

# City Council Agenda

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## SAGINAW CITY COUNCIL NOTICE OF SPECIAL MEETING

### Meeting and/or Executive Session Agenda

6:00 PM - Tuesday, September 22, 2020

Saginaw City Hall Council Chambers

333 West McLeroy Blvd.

In accordance with