,196	631,692	664,617
Net investment income	1,120,846	31,855	1,527,402	3,497,782	(880,810)	4,556,996	2,665,162
Benefit payments, including refunds of employee contributions	(793,956)	(800,864)	(752,837)	(1,232,910)	(1,043,059)	(1,464,519)	(1,453,169)
Administrative expense	(11,699)	(19,398)	(17,251)	(18,123)	(17,017)	(25,732)	(17,230)
Other	(962)	(958)	(929)	(920)	(889)	(773)	(672)
Net change in plan fiduciary net position	1,995,352	1,015,476	2,632,767	4,161,833	63,107	5,622,520	3,916,172
Plan fiduciary net position, beginning	19,588,107	21,583,459	22,598,935	25,231,702	29,393,535	29,456,642	35,079,162
PLAN FIDUCIARY NET POSITION, ending (b)	$ 21,583,459	$ 22,598,935	$ 25,231,702	$ 29,393,535	$ 29,456,642	$ 35,079,162	$ 38,995,334
NET PENSION LIABILITY/ (ASSET), ending (a) - (b)	$ 8,709,905	$ 10,115,446	$ 9,885,898	$ 8,057,751	$ 14,583,377	$ 11,474,627	$ 11,018,696
Plan fiduciary net position as a percentage of total pension liability	71.25%	69.08%	71.85%	78.48%	66.89%	75.35%	77.97%
Covered payroll	$ 7,227,528	$ 7,554,795	$ 7,867,428	$ 8,135,894	$ 8,553,265	$ 9,024,174	$ 9,494,529
Net pension liability as a percentage of covered payroll	120.51%	133.89%	125.66%	99.04%	170.50%	127.15%	116.05%

Other Information:

Notes

There were no benefit changes during the year.

Only seven years of data is presented in accordance with GASB 68, paragraph 138. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

City of Saginaw, Texas
Schedule of Contributions
Texas Municipal Retirement System

	Year Ended September 30						
	2015	2016	2017	2018	2019	2020	2021
Actuarially determined contribution	$ 1,247,471	$ 1,351,553	$ 1,404,336	$ 1,427,850	$ 1,491,686	$ 1,924,856	$ 2,057,164
Contributions in relation to the actuarially determined contribution	1,327,755	1,416,758	1,437,537	1,488,506	1,819,055	1,943,565	2,060,541
Contribution deficiency (excess)	$ (80,284)	$ (65,205)	$ (33,201)	$ (60,656)	$ (327,369)	$ (18,709)	$ (3,377)
Covered payroll	$ 7,431,617	$ 8,101,429	$ 8,085,355	$ 8,444,346	$ 8,911,253	$ 9,003,652	$ 9,609,280
Contributions as a percentage of covered payroll	17.87%	17.49%	17.78%	17.63%	20.41%	21.59%	21.44%

Valuation Date:

Notes — Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method Level	Level Percentage of Payroll, Closed
Remaining Amortization Period	25 years
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.50% to 11.50% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 - 2018
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Other Information:

Notes — There were no benefit changes during the year.

Only seven years of data is presented in accordance with GASB 68, paragraph 138. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

City of Saginaw, Texas

Schedule of Changes in Total OPEB Liability and Related Ratios

Texas Municipal Retirement System

	Year Ended December 31			
	2017	2018	2019	2020
TOTAL OPEB LIABILITY				
Service cost	$ 14,645	$ 17,962	$ 17,146	$ 22,787
Interest	11,297	11,619	12,605	11,104
Change of benefit terms	-	-	-	-
Difference between expected and actual experience	-	(13,397)	(29,760)	2,855
Changes of assumptions or other inputs	27,069	(24,428)	63,993	69,040
Benefit payments*	(2,441)	(2,566)	(2,707)	(2,848)
Net change in total OPEB liability	50,570	(10,810)	61,277	102,938
Total OPEB liability, beginning	292,772	343,342	332,532	393,809
Total OPEB LIABILITY, ending	$ 343,342	$ 332,532	$ 393,809	$ 496,747
Covered-employee payroll	$ 8,135,894	$ 8,553,265	$ 9,024,174	$ 9,494,529
Total OPEB liability as a percentage of covered payroll	4.22%	3.89%	4.36%	5.23%

Other Information:

Notes: GASB 75, Paragraph 97, requires that the information on this schedule be data from the period corresponding with the period covered as of the measurement date of December 31, 2020 - the period from January 30, 2020 - December 31, 2020.

Only four years of data is presented in accordance with GASB 75 paragraph 245. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

There are no assets accumulated in a trust that meets the criteria for GASB codification P22.101 or P52.1010 to pay related benefits for the OPEB plan.

City of Saginaw, Texas

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund
For the Fiscal Year Ended September 30, 2021

	Budgeted Amounts		Actual GAAP	Variance with Final Budget
	Original	Final	Basis	Over / (Under)
REVENUES				
Taxes	$ 13,262,195	$ 14,508,040	$ 14,703,088	$ 195,048
Licenses and permits	323,465	672,665	668,169	(4,496)
Charges for services	97,020	97,020	97,020	-
Fines and fees	561,750	945,600	1,092,420	146,820
Interest income	36,000	6,875	6,911	36
Recreation income	500,000	156,395	163,056	6,661
Intergovernmental	266,165	270,640	229,848	(40,792)
Miscellaneous revenues	125,000	120,970	170,872	49,902
Total revenues	15,171,595	16,778,205	17,131,384	353,179
EXPENDITURES				
Current:				
General administrative office	1,968,095	2,654,355	2,601,057	(53,298)
Municipal court	209,375	203,070	191,718	(11,352)
Fire	3,865,690	3,849,985	3,864,642	14,657
Police	5,332,000	5,014,690	5,018,523	3,833
Public works	1,551,570	1,670,015	1,652,954	(17,061)
Parks	379,570	364,455	337,404	(27,051)
Community services	1,080,960	662,005	645,986	(16,019)
Library	621,540	630,955	626,724	(4,231)
Inspections/code enforcement	692,230	705,655	716,646	10,991
Animal services	359,755	461,325	471,758	10,433
City garage	517,495	446,940	457,527	10,587
Economic development	320,950	146,650	140,178	(6,472)
Information technology	389,505	416,300	398,731	(17,569)
Total expenditures	17,288,735	17,226,400	17,123,848	(102,552)
EXCESS (DEFICENCY) OF REVENUES OVER EXPENDITURES	(2,117,140)	(448,195)	7,536	455,731
OTHER FINANCING SOURCES (USES)				
Transfers in	1,882,330	1,950,845	1,956,513	5,668
Transfers out	(2,648,040)	(2,874,600)	(2,874,681)	(81)
Total other financing sources (uses)	(765,710)	(923,755)	(918,168)	5,587
Net change in fund balance	(2,882,850)	(1,371,950)	(910,632)	461,318
FUND BALANCES, beginning of year	12,956,413	12,956,413	12,956,413	-
FUND BALANCES, end of year	$ 10,073,563	$ 11,584,463	$ 12,045,781	$ 461,318

Combining and Individual Fund Statements and Schedules



City of Saginaw

Non-Major Governmental Funds

City of Saginaw, Texas
Combining Balance Sheet
Non-Major Governmental Funds
September 30, 2021

	Special Revenue						
	Police Fund	Saginaw CCPD Fund	Drainage Utility Fund	Street Maintenance Fund	Donations Fund	Escrow Fund	Total Other Governmental Funds
ASSETS							
Deposits and investments	$ 15,410	$ 556,325	$ 3,112,103	$ 1,646,846	$ 526,434	$ 2,338,101	$ 8,195,219
Receivables							
Other	-	1,290	70,898	-	27,161	29,101	128,450
Taxes	-	290,939	-	99,629	-	-	390,568
TOTAL ASSETS	$ 15,410	$ 848,554	$ 3,183,001	$ 1,746,475	$ 553,595	$ 2,367,202	$ 8,714,237
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable and accrued liabilities	$ -	$ 5,856	$ 3,357	$ 233	$ 11,116	$ 8,934	$ 29,496
Unearned revenue	-	-	-	-	28,081	-	28,081
Total liabilities	-	5,856	3,357	233	39,197	8,934	57,577
Fund balances:							
Restricted:							
Street maintenance	-	-	-	1,746,242	-	-	1,746,242
Crime prevention	15,410	842,698	-	-	-	-	858,108
Drainage	-	-	3,179,644	-	-	-	3,179,644
Other special revenue	-	-	-	-	-	2,358,268	2,358,268
Committed:							
Donations	-	-	-	-	514,398	-	514,398
Total fund balances	15,410	842,698	3,179,644	1,746,242	514,398	2,358,268	8,656,660
TOTAL LIABILITIES AND FUND BALANCES	$ 15,410	$ 848,554	$ 3,183,001	$ 1,746,475	$ 553,595	$ 2,367,202	$ 8,714,237

City of Saginaw, Texas

Combining Statement of Revenues, Expenditures
and Changes in Fund Balance
Non-Major Governmental Funds
For the Fiscal Year Ended September 30, 2021

	Special Revenue						
	Police Fund	Saginaw CCPD Fund	Drainage Utility Fund	Street Maintenance Fund	Donations Fund	Escrow Fund	Total Other Governmental Funds
REVENUES							
Taxes	$ -	$ 1,618,874	$ -	$ 556,660	$ -	$ 82,924	$ 2,258,458
Fines and fees	-	-	-	-	-	24,630	24,630
Intergovernmental	-	1,290	-	-	-	-	1,290
Miscellaneous	3,681	-	-	-	292,768	583,134	879,583
Interest income	8	172	1,284	741	159	784	3,148
Charges for services	-	-	823,078	-	-	-	823,078
Total revenues	3,689	1,620,336	824,362	557,401	292,927	691,472	3,990,187
EXPENDITURES							
Current:							
General operating	-	-	58,898	61,675	179,717	171,967	472,257
Police	-	84,709	-	-	-	-	84,709
Capital outlay	-	176,444	18,252	343,926	89,431	6,300	634,353
Total expenditures	-	261,153	77,150	405,601	269,148	178,267	1,191,319
EXCESS OF REVENUES OVER EXPENDITURES	3,689	1,359,183	747,212	151,800	23,779	513,205	2,798,868
OTHER FINANCING SOURCES (USES)							
Transfers in	-	-	-	-	-	274,681	274,681
Transfers out	-	(1,034,065)	(209,645)	-	(16,120)	(71,383)	(1,331,213)
Total other financing sources (uses)	-	(1,034,065)	(209,645)	-	(16,120)	203,298	(1,056,532)
Net change in fund balances	3,689	325,118	537,567	151,800	7,659	716,503	1,742,336
Fund balances, beginning of year	11,721	517,580	2,642,077	1,594,442	506,739	1,641,765	6,914,324
FUND BALANCES, end of year	$ 15,410	$ 842,698	$ 3,179,644	$ 1,746,242	$ 514,398	$ 2,358,268	$ 8,656,660



City of Saginaw

Special Revenue Funds

The following funds have legally adopted budgets:

Saginaw Crime Control and Prevention District Fund – Used to account for funds to be used to address crime control and prevention.

Drainage Utility Fund – Used to account for fees assessed on properties based on the amount of storm water runoff they produce and the costs of operating the storm drainage system.

Street Maintenance Fund – Used to account for the sales tax revenues restricted for the purpose of street maintenance and repairs.

Donations Fund – Used to account for donations received by the City committed for specific purposes.

Escrow Fund – Used to account for hotel/motel taxes, court technology and security fees, gas production proceeds, and insurance settlements received by the City.

City of Saginaw, Texas
Comparative Balance Sheets
Saginaw Crime Control and Prevention District Fund
September 30, 2021 and 2020

	2021	2020
ASSETS		
Deposits and investments	$ 556,325	$ 295,190
Receivables		
Other	1,290	-
Taxes, net of allowance	290,939	227,145
TOTAL ASSETS	$ 848,554	$ 522,335
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Accounts payable and accrued liabilities	$ 5,856	$ 4,755
Total liabilities	5,856	4,755
FUND BLANCES		
Restricted for crime prevention	842,698	517,580
Total fund balances	842,698	517,580
TOTAL LIABILITIES AND FUND BALANCES	$ 848,554	$ 522,335

City of Saginaw, Texas

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Saginaw Crime Control and Prevention District Fund
For the Fiscal Year Ended September 30, 2021 and 2020

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget Positive (Negative)	Actual GAAP Basis 2020
	Original	Final			
REVENUE					
Taxes	$ 1,264,050	$ 1,555,080	$ 1,618,874	$ 63,794	$ 1,304,250
Intergovernmental	4,880	-	1,290	1,290	2,247
Interest income	960	960	172	(788)	3,633
Total revenues	1,269,890	1,556,040	1,620,336	64,296	1,310,130
EXPENDITURES					
Uniforms	7,100	7,100	10,761	(3,661)	7,319
Data processing	48,000	48,000	61,119	(13,119)	36,495
Officer supplies and equipment	2,000	2,000	457	1,543	14,492
Books	4,080	4,080	4,202	(122)	4,080
Crime prevention supplies	2,000	2,000	1,667	333	910
Maintenance and repairs	-	-	-	-	-
Tactical employee training	13,500	13,500	6,503	6,997	8,212
Capital outlay	213,860	213,860	176,444	37,416	151,499
Total expenditures	290,540	290,540	261,153	29,387	223,007
EXCESS OF REVENUES OVER EXPENDITURES	979,350	1,265,500	1,359,183	93,683	1,087,123
OTHER FINANCING SOURCES (USES)					
Transfers out	(1,034,065)	(1,034,065)	(1,034,065)	-	(1,047,305)
Total other financing sources (uses)	(1,034,065)	(1,034,065)	(1,034,065)	-	(1,047,305)
NET CHANGE IN FUND BALANCES	(54,715)	231,435	325,118	93,683	39,818
FUND BALANCES, beginning of year	517,580	517,580	517,580	-	477,762
FUND BALANCES, end of year	$ 462,865	$ 749,015	$ 842,698	$ 93,683	$ 517,580

City of Saginaw, Texas
Comparative Balance Sheets
Drainage Utility Fund
September 30, 2021 and 2020

	2021	2020
ASSETS		
Deposits and investments	$ 3,112,103	$ 2,579,261
Receivables		
Other	70,898	77,644
TOTAL ASSETS	$ 3,183,001	$ 2,656,905
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Accounts payable and accrued liabilities	$ 3,357	$ 14,828
Total liabilities	3,357	14,828
FUND BALANCES		
Restricted for drainage	3,179,644	2,642,077
Total fund balances	3,179,644	2,642,077
TOTAL LIABILITIES AND FUND BALANCES	$ 3,183,001	$ 2,656,905

City of Saginaw, Texas

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Drainage Utility Fund
For the Fiscal Year Ended September 30, 2021 And 2020

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget Positive (Negative)	Actual GAAP Basis 2020
	Original	Final			
REVENUE					
Interest income	$ 6,000	$ 1,270	$ 1,284	$ 14	$ 23,503
Charges for services	816,000	822,990	823,078	88	815,726
Total revenues	822,000	824,260	824,362	102	839,229
EXPENDITURES					
Uniforms	1,200	1,200	691	509	846
Officer supplies and equipment	45,000	45,000	42,554	2,446	21,686
Disposal costs	10,000	10,000	240	9,760	6,000
Maintenance and repairs	-	-	10,500	(10,500)	271,898
Tactical employee training	1,000	1,000	1,120	(120)	799
Other	1,500	1,500	3,793	(2,293)	5,390
Capital outlay	1,478,100	29,000	18,252	10,748	310,658
Total expenditures	1,536,800	87,700	77,150	10,550	617,277
EXCESS OF REVENUES OVER EXPENDITURES	(714,800)	736,560	747,212	10,652	221,952
OTHER FINANCING SOURCES (USES)					
Transfers out	(209,645)	(209,645)	(209,645)	-	(215,960)
Total other financing sources (uses)	(209,645)	(209,645)	(209,645)	-	(215,960)
NET CHANGE IN FUND BALANCES	(924,445)	526,915	537,567	10,652	5,992
FUND BALANCES, beginning of year	2,642,077	2,642,077	2,642,077	-	2,636,085
FUND BALANCES, end of year	$ 1,717,632	$ 3,168,992	$ 3,179,644	$ 10,652	$ 2,642,077

City of Saginaw, Texas
Comparative Balance Sheets
Street Maintenance Fund
September 30, 2021 and 2020

	2021	2020
ASSETS		
Deposits and investments	$ 1,646,846	$ 1,581,675
Receivables		
Taxes	99,629	80,666
TOTAL ASSETS	$ 1,746,475	$ 1,662,341
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Accounts payable and accrued liabilities	$ 233	$ 67,899
Total liabilities	233	67,899
FUND BALANCES		
Restricted for street maintenance	1,746,242	1,594,442
Total fund balances	1,746,242	1,594,442
TOTAL LIABILITIES AND FUND BALANCES	$ 1,746,475	$ 1,662,341

City of Saginaw, Texas

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Street Maintenance Fund
For the Fiscal Year Ended September 30, 2021 And 2020

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget Positive (Negative)	Actual GAAP Basis 2020
	Original	Final			
REVENUE					
Taxes	$ 446,125	$ 537,700	$ 556,660	$ 18,960	$ 458,293
Interest income	4,800	735	741	6	15,548
Total revenues	450,925	538,435	557,401	18,966	473,841
EXPENDITURES					
Maintenance and repairs	230,000	60,000	61,675	(1,675)	276,362
Capital outlay	434,480	354,025	343,926	10,099	369,952
Total expenditures	664,480	414,025	405,601	8,424	646,314
EXCESS (DEFICENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(213,555)	124,410	151,800	27,390	(172,473)
FUND BALANCES, beginning of year	1,594,442	1,594,442	1,594,442	-	1,766,915
FUND BALANCES, end of year	$ 1,380,887	$ 1,718,852	$ 1,746,242	$ 27,390	$ 1,594,442

City of Saginaw, Texas
Comparative Balance Sheets
Donations Fund
September 30, 2021 and 2020

	2021	2020
ASSETS		
Deposits and investments	$ 526,434	$ 508,125
Receivables		
Other	27,161	30,843
TOTAL ASSETS	$ 553,595	$ 538,968
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Accounts payable and accrued liabilities	$ 11,116	$ 465
Unearned revenue	28,081	31,764
Total liabilities	39,197	32,229
FUND BALANCES		
Committed	514,398	506,739
Total fund balances	514,398	506,739
TOTAL LIABILITIES AND FUND BALANCES	$ 553,595	$ 538,968

City of Saginaw, Texas

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Donations Fund
For the Fiscal Year Ended September 30, 2021 and 2020

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget Positive (Negative)	Actual GAAP Basis 2020
	Original	Final			
REVENUE					
Miscellaneous	$ 301,195	$ 294,125	$ 292,768	$ (1,357)	$ 284,754
Interest income	840	840	159	(681)	2,525
Total revenues	302,035	294,965	292,927	(2,038)	287,279
EXPENDITURES					
Contract services	60,250	69,250	58,779	10,471	35,754
Data processing	12,000	12,000	3,090	8,910	7,951
Animal services	6,500	6,500	-	6,500	11,901
Supplies and equipment	82,950	82,950	101,383	(18,433)	83,012
Special programs	10,000	15,540	15,540	-	20,455
Other	1,000	1,000	925	75	2,511
Capital outlay	25,000	143,965	89,431	54,534	40,000
Total expenditures	197,700	331,205	269,148	62,057	201,584
EXCESS (DEFICENCY) OF REVENUES OVER (UNDER) EXPENDITURES	104,335	(36,240)	23,779	60,019	85,695
OTHER FINANCING SOURCES (USES)					
Transfers out	(8,120)	(16,120)	(16,120)	-	(8,120)
Total other financing sources (uses)	(8,120)	(16,120)	(16,120)	-	(8,120)
NET CHANGE IN FUND BALANCES	96,215	(52,360)	7,659	60,019	77,575
FUND BALANCES, beginning of year	506,739	506,739	506,739	-	429,164
FUND BALANCES, end of year	$ 602,954	$ 454,379	$ 514,398	$ 60,019	$ 506,739

City of Saginaw, Texas
Comparative Balance Sheets
Escrow Fund
September 30, 2021 and 2020

	2021	2020
ASSETS		
Deposits and investments	$ 2,338,101	$ 1,635,946
Receivables		
Other	29,101	5,819
TOTAL ASSETS	$ 2,367,202	$ 1,641,765
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Accounts payable and accrued liabilities	$ 8,934	$ -
Total liabilities	8,934	-
FUND BALANCES		
Restricted	2,358,268	1,641,765
Total fund balances	2,358,268	1,641,765
TOTAL LIABILITIES AND FUND BALANCES	$ 2,367,202	$ 1,641,765

City of Saginaw, Texas

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Escrow Fund
For the Fiscal Year Ended September 30, 2021 and 2020

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget Positive (Negative)	Actual GAAP Basis 2020
	Original	Final			
REVENUE					
Taxes	$ 50,210	$ 67,940	$ 82,924	$ 14,984	$ 57,678
Fines and fees	12,320	22,590	24,630	2,040	18,590
Miscellaneous revenues	40,000	514,515	583,134	68,619	42,410
Interest income	2,655	51,650	784	(50,866)	13,331
Total revenues	105,185	656,695	691,472	34,777	132,009
EXPENDITURES					
Data processing	-	-	405	(405)	735
Entertainment	10,000	10,000	11,000	(1,000)	8,850
Insurance	5,000	5,000	-	5,000	-
Supplies and equipment	-	-	-	-	80,690
Maintenance and repairs	35,000	120,800	123,496	(2,696)	35,904
Other	7,500	37,065	37,066	(1)	21,250
Capital outlay	10,000	112,995	6,300	106,695	22,227
Total expenditures	67,500	285,860	178,267	107,593	169,656
EXCESS (DEFICENCY) OF REVENUES OVER (UNDER) EXPENDITURES	37,685	370,835	513,205	142,370	(37,647)
OTHER FINANCING SOURCES (USES)					
Transfers in	48,040	274,600	274,681	(81)	72,735
Transfers out	(5,200)	(65,715)	(71,383)	5,668	(5,728)
Total other financing sources (uses)	42,840	208,885	203,298	5,587	67,007
NET CHANGE IN FUND BALANCES	80,525	579,720	716,503	(136,783)	29,360
FUND BALANCES, beginning of year	1,641,765	1,641,765	1,641,765	-	1,612,405
FUND BALANCES, end of year	$ 1,722,290	$ 2,221,485	$ 2,358,268	$ (136,783)	$ 1,641,765



City of Saginaw

Debt Service Fund

Used to account for the accumulation of resources for, and the payment of, general obligation long-term debt principal and interest.

City of Saginaw, Texas
Comparative Balance Sheets
Debt Service Fund
September 30, 2021 and 2020

	2021	2020
ASSETS		
Deposits and investments	$ 1,082,134	$ 1,185,400
Receivables		
Taxes, net of allowance	22,356	17,829
TOTAL ASSETS	$ 1,104,490	$ 1,203,229
DEFERRED INFLOWS AND FUND BALANCES		
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue - property taxes	$ 22,356	$ 17,828
Total deferred inflows of resources	22,356	17,828
FUND BALANCES		
Restricted for debt service	1,082,134	1,185,401
Total fund balances	1,082,134	1,185,401
TOTAL DEFERRED INFLOWS AND FUND BALANCES	$ 1,104,490	$ 1,203,229

City of Saginaw, Texas

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Debt Service Fund
For the Fiscal Year Ended September 30, 2021 and 2020

	Budgeted Amounts		Actual GAAP	Variance with Final Budget	Actual GAAP Basis
	Original	Final	Basis	Positive (Negative)	2020
REVENUES					
Current and delinquent general property tax - debt service portion	$ 3,908,855	$ 4,015,905	$ 4,010,896	$ (5,009)	$ 3,736,300
Penalties, interest and fees on delinquent taxes	7,000	3,850	3,970	120	4,064
Interest income	15,000	1,000	941	(59)	22,227
Miscellaneous	-	4,440	4,440	-	-
Total revenues	3,930,855	4,025,195	4,020,247	(4,948)	3,762,591
EXPENDITURES					
Bond principal payments	2,725,000	2,725,000	2,725,000	-	3,015,000
Total principal payments	2,725,000	2,725,000	2,725,000	-	3,015,000
Bond interest	1,402,320	1,391,030	1,391,033	(3)	741,720
Fiscal charges and debt issuance costs	13,000	13,000	7,481	5,519	121,028
Total interest payments	1,415,320	1,404,030	1,398,514	5,516	862,748
Total expenditures	4,140,320	4,129,030	4,123,514	5,516	3,877,748
EXCESS (DEFICENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(209,465)	(103,835)	(103,267)	568	(115,157)
OTHER FINANCING SOURCES (USES)					
Proceeds from bond refunding	-	-	-	-	3,015,000
Payment on bond refunding	-	-	-	-	(2,924,412)
Total other financing sources (uses)	-	-	-	-	90,588
Net change in fund balances	(209,465)	(103,835)	(103,267)	568	(24,569)
Fund balances, beginning of year	1,185,401	1,185,401	1,185,401	-	1,209,970
FUND BALANCES, end of year	$ 975,936	$ 1,081,566	$ 1,082,134	$ 568	$ 1,185,401



City of Saginaw

Enterprise Fund

Used to account for operations of the City's water and wastewater activities that are financed and operated in a manner similar to those of private business enterprises. Services of this fund are intended to be self-supporting through user charges.

City of Saginaw, Texas
Comparative Statements of Net Position
Enterprise Fund
September 30, 2021 and 2020

	2021	2020
ASSETS		
CURRENT ASSETS		
Deposits and investments	$ 8,570,766	$ 8,847,070
Deposits and investments-restricted	185,657	185,900
Receivables:		
Accounts receivable, net of allowance of $58,722 in 2021 and $81,020 in 2020	685,360	804,376
Unbilled accounts	637,268	574,351
Total current assets	10,079,051	10,411,697
NONCURRENT ASSETS		
Capital assets, at cost:		
Land and land improvements	16,657	16,657
Buildings and improvements	154,587	154,587
Waterworks and wastewater system	42,188,854	41,599,558
Machinery and equipment	1,621,137	1,591,260
Construction in progress	1,231,522	173,961
Accumulated depreciation	(15,157,215)	(14,145,033)
Total capital assets, net of accumulated depreciation	30,055,542	29,390,990
Deposits and investments-restricted	723,639	698,291
Total noncurrent assets	30,779,181	30,089,281
Total assets	40,858,232	40,500,978
DEFERRED OUTFLOWS OF RESOURCES		
Deferred charge for refunding	22,264	27,830
Related to the TMRS pension	149,498	155,563
Related to the TMRS OPEB	12,198	6,353
Total deferred outflows of resources	183,960	189,746
LIABILITIES AND NET POSITION		
CURRENT LIABILTIES		
Accounts payable and accrued liabilities	685,125	631,690
Accrued interest	1,667	2,014
Revenue bonds payable	220,000	210,000
Total current liabilities	906,792	843,704
NONCURRENT LIABILITIES		
Revenue bonds payable	790,000	1,010,000
Customer deposits	723,639	698,291
Net pension liability	1,107,478	1,157,630
Total OPEB liability	54,750	43,427
Total noncurrent liabilities	2,675,867	2,909,348
Total liabilities	3,582,659	3,753,052
DEFERRED INFLOWS OF RESOURCES		
Related to the TMRS pension	189,209	231,213
Related to the TMRS OPEB	2,865	3,778
Total deferred inflows of resources	192,074	234,991
NET POSITION		
Net investment in capital assets	29,067,806	28,198,820
Restricted for		
Revenue bond retirement	185,657	185,900
Unrestricted	8,013,996	8,317,961
Total net position	$ 37,267,459	$ 36,702,681

City of Saginaw, Texas

Comparative Statements of Revenues, Expenses and Changes in Net Position
Enterprise Fund
For the Fiscal Years Ended September 30, 2021 and 2020

	2021	2020
OPERATING REVENUE		
Water and sewer sales	$ 9,112,882	$ 9,100,141
Penalties	90,214	83,008
Surcharges	1,559,642	1,698,265
Miscellaneous	58,964	56,583
Total operating revenue	10,821,702	10,937,997
OPERATING EXPENSES		
Cost of sales and services	6,473,184	6,294,884
Administrative	2,146,607	3,730,232
Depreciation	1,029,835	899,217
Total operating expenses	9,649,626	10,924,333
Operating income	1,172,076	13,664
NONOPERATING REVENUES (EXPENSES)		
Investment income	4,846	97,645
Gain on sale of machinery and equipment	3,960	2,070
Interest expense and agent fees	(34,238)	(46,996)
Total nonoperating revenues (expenses)	(25,432)	52,719
Income before capital contributions and transfers	1,146,644	66,383
CAPITAL CONTRIBUTIONS AND TRANSFERS		
Capital contributions	-	2,376,954
Impact and tap fees	43,434	329,266
Transfers out	(716,430)	(693,830)
Transfers in	91,130	86,185
Total capital contributions and transfers	(581,866)	2,098,575
Changes in net position	564,778	2,164,958
NET POSITION, beginning of year	36,702,681	34,537,723
NET POSITION, end of year	$ 37,267,459	$ 36,702,681

City of Saginaw, Texas
Comparative Statements of Cash Flows
Enterprise Fund
For the Fiscal Years Ended September 30, 2021 and 2020

	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	$ 10,903,149	$ 11,031,487
Cash paid to employees	(1,150,212)	(1,003,766)
Cash paid to suppliers	(7,497,670)	(9,279,286)
Net cash provided by operating activities	2,255,267	748,435
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers out to other funds	(716,430)	(693,830)
Transfers from other funds	91,130	86,185
Net cash used in noncapital financing activities	(625,300)	(607,645)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Proceeds from sale of machinery and equipment	3,960	2,070
Impact and tap fees	43,434	329,266
Principal paid on bonds	(210,000)	(250,000)
Purchase of capital assets	(1,694,387)	(1,799,283)
Interest	(29,019)	(31,593)
Fiscal agent fees	-	750
Net cash used in capital and related financing activities	(1,886,012)	(1,748,790)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest on investments	4,846	97,645
Net cash provided by investing activities	4,846	97,645
Net change in cash	(251,199)	(1,510,355)
CASH AND CASH EQUIVALENTS, beginning of year	9,731,261	11,241,616
CASH AND CASH EQUIVALENTS, end of year	$ 9,480,062	$ 9,731,261

City of Saginaw, Texas
Comparative Statements of Cash Flows – Continued
Enterprise Fund
For the Fiscal Years Ended September 30, 2021 and 2020

	Current Assets	Restricted Assets	2021 Statement of Cash Flows Totals	2020 Statement of Cash Flows Totals
RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION				
Cash and cash equivalents, beginning of year	$ 8,847,070	$ 884,191	$ 9,731,261	$ 11,241,616
Net increase (decrease)	(276,304)	25,105	(251,199)	(1,510,355)
CASH AND CASH EQUIVALENTS, end of year	$ 8,570,766	$ 909,296	$ 9,480,062	$ 9,731,261
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES				
Operating income			$ 1,172,076	$ 13,664
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation			1,029,835	899,217
(Increase) Decrease in accounts receivable			56,099	53,200
(Increase) Decrease in deferred outflows of resources-pension			6,065	152,424
(Increase) Decrease in deferred outflows of resources-OPEB			(5,845)	(5,894)
Increase (Decrease) in accounts payable and accrued expenses			53,435	(239,474)
Increase (Decrease) in customer deposits			25,348	40,290
Increase (Decrease) in net pension liability			(50,152)	(341,963)
Increase (Decrease) in total OPEB liability			11,323	6,740
Increase (Decrease) in deferred inflows of resources-pension			(42,917)	170,231
Net cash provided by operating activities			$ 2,255,267	$ 748,435
SUPPLEMENTAL SCHEDULE OF NONCASH FINANCING, CAPITAL AND INVESTING ACTIVITIES				
Capital asset contributions from developers			$ -	$ 2,376,954



City of Saginaw

Financial Advisory Services
Provided By:



City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (15)

Staff Contact: Jarred Coursey
Superintendent of Water Utilities

E-mail: jcoursey@saginawtx.org

Phone: 817-230-0444

SUBJECT:
Presentation regarding Water Department, Water Department Staff, and Water Line Replacements

BACKGROUND/DISCUSSION:
Superintendent of Water Utilities Coursey will give a presentation regarding the Water Department, Water Department Staff, and Water Line Replacements.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (16)

Staff Contact: Paul Wrzesinski
Superintendent of Public Services

E-mail: pwrzesinski@saginawtx.org

Phone: 817-230-0445

SUBJECT:
Presentation regarding Playground Equipment for Highland Station Park

BACKGROUND/DISCUSSION:
Superintendent of Public Services Wrzesinski will give a presentation regarding playground equipment for Highland Station Park

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (17)

Staff Contact: Randy Newsom
Director of Public Works

E-mail: rnewsom@saginawtx.org

Phone: 817-230-0448

SUBJECT:
Consideration and Action regarding Agreement to Provide Professional Services between the City of Saginaw and Rick Trice

BACKGROUND/DISCUSSION:
The proposed agreement to provide professional services is with Rick Trice (recently retired). Per the agreement, he will provide support and guidance to City Staff, as needed, for ongoing project management, engineering, CIP administration and other work specifically defined by the City Manager and Public Works Director. The term of the agreement is three months with automatic renewal, in three-month increments, with cancellation by either party upon thirty-day notice.

The following is a list of projects that Rick has extensive knowledge about. It would really be an asset to have him to help close these projects out.

- Beltmill
- The Square (sewer tie in, lighting & Signal)
- Victory Shops
- Hardwick
- Industrial Blvd. & Blue Mound Road Reconstruction (joint project with TxDot, Fuel City & County)
- N. Knowles Phase 1
- Northwest Booster Pump Station
- Beltmill Pump Station
- Phase 2 Green Ribbon Project
- Expansion of Food Truck Park
- Falcon Distribution Center
- N. Old Decatur Road Reconstruct
- Wagley Robertson Road (reconstruct & traffic signal)
- East Cement Creek Drainage Project

In addition to these, Rick's knowledge in working with TxDot, Oncor and Atmos to get projects pushed through is priceless. He has gotten many projects going that seemed to be at a standstill, just by knowing the

right person to contact within the various franchises. So by retaining Rick on a contract basis for a few months until we get some of the projects he started closed out brings great value to the city. We won't have to rely on Kimley Horn as much, by having Rick on staff.

FINANCIAL IMPACT:
The financial impact will be the monthly fee of $9,400.

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Proposed Agreement

AGREEMENT TO PROVIDE PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is entered into this **17th** day of **May**, **2022** effective immediately by and between the **Rick Trice** ("CONTRACTOR") and the CITY OF SAGINAW, TEXAS, a municipal corporation of the State of Texas ("CITY"). For convenience, the CONTRACTOR and the CITY may sometimes be referred herein collectively as "parties" and individually as a "party."

WITNESSETH

WHEREAS, CITY desires to engage the CONTRACTOR to provide professional services as more fully described on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, CONTRACTOR agrees to provide such work and services for the CITY in accordance with the terms of this Agreement;

NOW, THEREFORE, for the mutual promises set forth herein, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually agree as follows:

1. **Employment of CONTRACTOR.**

(a) CITY agrees to engage the CONTRACTOR and the CONTRACTOR hereby agrees to perform the services described in Exhibit "A" attached hereto and incorporated herein by reference.

(b) Notwithstanding anything to the contrary contained in this Agreement, CITY and CONTRACTOR agree and acknowledge that CITY is entering into this Agreement in reliance on CONTRACTOR's special and unique abilities. CONTRACTOR accepts the relationship of trust and confidence established between it and the CITY by this Agreement. CONTRACTOR acknowledges that CONTRACTOR shall be solely responsible for determining the methods for performing the services described in Exhibit "A" attached hereto. CONTRACTOR covenants with CITY to use its best efforts, skill, judgment, and abilities to perform the work required by this Agreement and to further the interests of CITY in accordance with CITY's requirements, in accordance with the highest standards of CONTRACTOR's profession or business and in compliance with all applicable national, federal, state, municipal, laws, regulations, codes, ordinances, orders and with those of any other body having jurisdiction. The CONTRACTOR warrants, represents, covenants, and agrees that all of the work to be performed by the CONTRACTOR under or pursuant to this Agreement shall be of the standard and quality which prevail among similar businesses and organizations of superior knowledge and skill engaged in providing similar services in major United States urban areas under the same or similar circumstances and involving the work to be performed in accordance with Exhibit "A" attached hereto and incorporated herein.

CONTRACTOR warrants, represents, covenants, and agrees that the work he performs will be accurate and free from any material errors.

(c) CONTRACTOR will be responsible for supplying all tools and equipment necessary for CONTRACTOR to provide the services set forth in Exhibit "A" attached hereto.

2. **Compensation.** The CITY agrees to pay the CONTRACTOR the fees set forth in Exhibit "A" attached hereto. Within fifteen (15) days of the end of the month within which services were rendered, CONTRACTOR shall provide City an invoice specifying the services provided during the previous month and the total amount owed by the City. Payment will be made by the CITY within thirty (30) days of receipt of an invoice from CONTRACTOR.

3. **Changes.** CITY may, from time to time require changes in the scope of services of the CONTRACTOR to be performed hereunder. Such changes, which are mutually agreed upon by and between CITY and the CONTRACTOR, shall be incorporated in written amendment to this Agreement.

4. **Services and Materials to be Furnished by CITY.** CITY shall furnish the CONTRACTOR with all available information and data CONTRACTOR requests pertinent to the execution of this Agreement. CITY shall cooperate with the CONTRACTOR in carrying out the work herein and shall provide adequate staff for liaison with the CONTRACTOR.

5. **Ownership of Documents.** All reports, plans, specifications, computer files and other documents prepared by CONTRACTOR pursuant to this Agreement shall be the property of the CITY. CONTRACTOR will deliver to the CITY copies of the prepared documents and materials. CONTRACTOR shall make all documents and related data and material utilized in developing the documents available to CITY for inspection whenever requested. CONTRACTOR may make copies of any and all such documents and items and retain same for its files. CONTRACTOR shall have no liability for changes made to or use of the drawings, specifications, and other documents by anyone other than CONTRACTOR subsequent to delivery of the prepared documents and materials. However, any such change or other use shall be sealed by the individual making the change or use and shall be appropriately marked to reflect what was changed or modified.

6. **Termination of Agreement.** Either party may terminate this agreement at any time by providing thirty (30) days written notice to the other party.

7. **Completeness of Contract.** This Agreement and the documents incorporated herein by specific reference contain all the terms and conditions agreed upon by the parties hereto, and no other agreements, oral or otherwise, regarding the subject matter of this contract or any part thereof shall have any validity or bind any of the parties hereto. If there is any conflict between the terms of this Agreement and the documents

attached hereto, the terms of this Agreement shall control. This Agreement may not be subsequently modified except by a writing signed by both parties.

8. **CITY Not Obligated to Third Parties.** CITY shall not be obligated or liable hereunder to any party other than the CONTRACTOR.

9. **Final Decisions.** Serving as a CONTRACTOR to the CITY, CONTRACTOR shall advise all parties that final decisions shall be made by the City Council and/or City Manager.

10. Indemnification. THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY AND ALL OF ITS OFFICERS, EMPLOYEES, COUNCIL MEMBERS AND AGENTS FROM ANY AND ALL CLAIMS BY THIRD PARTIES, INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR DAMAGES, JUDGMENTS, ATTORNEY'S FEES, EXPENSES, INJUNCTIVE OR EQUITABLE RELIEF, INTEREST, PERSONAL INJURY, AND DEATH, THAT MAY ARISE FROM THE CONTRACTOR'S PERFORMANCE UNDER THIS AGREEMENT**. IT IS UNDERSTOOD AND AGREED THAT THE INDEMNITY PROVIDED FOR IN THIS AGREEMENT IS AN INDEMNITY EXTENDED BY CONTRACTOR TO INDEMNIFY, PROTECT, AND HOLD HARMLESS CITY AND/OR ITS OFFICERS, EMPLOYEES, COUNCIL MEMBERS, AND AGENTS FROM ALL LIABILITY, INCLUDING LIABILITY FOR THE CONSEQUENCES OF THE NEGLIGENCE OF CITY AND/OR ITS OFFICERS, EMPLOYEES, COUNCIL MEMBERS OR AGENTS WHETHER THAT NEGLIGENCE IS THE SOLE OR CONTRIBUTING CAUSE OF THE RESULTANT INJURY, DEATH, AND/OR DAMAGE.**

11. **Insurance**. CONTRACTOR agrees to maintain insurance for comprehensive general liability, automobile liability insurance, workers' compensation and professional liability during the term of this Agreement in the amounts not less than those required of other professional consultants and contractors retained by CITY. CONTRACTOR shall provide CITY with evidence of such coverages in a form which is acceptable to the CITY. Such policies shall name the CITY, its officers, and employees as an additional insured and shall provide for a waiver of subrogation against the CITY.

12. **Personnel.** All of the services required hereunder will be performed by the CONTRACTOR or under CONTRACTOR's supervision, and all personnel engaged in the work shall be qualified to perform such services.

13. **Independent Contractor.** In performing the services under this Agreement, CONTRACTOR is acting as an independent contractor. No term or provision hereof be construed as making CONTRACTOR the agent, servant, or employee of the CITY or as creating a partnership or joint venture relationship between CONTRACTOR and the CITY.

14. **Assignability.** The parties hereby agree that CONTRACTOR may not assign, convey or transfer its interest, rights and duties in this Agreement without the prior written consent of CITY.

15. **Governing Law/Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any action brought to interpret or enforce the terms of this Agreement shall lie in Tarrant County, Texas.

16. **Authority to Sign.** The parties hereby warrant and represent that the undersigned persons have full authority and are duly authorized to sign on behalf of their respective principals and that such principals have duly authorized the transaction contemplated by this Agreement.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, CITY and the CONTRACTOR have executed this Agreement as of the date first written above.

CITY OF SAGINAW, TEXAS

By: _____

Print Name:_____

Title:_____

By: _____

Print Name:_____

Title:_____

Exhibit A

CONTRACTOR agrees to perform the following services at a monthly set fee of ninety-four hundred dollars ($9,400).

1. Scope of Work – Work will include providing support and guidance to City Staff, as needed, for ongoing project management, engineering, CIP administration and other work specifically defined by the City Manager and Public Works Director. After-hours meetings (after 5 p.m.) is not included in the scope of services.

2. Term. Contract term will be three months with automatic renewal, in three-month increments, with cancellation by either party upon thirty-day notice.

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (18)

Staff Contact: Randy Newsom
Director of Public Works

E-mail: rnewsom@saginawtx.org

Phone: 817-230-00448

SUBJECT:
Presentation regarding Pavement Management Program

BACKGROUND/DISCUSSION:
An Individual Project Order for a Pavement Management Program was approved at the January 4, 2022 City Council Meeting. Kimley Horn and Associates will give an update and presentation regarding the program.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 5/17/2022

Agenda Items: (19)

Staff Contact: Kim Quin
Finance Director

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:
FY 2022-2023 Budget Workshop

BACKGROUND/DISCUSSION:
Budget preparation has begun for the 2022-2023 fiscal year. Presentations will be made to the City Council throughout the spring and summer to review and discuss issues pertinent to the budget.

FINANCIAL IMPACT:
The items discussed may impact the FY 2022-2023 Proposed Budget.

RECOMMENDATION:
This is a workshop to discuss budget issues. No action will be taken.

ATTACHMENTS:

Description

Fee Study Presentation
Senior exemption
Fee Study Data

Fee Study Recommendations

FY 2022-23

SAGINAW
TEXAS

Study Focus

- Comparison Cities:
- Bedford
- Haltom City
- Keller
- Southlake
- Watauga



Police Department

- Security Alarm
  - $50.00 business / $15.00 residential
  - (*Was $15.00 per year for both*)

SAGINAW
TEXAS

Fire Hydrant Meter Rentals

Deposit

- $2,335 (*FHM $2,029.00 + (~15%) (Was $1,400)*

Reading Violation Fee

- $150.00 (New proposal)

SAGINAW
TEXAS

Building Residential

- BOA Variance Application
  - $150.00 (*Was $100 flat fee*)
- Demolition Permit
  - $125.00 (Residential) $150.00 (Commercial) (Both were *$125*)
- Pool Demolition Permit (New)
  - $50.00



SAGINAW
TEXAS



Development Fees

Modifications:

- Zoning Change (Eliminate 0-10 and +10 Acres)
  - $200 per acre with a $800 minimum (added re-notice fee when applicable)
  - (*Was $750 for 0-10 acres and $1,500 for more than 10 acres*)

Additions:

- Civil Plan Review:
  - $500.00
- Re-Notice Fee:
  - A re-notice fee will be applicable towards any development that needs a repeated and corrected notice. One notice fee is included, anything after that would be the developer's responsibility. Fee varies based on the length and Star Telegram's pricing.

SAGINAW
TEXAS

Development Fees (Continued)

Additions:

- Earthwork Permit:
  - $500 + $5 per acre;
- Maintenance Bond:
  - Include maintenance bond (100% cost of public improvements for 2 years after construction is complete)
- Right of Way/Easement Abandonment/Vacation:
  - $300.00

SAGINAW
TEXAS

Water Utility/Billing

- New Move in Service Fee
  - From $10.00
  - To $15.00
- Transfer Fee
  - From $10.00
  - To $15.00



SAGINAW
TEXAS

Water Utility/Billing



- Penalty (Late Fee)
  - From $5.00
  - To 10% of outstanding balance
- Final Account Fee
  - From $10.00
  - To $15.00

SAGINAW
TEXAS

Water Utility/Billing



Garage Sale Permit:

- From $5.00
- To $7.00

Meter Testing Accuracy Fee

- From $35.00
- To $75.00

SAGINAW TEXAS

SAGINAW ANIMAL SERVICES AND ADOPTION CENTER

- Impound Fee/Boarding Fee
  - $15.00 per day *(Was $10.00 per day)*
- Animal Quarantine
  - $130.00 (*Was $100.00 flat fee*)
- Owner Surrender - Under/Over 7 Months
  - $75.00 *(Was $50.00 flat fee)* Possible Deductions
- Euthanasia Request
  - $35.00 *(Was $25.00 flat fee)*
- Live trap Replacement fee
  - $100.00 *(Was $75.00 flat fee)*

SAGINAW TEXAS



Parks & Recreation

- North Pavilion 3 Hour Reservation (R & NR)
  - $40.00 (*Was $30.00 per 3-hour reservation)*
  - $80.00 (*Was $60.00 per 3-hour reservation)*
- Deposit for Rec Center
  - $150.00 1-6 Hours $250.00 7+ Hours
    - (*Was $100.00 per rental*)
- Rec Center 2 Room Rental
  - $60.00 *(Was $80.00 per hour)*
- Gym Stage Facility (R & NR)
  - $40.00 (Was $45.00 per hour)
  - $60.00 (Was $55.00 per hour)

SAGINAW
TEXAS

CODE ENFORCEMENT



- Rental Registration
  - $100.00 (*Was $75 flat fee*)
- Delinquent Rental Registration
  - $75.00 (*Was $50 flat fee*)

SAGINAW
TEXAS

Property Tax Exemptions

- Homestead Over 65 is $50,000
- Homestead Disabled is $30,000

Exemption Amount	Estimated Savings	Estimated Residential Impact
$50,000	$ 239.76	
$70,000	$ 335.66	$ 12.07
$80,000	$ 383.61	$ 18.11
$90,000	$ 431.57	$ 24.15
$100,000	$ 479.52	$ 30.19

- Changes to exemptions must be submitted to TAD by July 1st

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
ADMINISTRATIVE														
Copies	$ 0.20	per copy	$ 0.50	per page color printing	$ 0.10	per page	$ 0.25	per page - color	N/A		$ 0.35	per page, color		
Garage Sale Permit	$ 5.00	per garage sale, 3 signs	$ 10.00	3 signs included	$ 40.00	4 max per year	N/A	None Required	N/A		$ 20.00	no more than 5 signs. 2 sales per year. $500.00	$ 7.00	Still keep at 3 copies
Garage Sale Replacement Signs	$ 1.00	each for re-scheduled sale	N/A		N/A		N/A		N/A		N/A		No changes	
Solicitor's Permit	$ 100.00	per, year plus $10 for each agent	$ 50.00		$ 100.00	annual	$ 100.00	1st person - $85 each additional	$ 40.00	annual, plus $10 each agent	$ 100.00	1st person - $15 each additional		
ADMIN. - Alcoholic Beverages														
Wine & Beer Retailers Off-Premise Permit	$ 30.00	per year	N/A	No filing fee	$ 30.00		Require Specfic Use permit		See Texas Alcoholic Beverage Commision		Watauga local fee is one half of fees assessed by the state (Texas Alcoholic Beverage Commision) for each license or permit issued.		No changes	
Mixed Beverage Permit	$ 375.00	per year after 3 yr period following initial issuance	N/A		$ 500.00	annual - $375.00 after first year								
Alcohol Sales Setback Variance Application	$ 100.00		N/A		$ 300.00	No specific application, this fee is for general variance								
ADMIN.- Public Record Request														
Standard Paper Copy	$ 0.10	per page (8-1/2 x 14 or smaller)	N/A		$ 0.10	per page side - (8-1/2 x 14 or smaller)	N/A		N/A		$ 0.10	per page (8-1/2 x 14 or smaller)	No changes	
Non-standard Paper Copy	$ 0.50	per page (larger than 8-1/2 x 14)	N/A		$ 0.50	per page side - (larger than 8-1/2 x 14)	N/A		N/A		$ 0.50	per page (11x17)		
Diskette 3-1/2 x 5-1/2	$ 1.00	each	N/A		$ 1.00		N/A		N/A		$ 1.00	each		
Tape cartridge (1.2 GB)	$ 43.00	each	N/A		N/A		N/A		N/A		actual cost			
Audio Cassette	$ 1.00	each	N/A		$ 2.50		N/A		N/A		$ 1.00			
Other formats	actual cost	each	N/A		N/A		N/A		N/A		actual cost			
Programming personnel	$ 32.50		N/A		N/A		N/A		N/A		$ 28.50			
Other personnel	$ 15.00	per hour	N/A		$ 15.00	per hour - researching charge	N/A		N/A		$ 15.00			
Overhead charge	20% of personnel charge	per hour	N/A		N/A		N/A		N/A		20% of personnel charge			
Computer Resource Charge-Midsize	$ 1.50		N/A		N/A		N/A		N/A		$ 1.50	per minute		
Computer Resource Charge-PCorLAN	$ 1.00	per minute	N/A		N/A		N/A		N/A		$ 1.00	per hour		
Miscellaneous Supplies	actual cost	per hour	N/A		N/A		N/A		N/A		actual cost			
Postage & Shipping Charge	actual cost		N/A		N/A		N/A		N/A		actual cost			
Other costs	actual cost		N/A		N/A		N/A		N/A		actual cost			
Outscourced or Contracted Services	actual cost		N/A		N/A		N/A		N/A		actual cost			
FIRE DEPARTMENT														
Incident Reports	$ 10.00	per copy	N/A		N/A		No charge		N/A					
Fire Watch	$ 35.00	per person, per hour, 4 hr. min. per person	N/A		$ 45.00	per person, per hour, includes-stand-by			N/A					
Firefighter-Paramedic Scheduled Events	$ 35.00	per person, per hour, 4 hr. min. per person	$ 65.00	per hour, each, minimum 4 hours (no apparatus)	N/A		$ 60.00	per hour, two hour minimum	N/A	All city events are covered including football games for school district, all employees paid at standard pay unless OT	$ 65.00	per hour, fire marshal		
Firefighter-Paramedic Stand-by	O/T Rate	per person, per hour, 4 hr. min. per person			N/A						$ 65.00	per hour, no apparatus		
Fire Apparatus Stand-by	$ 100.00	per apparatus, per hour, 4 hr. min.	Varies, per hour	$195 - truck/engine, each, minimum 4 hr. $130 - Ambulance, each, minimum 4 hr.	N/A		Varies, per hour or game	$400 - Apparatus with crew, 2 hour min. $200 - Brush truck w/crew, 2 hour min. $250 - Ambulance w/crew, 2 hr. min. $150 - ATV ambulance w/crew, 2 hr. min. $280 - K.I.S.D football, EMS, per game $75 - Inspector, 2 hour minimum			Varies, per hour	$195 - Truck/engine w/ crew, 3 hr min. $130 - Ambulance w/crew, 3 hr. min.		
Fire Dept Certificate of Occupancy Inspection	$ 100.00		$ 60.00	Temporary is same price	$ 75.00		N/A		N/A		$ 60.00	Same for temporary		
Fire Dept Re-Inspection Fee - First Re-Inspect	$ 50.00		$ 60.00		N/A		N/A		N/A	After hour inspections - $75 per hour, two hour minimum	$ 60.00	After hour inspections - $150 for first two hours, then $50.00 per each additional hour		
Fire Dept Re-Inspection Fee - Second Re-Insp	$ 75.00		N/A		N/A		N/A		N/A		$ 60.00			
Fire Dept Re-Inspection Fee - Third Re-Insp	$ 100.00		N/A		N/A		N/A		N/A		$ 60.00			
FIRE - Operational Permits														
Aerosol Products	$ 150.00		N/A		$ 55.00	ALL FIRE CODE PERMITS - $165.00 maximum fee for one facility	See Commercial Construction Permit Fee Table for Operational Permits		N/A					
Amusements Buildings	$ 150.00		N/A						N/A					
Aviation Facilities	$ 150.00		N/A						N/A					
Carnivals & Fairs	$ 150.00		N/A						N/A					
Cellulose Nitrate Film	$ 150.00		N/A						N/A					
Combustible Dust Producing Operations	$ 150.00		N/A						N/A					
Combustible Fibers	$ 150.00		N/A						N/A					
Compressed Gases	$ 500.00		N/A						N/A					
Covered Mall Buildings	$ 150.00		N/A						$ 75.00					
Cryogenic Fluids	$ 500.00		N/A						N/A					
Cutting & Welding	$ 150.00		N/A						N/A					
Dry Cleaning Plants	$ 150.00		N/A						$ 50.00	$25 if no combustible/flammable liquids				
Exhibits & Trade Shows	$ 150.00		N/A						N/A					
Explosives	$ 1,000.00		N/A						$ 50.00					
Fire Hydrants & Valves	$ 150.00		N/A						N/A					
Flammable & Combustible	$ 250.00		N/A						$ 50.00	Combustible Storage - high piled				
Floor Finishing	$ 150.00		N/A						N/A					
Fruit & Crop Ripening	$ 150.00		N/A						N/A					
Fumigation & Thermal Insecticidal Fogging	$ 150.00		N/A						N/A					
Hazardous Materials	$ 250.00	per material type	Varies, annual	Less than 1,000 pounds $25.00 1,001 to 2,000 pounds $37.50 2,001 to 5,000 pounds $70.00 Over 5,001 pounds $137.50					$ 50.00					
Hazardous Production Materials Facilities	$ 250.00		N/A						N/A					
High-piled Storage	$ 150.00		N/A						$ 50.00					
Hot Work Operations	$ 150.00		N/A						N/A					
Industrial Ovens	$ 150.00		N/A						N/A					
Lumber Yards & Woodworking Plants	$ 500.00		N/A						N/A					
Liquid/gas fueled vehi. or equip in assembly bldgs	$ 150.00		N/A						N/A					
LP Gas	$ 150.00		$ 50.00	Installation or removal					N/A					
Magnesium	$ 1,000.00		N/A						N/A					
Misc Combustible Storage	$ 250.00		N/A						N/A					
Open Burning (Not Permitted)			N/A						N/A					
Open Flames & Torches	$ 150.00		N/A						N/A					

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
Open Flames & Candles	$ 150.00		N/A						N/A					
Organic Coatings	$ 150.00		N/A						N/A					
									N/A					
Places of Assembly:			N/A						N/A					
-Occupant Load <300	$ 150.00													
-Occupant 301 to 1000	$ 200.00													
-Occupant >1000	$ 250.00													
Pyrotechnic Special Effects Material	$ 1,000.00		N/A						$ 75.00					
Pyroxylin Plastics	$ 150.00		N/A						N/A					
Refrigeration Equipment	$ 150.00		N/A						N/A					
Repair Garages & Motor Vehicle Fuel-Dispensing	$ 150.00		N/A						$ 50.00					
Rooftop Heliports	$ 150.00		N/A						N/A					
Spraying or Dipping	$ 150.00		N/A						$ 50.00					
Storage of Scrap Tires & Tire By-Products	$ 250.00		N/A						$ 25.00					
Temporary Membrane Structures, Tents / Canopies	$ 50.00		$ 30.00	$30 each day after 30 days					N/A					
Tire Re-Building Plants	$ 1,000.00		N/A						N/A					
Waste Handling	$ 1,000.00		N/A						N/A					
Wood Products	$ 250.00		N/A						N/A					
FIRE - Required Construction Permits														
Automatic Fire Extinguishing Systems	$ 150.00	plus applicable review fees if required	Varies	# of Devices: 1-10 = $75, 11-25 = $100, 26-100 = $200, 101-200 = $275.00, 201-500 = $500, after 500 $1 each	$ 150.00	$100.00 for existing system	Commercial Construction Permit Fee Table + Plan Review Fee if required		Commercial Construction Permit Fee Table + Plan Review Fee if required		Varies	# of Devices: 1-10 = $75, 11-25 = $100, 26-100 = $200, 101-200 = $275.00, 201-500 = $500, after 500 $1 each		
Fire Suppression:					$ 55.00	ALL FIRE CODE PERMITS - $165.00 maximum fee for one facility								
-Underground Systems	$ 150.00	plus applicable review fees if required	$ 150.00	underground & regular fire sprinkler							$ 150.00			
-Battery Systems	$ 150.00		N/A								Varies	# of Devices: 1-19 = $75, 20-100 = $100, 101-300 = $200, 301-1,000 = $400.00, after 500 $1 each, fire pump additional = $150.00		
-Compressed Gases	$ 150.00		$ 125.00	Listed as supression appliance										
Fire Alarm & Detection Systems & Related Equip	$ 150.00	plus applicable review fees if required	$ 70.00	installation only, Service is annual fee $50 residential & $100 commercial	$ 100.00	2-5 devices, 6+ is $125.00 (per floor)					Varies, access control systems	# of Doors: 1-10 = $75, 11-25 = $100, 26-100 = $200, 101-200 = $275.00, 201-500 = $500, after 500 = $1.00 each		
Fire Pumps & Related Equipment	$ 150.00	plus applicable review fees if required	$ 150.00		$ 55.00	ALL FIRE CODE PERMITS - $165.00 maximum fee for one facility								
Flammable & Combustible Liquids	$ 150.00		$ 70.00	listed as Liquid Storage Tanks, Hazardous Materials										
Hazardous Materials	$ 250.00		$ 70.00	listed as Liquid Storage Tanks, Hazardous Materials										
Industrial Ovens	$ 150.00		N/A											
LP Gas	$ 150.00		$ 50.00	Installation or removal, above in operational permits										
Private Fire Hydrants	$ 150.00	plus applicable review fees if required	N/A											
Spraying or Dipping	$ 150.00		N/A											
Standpipe Systems	$ 150.00	plus applicable review fees if required	N/A		$ 50.00	testing required every 5 years & installation $100.00								
Temporary Membrane Structures, Tents / Canopies	$ 50.00		$ 30.00	$30 each day after 30 days, included as operational permit	$ 175.00						$ 30.00	Intial flat fee then $30.00 per day after first 30 days		
LIBRARY														
Replace Lost or Damaged Card	$ 2.00	each	N/A		$ 2.00	each	$ 0.50	per card	N/A		$ 1.00		No changes	
Replace Plastic Hanging Bags (for kits)	$ 1.00	each	N/A		N/A		N/A		N/A		Cost to Replace + $5.00	processing fee		
Replace Barcode Sticker	$ 1.00	each	N/A		N/A		N/A		N/A		Cost to Replace + $5.00	processing fee		
Replace Lost or Damaged Material (Book, Magazine, Video, Audio, DVD)	Cost of Item		$ 2.00	each book jacket or cover	$ 5.00	each	Varies depending on item		N/A		Cost to Replace + $5.00	processing fee		
Fax	$ 1.00	per page	$ 1.00	per page	$ 1.00	per page	N/A		N/A		$ 1.00	per page		
Black & White Copy on Copy Machine	$ 0.20	per page	$ 0.20	per page black & white	$ 0.10	per page	$0.10 or $0.25 for color	per page	$ 0.15	per page	$ 0.15	per page		
Black & White or Color on Printer	$ 0.25	per page	$ 0.50	per page color	$ 0.50	per page	N/A		$ 0.15	per page	$ 0.35	per page		
Disc Repair and Cleaning Fee	$ 2.00	per disc (non-refundable)	$ 20.00	each	N/A		N/A		N/A		Cost to Replace + $5.00	processing fee		
POLICE DEPARTMENT														
Accident Reports	$ 6.00	each	$ 6.00	each	$ 6.00	each	$ 5.00	each	$ 6.00	each	$ 6.00	each	No change	
Security Alarm Permits	$ 15.00	per year	$100.00 business / $50.00 residential	annual - 4-5 alarms ($50 ea.), 6-7($75 ea.), 8+ ($100 ea.)	$50.00 business / $25.00 residential	annual	$ 25.00	annual - 4-5 alarms ($50 ea.), 6-7($75 ea.), 8+ ($100 ea.)	$50.00 business / $35.00 residential	annual - 4-5 alarms ($50 ea.), 6-7($75 ea.), 8+ ($100 ea.)	$20.00 Filling fee & $50.00 commercial/ $25.00 residental	$75.00 each alarm after 3rd notification within calendar year	$50.00 business / $15.00 residential	
Special Event Permit	$ 100.00	for each location where event will be conducted	$ 100.00	per event	$ 40.00	per event	$ 25.00	per event, $250 security deposit, $25 per hour/ 2 hour minimum - maintenance staff supplies at cost plus 10%	N/A	made up of multiple permits and forms - including mass gathering form for 300+ people, 1000+ requires special use permit	$ 25.00	per event	No change	
POLICE - Public Record Request														
Body Worn Camera Recording	$ 10.00	each	$ 10.00	each	$ 10.00	each	$ 10.00	each	$ 10.00	each	$ 10.00	each	No changes	Fees set by State law & regulations
Body Camera footage	$ 1.00	per minute	$ 1.00	per minute	$ 1.00	per minute	$ 1.00	per minute	$ 1.00	per minute	$ 1.00	per minute		
PUBLIC WORKS - Miscellaneous Fees														
Copy of Subdivision Ordinance	$ 50.00		N/A	Available on website	N/A	Available on website	N/A	Available on website	N/A	Available on website	N/A		No changes	
Copy of Zoning Ordinance	$ 50.00		N/A	Available on website	N/A	Available on website	N/A	Available on website	N/A	Available on website	$ 17.00			
Copy of Zoning Map	$ 5.00		N/A	Available on website	N/A	Available on website	N/A	Available on website	N/A	Available on website	N/A			
BOA Variance Application	$ 100.00		$ 100.00	per application	$ 300.00	per applciation	$ 200.00	per application	$100.00-$500.00	per application - depending on type ex. lighting	$ 300.00		$ 150.00	
BOA Special Exception Application	$ 250.00		$ 100.00	per applicaiton	$ 300.00	per applciation	N/A		$ 305.00	per request	$ 300.00		No changes	
Oil & Gas Well Application	$ 5,000.00	+escrow for landscaping (estimate verified by city)	$ 10,000.00		$ 10,000.00	per well head - Plus $2,000.00 annual permit fee	$ 10,000.00	per well bore	$ 8,500.00	per well - other possible fees (amendments/pipeline/specific use)	$ 3,000.00	per wellhead, independent registered professional eng. report not to exceed $5,000		
Junk Dealer/Secondhand Dealer	$ 25.00	Per calendar year	N/A		N/A		N/A		N/A		$ 100.00	per application		
Nondepository Financial Institution	$ 200.00	Per calendar year	N/A		N/A		N/A		N/A		N/A			

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
Mobile Food Unit Permit	$ 250.00	Per year (Due at end of initial 30 day period)	$ 100.00	per calendar year or $25.00 for one day permits	$ 250.00		No Fee		$100.00 or $150.00	per community event - applies to city parks (cost depending # of attendees)	$ 300.00	annual, $75.00 for temporary		
City Owned Mobile Food Unit Park Utility	$ 25.00	Per day	N/A		N/A		N/A		N/A		N/A			
Seasonal Permit	$ 100.00	Per year	N/A		N/A		N/A		$ 30.00	per year	$ 200.00			
BUILDING - Permit Fees														
Contractor Registration	$ 100.00	Excludes: Electricians and Plumbers	$ 100.00	per year	$ 100.00	per year - $50 annualy after inital	$ 120.00	per year	$ 105.00	per year	$ 100.00	per year	No change	
BUILD. Residential														
New Residential Building	.85 / SF + Plan Review Fee	Plan Review fee is 25% of the permit fee	$1.00/ SF + Plan Review Fee	Plan Review is 65% of permit fee	$0.75/ SF + Plan R Fee	Plan Review is 65% of permit fee	$0.84 / SF + Plan Review Fee	Plan Review is 65% of permit fee	$0.80/ SF + $50.00	plus any other permits (mech, electrical, etc.)	1.30 / SF + Plan Review	Plan review fee is 25% of the permit fee, electric fees 15% of permit fee pllumbing fees 5% of permit fee mechanical fees 3% of permit fee temporary power pole - $25.00	No changes	
Building Addition	.85 / SF + Plan Review Fee	Plan Review fee is 25% of the permit fee	$1.00/ SF + Plan Review Fee	Plan Review is 65% of permit fee	$0.50/ SF + Plan R Fee	Plan Review is 65% of permit fee	$0.84 / SF + Plan Review Fee	Plan Review is 65% of permit fee	$0.80/ SF + $50.00	plus any other permits (mech, electrical, etc.)	$ 0.85	Plan review fee is 25% of the permit fee		
Building Remodel	.50 / SF+ Plan Review Fee	Plan Review fee is 25% of the permit fee	$1.00/ SF + Plan Review Fee	Plan Review is 65% of permit fee	$ 300.00		$0.84 / SF + Plan Review Fee	Plan Review is 65% of permit fee	$0.25/ SF + $50.00	$100.00 minimum	.85 / SF	Plan review fee assessed only if plan review required		
Accessory Detached - up to 220 SF	$ 75.00	Excludes: Electrical, Mechanical, & Plumbing	$0.80 sq ft		$ 100.00	Plan review fee assessed only if plan review required	$0.84 / SF	Accessory Building + plan review if required	$0.25/ SF + $50.00	$100.00 minimum accessory building	Fee schedule			
Accessory Detached - over 220 - 440 SF	$ 125.00	Excludes: Electrical, Mechanical, & Plumbing	$0.80 sq ft		$ 100.00	Plan review fee assessed only if plan review required	$0.84 / SF	Accessory Building + plan review if required	$0.25/ SF + $50.00	$100.00 minimum accessory building	Fee schedule			
Windows - 1-10	$ 50.00		N/A		$ 175.00		N/A		N/A		N/A	Only applies to structural changes, see remodel		
Windows - 11 or more	$ 5.00	Per Window	N/A		N/A		N/A		N/A		N/A	Only applies to structural changes, see remodel		
Carport - up to 300 SF	$ 75.00		$ 110.00	Up to 120 sq ft	$0.50/ SF	Plan review fee assessed only if plan review required	$0.84 / SF	Accessory Building + plan review if required	$0.25/ SF + $50.00	$100.00 minimum accessory building	$ 200.00			
Carport - over 300 SF - 600 SF	$ 125.00		$0.80 sq ft	Over 120 sq ft	$0.50/ SF	Plan review fee assessed only if plan review required	$0.84 / SF	Accessory Building + plan review if required	$0.25/ SF + $50.00	$100.00 minimum accessory building	$ 200.00			
Patio Cover - up to 225 SF	$ 75.00	Excludes: Electrical & Plumbing	$0.80 sq ft		$ 100.00	Accessory Building	$0.84 / SF	Accessory Building + plan review if required	$0.25/ SF + $50.00	$100.00 minimum accessory building	Fee schedule			
Patio Cover - over 225 SF	$ 125.00	Excludes: Electrical & Plumbing	$0.80 sq ft		$ 100.00	Accessory Building	$0.84 / SF	Accessory Building + plan review if required	$0.25/ SF + $50.00	$100.00 minimum accessory building	Fee schedule			
Swimming Pools - Above Ground	$ 50.00		$ 225.00		$ 100.00		$ 50.00		$ 200.00	Spa, Hot Tub or Fountain Permit	$ 175.00			
Swimming Pool - In Ground	$ 500.00		$ 225.00	Plan Review is 65% of permit fee	$ 500.00		$ 500.00		$ 300.00		$ 175.00	Existing pool alterations use fee scheudule	$ 50.00	New. Pool demolition permit
Roof	$ 75.00		$ 75.00		$ 175.00		N/A		$ 50.00		$ 100.00		No changes	
Foundation Repair	$ 50.00		N/A		$ 175.00		N/A		N/A		Fee schedule			
Drive Approach	$ 50.00		N/A	Must pull permit with Engineering	$ 25.00	+$10.00 inspection fee	N/A	Sidewalks / curb cut fees based on actual costs	N/A	Under Public Works - ROW Construction Permit	Fee schedule			
Parking, Paving, Flatwork	$ 50.00		N/A		$ 100.00		N/A	Sidewalks & approaches application $25.00	N/A		Fee schedule			
Fence - over 6 feet	$ 50.00		$ 75.00		$ 50.00	30" Minimum height	$ 50.00	None for replacement	$ 50.00		Fee schedule			
Key Lot Fence	$ 25.00		N/A		N/A		N/A		N/A		Fee schedule			
Demolition	$ 125.00		$110.00 residential / Fee table for commerical	Plan Review is 65% of permit fee (applies to residential)	$ 50.00		$ 50.00		$ 100.00		$ 100.00		$150.00 Comm. $125.00 Residential	
Business Permit	$ 25.00	Per calendar vear	$ 100.00	annual	N/A	Done through Certificate of Occupancy	N/A	Done through Certificate of Occupancy	N/A	Done through Certificate of Occupancy		Done	No change	
BUILD. Residential - Trade														
Lights On Permit	$ 50.00		N/A		N/A	Done through Certificate of Occupancy	N/A		N/A		N/A	Appliaction fo temporary power or CO	No changes	
Electrical Permit	$ 50.00		$ 75.00		$23.50 + itemized	Each item has different fee	$ 50.00		$ 75.00		$ 70.00			
Mechanical Permit	$ 50.00		$ 75.00		$27.50 + itemized		$ 50.00		$ 75.00		$ 70.00			
Irrigation Permit	$ 75.00		$ 75.00		$ 140.00		$ 50.00	$100 Commercial	N/A		$ 70.00			
Plumbing Permit	$ 50.00		$ 75.00		$27.50 + itemized		$ 50.00		$ 75.00		$ 70.00			
BUILD. Residential - Other Fees														
Duplicate Permit Packet	$ 15.00		N/A		N/A		$ 50.00		N/A		N/A		No changes	
Plan Revision / Re-submittal	$ 50.00	Per hour of addition plan review	$ 250.00	$100.00 each after first two submitals	N/A		$ 50.00	Per hour	$ 50.00	Per hour	$ 70.00	per hour - minimum 1 hour charge		
Working Without a Permit	Permit Fee x 2	For contractors	N/A		N/A		N/A		N/A		$ 200.00	Investigation fee for unapproved work		
Re-Inspection Fee - First Time	$ 50.00		$ 60.00	per hour or cost to City (whichever is greater)	$ 50.00		$ 50.00		$ 100.00	Applies to stop work orders	$ 70.00	per hour - minimum 1 hour charge		
Re-Inspection Fee - Second Time	$ 75.00		$ 60.00	per hour or cost to City (whichever is greater)	$ 50.00		$ 50.00		$ 200.00		$ 70.00	per hour - minimum 1 hour charge		
Re-Inspection Fee -Third or more	$ 100.00		$ 60.00	per hour or cost to City (whichever is greater)	$ 50.00		$ 50.00		$ 200.00		$ 70.00	per hour - minimum 1 hour charge		
After Hour Inspection Fee	$ 75.00	Per hour (2 hour minimum)	$ 60.00	per hour or cost to City (whichever is greater), $120 minimum	N/A		N/A		$ 50.00	per hour - 2 hour minimum	$ 75.00	per hour - minimum 1 hour charge		
BUILD. Non-Residential														
New Commercial / Industrial Building Addition Building Remodel Accessory Detached Carport Roof Foundation - new & repair Drive Approach Parking, Paving, Flatwork Fence & Retaining Wall	Valuation Fee Table + Plan Review Fee	Plan review fee is 65% of the permit fee	Valuation Fee Table + Plan Review Fee	Plan review fee is 65% of the permit fee	Valuation Fee Table + Plan Review Fee	Plan review fee is 65% of the permit fee	Valuation Fee Table + Plan Review Fee	Plan review fee is 65% of the permit fee	Valuation Fee Table	Plan review already included in fee	Valuation Fee Table + Plan Review Fee	Plan review fee is 65% of the permit fee	No changes	
BUILD. Misc. Non-Residential Permits														
Certificate of Occupancy	$ 100.00	See Fire Department Fees	$ 75.00		$ 75.00		$ 50.00		N/A		$ 100.00		No changes	
Temporary Certification of Occupancy	$ 50.00		$ 75.00		N/A		N/A		$ 250.00	per day - $3,000 refundable deposit	$ 70.00	Appliaction for temporary power		
Business Permit	$ 25.00	Per calendar year	N/A		N/A	Done through Certificate of Occupancy	N/A		N/A					
Grand Opening Permit	$ 25.00		$ 30.00		N/A		N/A		$ 30.00	Temporary Banner				
Demolition Permit	$ 100.00		Fee Table + Plan R Fee	$110.00 for residential	$ 50.00		$ 50.00		$ 100.00		$ 100.00	each buidling		

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
Sign Fee: (1-50 sq ft in area)	$ 50.00		$ 50.00		Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	$ 50.00	per sign	$ 100.00		$ 40.00	per sign, CEVMS type signs are $100		
Sign Fee: (51-100 sq ft in area)	$ 100.00		$ 100.00		Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	$ 50.00	per sign	$ 1.00	per sq ft	$ 40.00	per sign, CEVMS type signs are $100		
Sign Fee: (101-200 sq ft in area)	$ 150.00		$ 200.00		Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	$ 50.00	per sign	$ 1.00	per sq ft	$ 40.00	per sign, CEVMS type signs are $100		
Sign Fee: (201-300 sq ft in area)	$ 200.00		$ 300.00		Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	$ 50.00	per sign	$ 1.00	per sq ft	$ 40.00	per sign, CEVMS type signs are $100		
Sign Fee: (>300 sq ft in area)	$ 1.00	Per square foot	$ 1.00	per sq ft	Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	$ 50.00	per sign	$ 1.00	per sq ft	$ 40.00	per sign, CEVMS type signs are $100		
BUILD Non-Residential - Trade														
Lights On Permit	$ 50.00		N/A		N/A	Done through Certificate of Occupancy	N/A		N/A		N/A	temporary power pole - $25.0 or application for temporary power $$70.00	No changes	
Electrical Permit	Valuation Fee Table *	*Plan review fee is 65% of the permit fee	Fee Table + Plan R Fee*		Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	Fee Table		Valuation Fee Table *		Valuation Fee Table * + itemized	*Plan review fee is 65% of the permit fee		
Mechanical Permit	Valuation Fee Table *	*Plan review fee is 65% of the permit fee	Fee Table + Plan R Fee*		Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	Fee Table		Valuation Fee Table *		Valuation Fee Table * + itemized	*Plan review fee is 65% of the permit fee		
Irrigation Permit	Valuation Fee Table *	*Plan review fee is 65% of the permit fee	Fee Table + Plan R Fee*		Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	$ 100.00		Valuation Fee Table *		Valuation Fee Table * + itemized	*Plan review fee is 65% of the permit fee		
Plumbing Permit	Valuation Fee Table *	*Plan review fee is 65% of the permit fee	Fee Table + Plan R Fee*		Fee Table + Plan R Fee	Plan review fee is 65% of the permit fee	Fee Table		Valuation Fee Table *		Valuation Fee Table * + itemized	*Plan review fee is 65% of the permit fee		
* Fee will be assessed if plan review is required.														
BUILD. Non-Residential - Other Fees														
Plan Revision / Re-submittal	$ 50.00	Per hour of addition plan review	$ 250.00	$100.00 each after first two submitalls	N/A		$ 50.00	Per hour	$ 50.00	Per hour	$ 70.00	per hour, minimum one hour	No changes	
Working Without a Permit	Permit Fee x 2		N/A		N/A		N/A		N/A		$ 200.00	Investigation fee for unapproved work		
Re-Inspection Fee - First Time	$ 50.00		$ 60.00	per hour or cost to City (whichever is greater)	$ 50.00		$ 50.00		$ 100.00	Applies to stop work orders	$ 70.00	per hour - minimum 1 hour charge		
Re-Inspection Fee - Second Time	$ 75.00		$ 60.00	per hour or cost to City (whichever is greater)	$ 50.00		$ 50.00		$ 200.00		$ 70.00	per hour - minimum 1 hour charge		
Re-Inspection Fee -Third or more	$ 100.00		$ 60.00	per hour or cost to City (whichever is greater)	$ 50.00		$ 50.00		$ 200.00		$ 70.00	per hour - minimum 1 hour charge		
After Hour Inspection Fee	$ 75.00	Per hour (2 hour minimum)	$ 60.00	per hour or cost to City (whichever is greater), $120 minimum	N/A		N/A		$ 50.00	per hour - 2 hour minimum	$ 75.00	per hour - minimum 1 hour charge		
CODE ENFORCEMENT														
Nuisance Abatement Administrative Fee	$150.00	minimum or actual cost, whichever is greater	$150.00	(+) contractor costs	$ 250.00		N/A	Enforcement agency may recover all attorneys fees and other expenses associated	$200		$ 125.00		No change	
Rental Registration and Inspection														
Rental Registration/Renewal Fee	$ 75.00	per dwelling unit	N/A		N/A		N/A		N/A	Short term rentals not allowed	$ 150.00		$ 100.00	
Rental Registration/Renewal Delinquent Fee	$ 50.00	per dwelling unit	N/A		N/A		N/A		N/A		$ 150.00		$ 75.00	
Rental Re-inspection Fee	$ 50.00	per dwelling unit	N/A		N/A		N/A		N/A		$70 initial, 50 follow up,75 next ,100 all after			
Rental Reinstatement Inspection Fee	$ 100.00	per dwelling unit	N/A		N/A		N/A		N/A					
Rental Reinstatement Re-inspection Fee	$ 150.00	per dwelling unit	N/A		N/A		N/A		N/A					
ANIIMAL SERVICES														
City Registration and Tags 1yr tag	$ 10.00		$5-15	5 - spay/neutered, 15 unaltered $3 duplicate tags	$7.00	per animal	Free		No charge	Contract with City of Keller - Need vac. paperwork	$ 17.00		No changes	
City Registration and Tags 3yr tag	$ 30.00		N/A		N/A		$5.00		No charge		N/A			
Guard Dog License	$ 25.00		N/A		N/A		N/A		N/A		$ 25.00			
Dangerous Animal License	$ 100.00		N/A		N/A		$50.00	per animal	N/A		$ 350.00			
Wild Animal Registration	$ 100.00		$150		N/A		$20.00	per year	N/A					
Wild Animal Registration Renewal	$ 25.00		$150		N/A				N/A					
1st impound fee	$ 40.00		$35	(+) $8 per day	$30.00	per animal	$30.00	per animal	N/A		$ 17.00			
2nd impound fee	$ 60.00		$60	(+) $8 per day	$60.00	per animal	$50.00	per animal	N/A		$ 81.00			
3rd impound fee	$ 100.00		$85	(+) $8 per day	$100.00	per animal	$75.00	per animal	N/A		$ 100.00			
1st impound fee--Fail to Display Tags	$ 40.00		$110	4th+ offense (+) $8 per day	$15.00	per animal	N/A		N/A		$ 44.00		REMOVE	Standard impound fees remain
2nd impound fee-Fail to Display Tags	$ 60.00		N/A		$30.00	per animal	N/A		N/A		$ 81.00		REMOVE	
3rd impound fee-Fail to Display Tags	$ 100.00		N/A		$60.00	per animal	N/A		N/A		$ 100.00		REMOVE	
Impound fee/ boarding fee	$ 10.00	per day	N/A		$10.00	per animal	$10.00	per day	N/A		$ 12.00		$ 15.00	
Livestock 1st impound	$ 30.00		N/A	See Tarrant County	N/A		N/A		N/A	See Tarrant County	N/A		No changes	
Livestock 2nd impound	$ 50.00		N/A	See Tarrant County	N/A		N/A		N/A	See Tarrant County	N/A			
Livestock 3rd impound	$ 70.00		N/A	See Tarrant County	N/A		N/A		N/A	See Tarrant County	N/A			
Livestock boarding fee per day	$ 15.00		N/A	See Tarrant County	N/A		N/A		N/A	See Tarrant County	N/A			
Animal Quarantine-Resident	$ 100.00		$120		$30.00	per animal	$25.00	per day	N/A	Contract with City of Keller	$ 14.00		$ 130.00	
Owner Surrender (Pets over 7 months)	$ 50.00	-$10 if neutered/declawed; -$10 if has rabies vacc.	$15	With documentation	$30.00	per animal			N/A		$ 27.00		$ 75.00	
Owner Surrender (Pets under 7 months)	$ 50.00	-$10 if neutered/declawed; -$10 if has rabies vacc.	$30	No documentation	$30.00	per animal			N/A		$ 27.00		$ 75.00	
Euthanasia Request	$ 25.00		$40		N/A		$30.00	per animal - residents only	N/A				$ 35.00	
Adoption	$ 40.00		$75-100	Dog = $100, Cat = $75	$60.00	per animal			N/A	Partnered with Humane Society of NTX	$ 80.00		No change	
Live trap replacement fee	$ 75.00		N/A		$100.00	per animal	$30.00	per animal	N/A	Contract with City of Keller	$ 50.00		$ 100.00	
Micro chip	$ 20.00		N/A		$10.00	per animal	$25.00	per animal	N/A		$ 20.00		No changes	
Backyard Chicken Permit Fee	$ 20.00	per property, up to 6 chickens	N/A		N/A		N/A		N/A		$ 60.00			
Development Fees														
Zoning Change 0-10 Acres	$ 750.00		$ 205.00	per acre, if less than one flat $205	$300 (same app.) both commerical and residential	per application	$350.00 +10/acre		Zoning Request Only = $205 +10/Acre; Zoning Request With Associated Concept Plan/Site	Comp. Plan Amendment= $305/Request BOA Request= $305/Request Street Name Change=$105/Request	$ 500.00			

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
Zoning Change More than 10 Acres	$ 1,500.00		$ 205.00	per acre	$300 (same app.) both commerical and residential	per application	$350.00 +10/acre		Plan/Development Plan = $405 +20/Acre; Concept Plan Only = $$205+10/Acre; Site Plan Only = $305 +$10/Acre; Amendment to Zoning Ordinance =$305 /Request		$ 700.00		$200 per acre ($800 min.) + a renotice fee for the cost of repeated fees for the star-telegram when applicable	
Preliminary Plat	$500 + $5 per Acre		$100 + $25.00 per lot		$300 (same app.) both commerical and residential	per application	$300 + $20/lot (exceeding one lot) $250 per application for signle residential lot $300 + $20/acre for non-residential		Residential: $305 + $20/lot Non-Residential: $405 + 20/Acre		$300 plus $10.00 per lot		No changes	
Final Plat	$500 + $5 per Acre		$100 + $25.00 per lot	Site Plan: $205.00 +$205.00 per acre exceeding 1 acre	$300 (same app.) both commerical and residential	per application	**Minor Subdivision Plat:** $300 + $20/lot **(exceeding one lot)** **Residential-** $250 per application for single residential lot **Non-Residential-** $300 + $20/acre **Major Subdvision Plat:** $300 + $20/lot **(exceeding one lot)** **Residential:** $250 per application for single residential lot **Non-Residential:** $300 + $20/acre		Residential: $305 + $30/lot Non-Residential: $405 + 30/Acre	(PLat Showing 1 Lot= $255 Flate Fee; Plat Vacation=$205 Flat Fee; Plat Extension Processing Fee=$105 Flate Fee; Rush Plat Filing (Sooner than 10 BD)=$305 Flat Fee; Extra Plat Page FIling=$65 Flat Fee; Two-County Filing=$65 Flat Fee)	$300 plus $20.00 per lot			
Replat (P&Z and CC)	$500 + $10 per Acre		$100 + $25.00 per lot		$300 (same app.) both commerical and residential	per application	$400 + $20/lot; $350 per application for single lot				$300 plus $5.00 per lot			
Amended / Replat (Adminstratively)	$ 500.00		$100 + $25.00 per lot		$300 (same app.) both commerical and residential	per application	$300 + $20/lot (exceeding one lot) **Residential:** $250 per application for single lot **Non-Residential:** $300 + $20/acre		Residential: $305 + $20/lot Non-Residential: $405 + 20/Acre		$300.00 + $5.00/residential lot or commercial unit			
P&Z - Specific Use Permit	$ 750.00		$ 100.00		$300 per application		$350 + $10/acre		$305 Flat Fee; Residential Solar Energy System SUP=$55 Flat Fee		$600 general, $150 for childcare services in residential areas		$ 500.00	New: Civil plan review fee
PD Planned Development - Conceptual and Development Plan (each)	$1500 + $10 per Acre		$205.00 +$205.00 per acre exceeding 1 acre		$300 per application (rezone?)		$400 + $10/acre PD Amendment: $400 + $10/acre		Zoning Request With Associated Concept Plan/Site Plan/Development Plan = $405 +20/Acre;		$ 600.00		A renotice fee will be applicable towards any development that is in need of a repeated and corrected notice. One notice fee is included, anything after that would be the developer's responsibilty. Fee varies based off of the length and Star Telegram's pricing.	
Other Items Not Specified	$ 50.00		N/A		N/A		N/A		CDs $1 per CD DVDs $3 per DVD Copies 8½" x 11" and 8½" x 14" $0.10/page 11" x 17" $2/page *Each side that has recorded information is considered a page. First two pages are free. Zoning Administrator Opinion/Interpretation Letters $105 Each Zoning Verification Letter First letter within two (2) months of zoning approval FREE All subsequent letters $30 Each		N/A		No change	
Public Works Inspection Fee	4% of Cost of Construction (Civils)		4% or $250.00 minimum	cost of construction of public infastructure	Varies	Dependent on infastrucure type i.e. sidewalk, gutter, etc.	4% of Cost of Construction, plus $60.00/hour overtime (as necessary) (water/sewer, and streets/drainage 2 fees)		3% of Actial Const. Cost (ADmin Processing Fee of 2$ Actual Const. Cost)	Overtime=$50/hr. (min. 4 hrs. weekend/holiday)	4%		Add maintenace bond information here (100% cost of public improvements for 2 years after construction is complete)	
Floodplain Development Fee	$ 150.00		$ 50.00		Residential - $25.00 Commercial - $50.00		N/A		$ 155.00		None.		$500 + $5 per acre	New: Earthwork permit (grading)
Subdivision Variance Request	$ 200.00		$ 100.00		$ 300.00		$ 200.00		$ 305.00		$300.00	for variances of ordinances and codes		
Water Tap Fees* Dev./Owner Installed Tap Fees (Meter/Set Only)														
3/4" water tap, meter (electronically read)	$ 445.00		None		$ 400.00	$50.00 per meter interface unit (integrated register with a 6ft. Antenna) **Does not specify whether Developer or City Installed* but there is a $100.00 fee for residential subdivison developer fee per residence)	N/A	All outside city: cost determined on a case by case basis by director and PW based on actual costs and impact to the system; meter installs on opposite side of street from water main may include bore fees.??	1"= $1,400 2"=$2,000 4"=$1,700		$300 for 5/8" and 3/4"			
1" water tap, meter (electronically read)	$ 555.00		None		$ 500.00	$75.00 per meter interface unit (integrated register with a 6ft. Antenna)**Does not specify whether Developer or City Installed* but there is a $100.00 fee for residential subdivison developer fee per residence)	N/A				$ 350.00			

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
All water taps larger than 1"	Cost +15%		None		2 in. Non-Compound Meter = $600.00 2 in. Compound Meter = $1,200.00	$500.00 per meter interface unit (integrated register with a 6ft. Antenna) $800.00 per meter interface unit (integrated register with a 6ft. Antenna)**Does not specify whether Developer or City Installed* but there is a $100.00 fee for residential subdivison developer fee per residence)	N/A				2"=$700, 3"=$1,400, 4"=$1,950.00			
City Installed Tap Fees Inside City Limits Does not specifiy whether Developer or City Installed***														
3/4" water tap, meter (electronically read)	Cost +15%		N/A		$ 750.00	$50.00 per meter interface unit (integrated register with a 6ft. Antenna)	Short: $475 Long: $825	5/8- Short: $450 Long: $800 All outside city: cost determined on a case by case basis by director and PW based on actual costs and impact to the system; meter installs on opposite side of street from water main may include bore fees.	1"= $1,400 2"=$2,000 4"=$1,700		$ 500.00	5/8" and 3/4"	(Get rid of two sections, will be all just one) All new development will require their licensed plumber to install taps; for any exisiting single residential development it would be cost +15% (if owner is inquiring about more than 1 property they would need to contract a licensed plumber as well). Tap & Service up to future meter/clearout.	
1" water tap, meter (electronically read)	Cost +15%		N/A		$ 900.00	$75.00 per meter interface unit (integrated register with a 6ft. Antenna)	Short: $500 Long: $850	All outside city: cost determined on a case by case basis by director and PW based on actual costs and impact to the system; meter installs on opposite side of street from water main may include bore fees.			$ 565.00			
All water taps larger than 1"	Cost +15%		N/A		2 in. Non-Compound Meter = $1800.00	$500.00 per meter interface unit (integrated register with a 6ft. Antenna)	1.5"- Short: $900 Long: $1,275 2"- Short: $1,025 Long: $1,425 2" Compound"- Short: $2,325 Long: $2,725				2"=$965.00, 3" and 4" shall be installed by a utility contractor for the developer at the developer's cost			
					2 in. Compound Meter = $2,500.00	$800.00 per meter interface unit (integrated register with a 6ft. Antenna)								
Sewer Tap Fees* Developer/Owner Installed Tap Fees (Tie on Only)														
4" sewer tap	$ 225.00		N/A		$ 100.00	Sanitary Connection Fee	All outside city: cost determined on a case by case basis by director and PW based on actual costs and impact to the system; meter installs on opposite side of street from water main may include bore fees.??		1"= $1,400 2"=$2,000 4"=$1,700	Sewer particpation fee= $1,300/lot Inspection Fee=$75.00 The sewer tap fee is waived if there is no existing tap available. However, an $80 inspection fee will be applied.	4"=$75.00			
6" sewer tap	$ 350.00		N/A		$ 100.00	Sanitary Connection Fee				On another page it states sewer tap fee is= $1,700 (if from septic-sewer)	6"=$75.00			
4' dia manhole (up to 6' depth)			N/A		$ 100.00	Sanitary Connection Fee					8"=$75.00			
Cost per vertical foot of manhole depth over 6'			N/A		$ 100.00	Sanitary Connection Fee								
All sewer services larger than 6"			N/A		$ 100.00	Sanitary Connection Fee								
City Installed Tap Fees Inside City														
4" sewer tap	Cost +15%		None		$ 750.00	$50.00 per meter interface unit (integrated register with a 6ft. Antenna)	$ 350.00	(if contractor is required-costs are borne by applicant)	$ 1,700.00	1"= $1,400 2"=$2,000	4"= $305 6" and 8"=shall be installed by a utility contractor for the developer at the developer's cost			
6" sewer tap	Cost +15%				$ 900.00	$75.00 per meter interface unit	Larger than 4"; outside city-cost as determined on a case by case basis by director and pw based on actual costs and impact to the system							
4' dia manhole (up to 6' depth)	Cost +15%				2 in. Non-Compound Meter = $1800.00	$500.00 per meter interface unit (integrated register with a 6ft. Antenna)								
Cost per vertical foot of manhole depth over 6'	Cost +15%				2 in. Compound Meter = $2,500.00	$800.00 per meter interface unit (integrated register with a 6ft. Antenna)								
All sewer services larger than 6"	Cost +15%													
Municipal Drainage Utility System														
Single Family Residential	$ 5.00	per unit per month	$ 5.00	per unit per month, Seniors $4.50	$ 6.81	per unit per month	$ 7.00	per unit per month	$ 8.00	per unit per month	$ 11.00	per ERU, per month	$ 6.00	per unit per month
Multi-Family Residential	$ 5.00	per unit per month	$ 5.00	per unit per month, Seniors $4.50	$ 6.81	per unit per month	All multifamily & non-residential real property* Impervious Area X $7.00 Impervious Area = Number of Acres X ERU Property Type: Equivalent Residential Units (ERU): Commercial 10.79 Industrial 7.25 Institutional, Churches, Multi-Family 7.25 Parks & Open Space 0.18 * - City, County, School Districts, State and Federal governments are exempt		$ 8.00	per unit per month	$ 11.00	per ERU, per month	$ 6.00	per unit per moth
Commercial/Industrial	$ 3.31	per unit per month		Formula charges based on impervious area of the property	$ 0.00130	per square foot				formula charges based on impervious area of the property	Commercial: $106.74, Industrial: $94.88, School: $59.30, Churches: $77.09, Vacant Land: $0.00 (All amounts per acre)		$ 3.97	per unit per month
Water Impact Fees														
	Collected for Fort Worth		None		3/4= 1,166.54 1"=1,948.11 2"=6,217.64 4"=$19,446.14 6"=38,880.63 8"=62,211.34 10"=89,438.27				Dependent on Plat Filing Date (See Link for more Details https://www.cityofsouthlake.com/DocumentCenter/View/11416/Southlake-Impact-Fees?bidId=) Ranges from $500-$133,465.02 for water and from $1,000 to $79,390.08 for sewer.		Collected for Fort Worth		No change	
Waste Water Impact Fees														
	Collected for Fort Worth		None		3/4= 2,115.33 1"=3,532.61 2"=11,074.74 4"=35,262.63 6"=70,504.11 8"=112,810.81 10"=162,182.72		Called waiting for answer.		Dependent on Plat Filing Date (See Link for more Details https://www.cityofsouthlake.com/DocumentCenter/View/11416/Southlake-Impact-Fees?bidId=) Ranges from $500-$133,465.02 for water and from $1,000 to $79,390.08 for sewer.		Collected for Fort Worth		No change	
RECREATION & COMMUNITY SERVICES														

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
Recreation Center														
Saginaw Residents														
Daily Fee	$ 5.00	Non-membership, all ages			$ 5.00		$ 7.00		$7-10	$7 for 20 or more people	$ 6.00		No changes	
Adult Membership (ages 16-54)	$ 50.00	per year	N/A		$ 5.00	per year	$ 410.00	per year	$45/mo	$50 - non resident but work in Southlake	$ 55.00			
Youth Membership (ages 15 & under)	$ 40.00	per year	N/A		$ 5.00	per year	$ 241.00	per year	$36/mo	-	$ 25.00			
Senior Adult Membership (ages 55-64)	$ 10.00	per year	N/A		$ 5.00	per year	$ 280.00	per year	$36/mo	$41 - non resident but work in Southlake	$ 30.00			
Super Senior Adult Membership (65+)	FREE		N/A		$ 5.00	per year	$ 280.00	per year	$36/mo					
Family Membership (Family of Four):	$ 160.00	per year	N/A		N/A		$ 646.00	per year	$99/mo	$112 - non resident but work in Southlake	$ 140.00			
-Addn Family Member (Adult)	$ 40.00	per year	N/A		N/A		N/A		-	$89 child watch				
-Addn Family Member (Youth)	$ 30.00	per year	N/A		N/A		N/A		-	-	$ 20.00			
Non-Residents														
Daily Fee	$ 10.00	Non-membership, all ages	N/A		$ 5.00		$ 9.00		$$9-12	$7 for 20 or more people; 10% military discount - for residents also	$ 4.00			
Adult Membership (ages 16-54)	$ 160.00	per year	N/A		$ 50.00	per year	$ 522.00	per year	$56/mo		$ 125.00			
Youth Membership (ages 15 & under)	$ 90.00	per year	N/A		$ 50.00	per year	$ 264.00	per year	$45/mo		$ 60.00			
Senior Adult Membership (ages 55-64)	$ 50.00	per year	N/A		$ 50.00	per year	$ 359.00	per year	$45/mo		$ 65.00			
Super Senior Adult Membership (65+)	$ 30.00	per year	N/A		$ 50.00	per year	$ 359.00	per year	$45/mo		$ 65.00			
Family Membership (Family of Four):	$ 440.00	per year	N/A		N/A		$ 820.00	per year	$124/mo		$ 280.00			
-Addn Family Member (Adult)	$ 100.00	per year	N/A		N/A		N/A		N/A					
-Addn Family Member (Youth)	$ 65.00	per year	N/A		N/A		N/A		N/A		$ 20.00			
City of Saginaw Employees														
Daily Fee	$ 5.00		N/A		FREE		N/A		$7-10	$7 for 20 or more people	N/A			
Employee Membership	FREE		N/A		FREE		FREE		45/mo	$50 - non resident but work in Southlake	N/A			
									36/mo	-				
Family Members			N/A		FREE				36/mo	$41 - non resident but work in Southlake				
Adult (ages 16-54)	$ 50.00		N/A		FREE		FREE		36/mo		$ 20.00			
Youth (ages 15 & under)	$ 40.00		N/A		FREE		FREE		99/mo	$112 - non resident but work in Southlake	$ 10.00			
Senior Adult (ages 55-64)	$ 10.00		N/A		FREE		FREE		N/A	$89 child watch	$ 10.00			
Super Senior Adult (ages 65+)	FREE		N/A		FREE		FREE		N/A		N/A			
Family Membership (Family of Four):	$ 100.00		N/A		N/A		FREE		N/A		N/A			
-Addn Family Member (Adult)	$ 40.00		N/A		N/A		FREE		N/A		N/A			
-Addn Family Member (Youth)	$ 30.00		N/A		N/A		FREE		N/A		N/A			
Summer Kids Camp	$ 120.00				N/A		$ 170.00	per week			$ 100.00			
											$ 115.00	Non Resident		
Raquetball Court Usage Fees:			N/A						N/A					
-Adult (ages 16-54)	$ 3.00		N/A		N/A		N/A		N/A		N/A			
-Youth (ages 15&under)	$ 5.00		N/A		N/A		N/A		N/A		N/A			
-Senior Adult (ages 55-64)	$ 1.00		N/A		N/A		N/A		N/A		N/A			
Aquatic Center														
Saginaw Residents														
Adult Daily Fee (ages 16-54)	$ 5.00	per day	2		N/A		$ 8.00	per day	N/A	Included in Rec Fees	N/A		No changes	
Youth Daily Fee (ages 3-15)	$ 5.00	per day	$2/day		N/A		$ 7.00	per day	N/A		N/A			
Infant Daily Fee (ages 2 & under)	FREE		Free		N/A		Free		N/A		N/A			
Senior Adult Daily Fee (ages 55-64)	$ 3.00	per day	$2/day		N/A		$ 7.00	per day	N/A		N/A			
Super Senior Adult Daily Fee (65+)	FREE				N/A		$ 7.00	per day	N/A		N/A			
Adult Membership (ages 16-54)	$ 50.00	per year	N/A		N/A		$ 410.00	per year	N/A		N/A			
Youth Membership (ages 3-15)	$ 50.00	per year	N/A		N/A		$ 241.00	per year	N/A		N/A			
Infant Membership (ages 2 & under)	FREE		N/A		N/A				N/A		N/A			
Senior Adult Membership (ages 55-64)	$ 10.00	per year	N/A		N/A		$ 280.00	per year	N/A		N/A			
Super Senior Adult Membership (65+)	FREE		N/A		N/A		$ 280.00	per year	N/A		N/A			
Family Membership (Family of Four):	$ 175.00	per year	N/A		N/A		$ 820.00	per year	N/A		N/A			
-Addn Family Member	$ 30.00	per year	N/A		N/A		N/A		N/A		N/A			
Non-Residents					N/A									
Adult Daily Fee (ages 16-54)	$ 10.00	per day	$2/day		N/A		$ 10.00	per day	N/A	Included in Rec Fees	N/A		No changes	
Youth Daily Fee (ages 3-15)	$ 10.00	per day	$2/day		N/A		$ 9.00	per day	N/A		N/A			
Infant Daily Fee (ages 2 & under)	FREE		Free		N/A		FREE		N/A		N/A			
Senior Adult Daily Fee (ages 55-64)	$ 8.00	per day	$2/day		N/A		$ 9.00	per day	N/A		N/A			
Super Senior Adult Daily Fee (65+)	$ 8.00	per year			N/A		$ 9.00	per day	N/A		N/A			
Adult Membership (ages 16-54)	$ 110.00	per year	N/A		N/A		$ 522.00	per year	N/A		N/A			
Youth Membership (ages 3-15)	$ 110.00	per year	N/A		N/A		$ 264.00	per year	N/A		N/A			
Infant Membership (ages 2 & under)	FREE		N/A		N/A		FREE		N/A		N/A			
Senior Adult Membership (ages 55-64)	$ 50.00	per year	N/A		N/A		$ 359.00	per year	N/A		N/A			
Super Senior Adult Membership (65+)	$ 30.00		N/A		N/A		$ 359.00	per year	N/A		N/A			
Family Membership (Family of Four):	$ 375.00		N/A		N/A		N/A		N/A		N/A			
-Addn Family Member	$ 90.00		N/A		N/A		N/A		N/A		N/A			
Combined Recreation Center & Aquatic Center (Saginaw residents only)														
Youth Membership (ages 3-15)	$ 75.00	per year	N/A		N/A		Same as listed		N/A	Included in Rec Fees	N/A		No changes	
Adult Membership (ages 16-54)	$ 85.00	per year	N/A		N/A		Same as listed		N/A		N/A			
Senior Adult Membership (ages 55-64)	$ 25.00	per year	N/A		N/A		Same as listed		N/A		N/A			
Super Senior Adult Membership (65+)	FREE		N/A		N/A		Same as listed		N/A		N/A			
Family Membership (Family of Four)	$ 285.00	per year	N/A		N/A		Same as listed		N/A		N/A			
Addn Family Member (Adult)	$ 55.00	per year	N/A		N/A		Same as listed		N/A		N/A			
Addn Family Member (Youth)	$ 40.00	per year	N/A		N/A		Same as listed		N/A		N/A			
OUTDOOR FACILITIES														
Willow Creek Park														
Large Pavilion	$ 40.00	for 3 hrs reservation fee	$250	Lake Pavilion - $100 Deposit - $145 for 1/2 Pavilion	$10.00	per 2 hours (2 hour min, 4 hour max) - All Pavilions	$30.00	3 hours (All Pavilions	$25-35	$100 deposit for groups of 40 or more	$ 60.00		No changes	
(Non Resident)	$ 80.00	for 3 hrs reservation fee	$270	Lake Pavilion - $100 Deposit - $145 for 1/2 Pavilion	$10.00	per 2 hours (2 hour min, 4 hour max)	$40.00	3 hours	$30-45	$100 deposit for groups of 40 or more - Non Resident	$ 70.00			
Small Pavilion	$ 30.00	for 3 hrs reservation fee	$125	All other Pavilions - $100 Deposit	N/A		N/A		$15	$100 deposit for groups of 40 or more	$ 25.00			
(Non Resident)	$ 60.00	for 3 hrs reservation fee	$145		N/A		N/A		$20	$100 deposit for groups of 40 or more - Non Resident	$ 25.00			
Gazebo	$ 30.00	for 3 hrs reservation fee	N/A		N/A		N/A		N/A		N/A			
(Non Resident)	$ 60.00	for 3 hrs reservation fee			N/A		N/A							

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
North Pavilion	$ 30.00	for 3 hrs reservation fee	N/A		N/A		N/A		N/A		N/A		$ 40.00	
(Non Resident)	$ 60.00	for 3 hrs reservation fee	N/A		N/A		N/A		N/A		N/A		$ 80.00	
Softball Field	$ 15.00	per hour	$40/hr	Jan-Aug * *$350 per day for tournaments	$20.00	per 2 hours	$25.00	2 hours	$15/hr	$20/hr for nonresidents	N/A		No changes	
Softball Field Lights (Key Deposit)	$ 50.00	for light key deposit	N/A	N/A	$30.00		N/A		N/A	Does not include tournaments	N/A			
Softball Field Lights	$ 30.00	per hour for lights	$45/hr	Sept-Dec * *$350 per day for tournaments	$25.00	per 2 hours	$20.00	2 hours	$20/hr	$25/hr for nonresidents	N/A			
Saginaw Switchyard														
(South End of Willow Creek Park)											N/A		No changes	
2 Large Pavilions	$ 150.00	for 3 hrs reservation fee	$250	Lake Pavilion - $100 Deposit - $145 for 1/2 Pavilion	N/A		N/A		$35/hr	$200 Deposit 4 Hr minimum at Liberty Park	N/A			
(Non Resident)	$ 300.00	for 3 hrs reservation fee	$270	Lake Pavilion - $100 Deposit - $145 for 1/2 Pavilion	N/A		N/A		$45/hr	Non Resident	N/A			
Stage with Rental of Large Pavilions	$ 300.00	per 3 hours (in addition to Pavilions Rental)	$125	All other Pavilions - $100 Deposit	N/A		$1,000.00		N/A		N/A			
			$145											
Refundable Deposit for all Switchyard Rentals	$ 300.00	Deposit to be refunded if no damage to stage			N/A		$250.00		N/A		N/A			
(Non Resident)	$ 600.00				N/A		$250.00				N/A			
William Houston Park														
Pavilion	$ 40.00	for 3 hrs reservation fee	$125	$100 deposit	N/A		$30.00	3 hours - minimum 3 hours	$25-35	$100 deposit for groups of 40 or more	N/A		No changes	
(Non Resident)	$ 80.00	for 3 hrs reservation fee	$145	$100 deposit	N/A		$40.00		$30-45	$100 deposit for groups of 40 or more - Non Resident	N/A			
Highland Station Park														
Pavilion	$ 40.00	for 3 hrs reservation fee	$125	$100 deposit	N/A		$30.00	3 hours - minimum 3 hours	$15	$100 deposit for groups of 40 or more	N/A		No changes	
(Non Resident)	$ 80.00	for 3 hrs reservation fee	$145	$100 deposit	N/A		$40.00		$20	$100 deposit for groups of 40 or more - Non Resident				
Aquatic Center														
Deposit	$100.00	per rental	N/A		N/A		N/A		N/A		N/A		No changes	
Entire Facility Rental (2 hrs. Sat., 3 hrs.	$ 150.00	per hr for up to 100	$175	2 hour rental after hours	N/A		$400.00	first 2 hours	$250	Member - Pool exclusive use - 2hr minimum	N/A			
(Non Resident)	$ 225.00	per hr for up to 100		1-70 people	N/A		$550.00	first 2 hours	$312	Non-member - Pool exclusive use - 2hr	N/A			
*Larger than 100 people														
Daycare Reservation Fees	$ 4.00	per person	N/A		N/A		$2.00	2 hour max	N/A		N/A			
(Non Resident)	$ 8.00	per person	N/A		N/A		$2.00	2 hour max	N/A		N/A			
Blue Pavilion (during business hours)	$ 50.00	per 3 hrs	$50	Pavilion Rental 2 hours	N/A		same as listed		$120	Member - Outdoor Patio - 2hr minimum	N/A			
(Non Resident)	$ 100.00	per 3 hrs			N/A		same as listed		$150	Non-member Outdoor Patio - 2hr minimum	N/A			
	$ 100.00	Deposit per rental												
Green Pavilion (during business hours)	$ 40.00	per 3 hrs	$40	Cabana Rental 2 hours	N/A		same as listed		$40	Member - Outdoor Cabana - flat rate 2 hr	N/A			
(Non Resident)	$ 80.00	per 3 hrs			N/A		same as listed		$50	Non-member - Outdoor Cabana - flat rate 2 hr	N/A			
INDOOR FACILITIES **Recreation Center**														
Deposit	$ 100.00	Deposit per rental	N/A		N/A		$250.00		$100		N/A		$150 (Deposit Fee moved to - 1-6 hours $150- | -7 hours+ $250-)	
Attendant Fee	$ 15.00	per hour for Rental Attendant after business hrs only	N/A		N/A		N/A				N/A		No changes	
Attendant Fee	$ 25.00	per hour for Rental Attendant on holidays only	N/A		N/A		N/A		$144	Traditions Ballroom - 1 room	N/A			
Rec Center Rental - 1 Room	$ 60.00	per hour	$50/hr	M-R 8-5pm - Rates are for Old Bedford School: Galleries 1 & 2	$30.00	per hour	$130.00		$180		N/A			
Rec Center Rental - 1 Room (Non Resident)	$ 70.00	per hour	$75/hr	M-R 5-10pm - Rates are for Old Bedford School: Galleries 1 & 2	$30.00	per hour	$160.00		$216	Traditions Ballroom - 2 room	$ 50.00			
Rec Center Rental - 2 Rooms	$ 80.00	per hour	$100/hr	F-Sun 8am-10pm - Rates are for Old Bedford School: Galleries 1 & 2	$50.00	per hour (multi-purpose room) - 75 deposit	$240.00		$270		$ 60.00		$ 60.00	
Rec Center Rental - 2 Rooms (Non Resident	$ 90.00	per hour	$150/hr	F-Sat 9am-11pm - Rates are for Old Bedford School: Galleries 1 & 2	$50.00	per hour (multi-purpose room) - 75 deposit	$300.00		$288	Traditions Ballroom - All rooms	$ 40.00		No changes	
Rec Center Rental - 3 Rooms	$ 95.00	per hour	N/A		N/A		$330.00		$350		$ 50.00			
Rec Center Rental - 3 Rooms (Non Resident)	$ 105.00	per hour	N/A		N/A		$420.00				$ 50.00			
Rec Center Rental - 4 Rooms	$ 105.00	per hour	N/A		N/A		N/A		$240	After Hours Traditions Ballroom - 1 room	$ 60.00			
Rec Center Rental - 4 Rooms (Non Resident	$ 115.00	per hour	N/A		N/A		N/A		$300		$ 55.00			
Full Court Gym Rental	$ 100.00	per hour	N/A	M-R 8-5pm - Rates are for Old Bedford School: Entire Building	$75.00		$125.00	after hrs only	$350	After Hours Traditions Ballroom - 2 room	$ 65.00			
Full Court Gym Rental (Non Resident)	$ 110.00	per hour	$150/hr	M-R 5-10pm - Rates are for Old Bedford School: Entire Building	$75.00		$160.00	after hrs only	$450		$ 55.00			
Gym Stage Faciltiy Rental	$ 45.00	per hour	$200/hr	F-Sun 8am-10pm - Rates are for Old Bedford School: Entire Building	N/A		N/A		$480	After Hours Traditions Ballroom - All rooms	$ 65.00		$ 40.00	
Gym Stage Faciltiy Rental (Non Resident)	$ 55.00	per hour	$250/hr	F-Sat 9am-11pm - Rates are for Old Bedford School: Entire Building	N/A		N/A		$600		N/A		$ 60.00	

	SAGINAW FEE SCHEDULE		BEDFORD FEE SCHEDULE		HALTOM CITY FEE SCHEDULE		KELLER FEE SCHEDULE		SOUTHLAKE FEE SCHEDULE		WATAUGA FEE SCHEDULE		SUGGESTED FEE CHANGE	
Fee	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note	Price	Note
Community Center														
Deposit	$ 100.00	Refundable Deposit	N/A - See "Old Bedford School" Rates above		N/A		N/A		N/A - See "Traditions Ballroom" Rates above		N/A		No changes	
Attendant Fee	$ 15.00	per hour for Rental			N/A		N/A				N/A			
Attendant Fee	$ 25.00	per hour for Rental Attendant on holidays only			N/A		N/A				N/A			
CC - Facilty Rental Rate	$ 40.00	per hour			N/A		N/A				N/A			
CC - Facilty Rental Rate (Non Resident)	$ 85.00	per hour			N/A		N/A				N/A			
Senior Center														
Deposit	$ 100.00	Refundable Deposit	N/A		N/A		N/A		N/A		N/A		No changes	
Attendant Fee	$ 15.00	per hour for Rental	N/A		N/A		N/A		N/A		N/A			
Attendant Fee	$ 25.00	per hour for Rental Attendant on holidays only	N/A		N/A		N/A		N/A		N/A			
SC - Facilty Rental Rate	$ 50.00	per hour	N/A		N/A		N/A		N/A		N/A			
SC - Facilty Rental Rate (Non Resident)	$ 95.00	per hour	N/A		N/A		N/A		N/A		N/A			
Water & Sewer Utility Billing														
New Move In Payment in Advance	$ 100.00	Held until acct is closed, then applied to final bill	$ 90.00	average of the bill multiply by 2	$ 75.00	renters $150.00	$ 80.00		$ 75.00	1 inch commercial $250.00, 2 inch $500.00	$ 150.00	Renters 200.00		
New Move In Service Fee	$ 10.00		$ 10.00		$ -		$ 15.00		$ 15.00	both residential and commercial	$ 20.00	for both residential and commercial	$ 15.00	
Transfer Fee	$ 10.00		N/A		$ 20.00		$ 15.00		N/A		$ 20.00		$ 15.00	
Final Account Fee	$ 10.00		N/A		$ -		$ -		N/A		N/A		$ 15.00	
Returned Check Fee	$ 25.00		$ 30.00		$ 35.00		$ 20.00		$ 35.00		$ 30.00			
Past Due Account Penalty-Residential	$ 5.00		10% of outstanding balance		10% of outstanding balance		10% of outstanding balance		10% of outstanding balance		10% of outstanding balance		10% of outstanding balance	
Past Due Account Penalty-Commercial	10% of outstanding balance		10% of outstanding balance		10% of outstanding balance		10% of outstanding balance		10% of outstanding balance		10% of outstanding balance		Stay the same	
Past Due Account Cut Off Fee	$ 25.00		$ 30.00		$ 30.00		N/A		$ 45.00		$ 45.00			
Reconnection Fee After 5pm	$ 50.00		$ 30.00	50.00 after 5pm	$ 25.00		$ 25.00		$ 45.00		$ 50.00			
Cut Off Lock Fee	$ 25.00		$ 25.00		$ 30.00		$ 125.00		$ 200.00		$ 60.00			
Pulled Meter Fee	$ 25.00		N/A		$ 75.00		N/A		N/A					
Tampering Fee	$ 100.00	Plus Repair Costs, if applicable	N/A		$ 150.00	Under tampering/cut lock incident	$ 100.00		N/A		$ 100.00			
Meter Testing Accuracy Fee	$ 35.00	If test results show meter is accurate, fee is charged.	$ 15.00		$ 75.00		$ 50.00		$90.00 - $350.00	Depending on meter size	$ 60.00	Third party tests for accuracy	$ 75.00	
Fire Hydrant Meter Rental*							$ 1,500.00							
Standard Fire Hydrant Meter	$ 1,400.00	Deposit + water billed later	$ 2,025.00	Deposit	$ 2,100.00	Deposit	Replacement cost of meter	Deposit - specific to meter being used	$ 2,500.00	Deposit	$ 1,000.00	Deposit	$ 2,335.00	Cost of meter ($2,029) + 15%, rounded up to $5
													$ 150.00	New: Reading Violation Fee
TRASH														
Residential Trash & Recycle Rate	$ 12.95	plus tax, per month per residence	$ 9.70	For seniors	$ 12.08		$ 16.99	+ tax for regular customers and $15.59 for senior citizens	$ 17.06	+ $1.41 tax	$ 10.59	9.03 for seniors	No change	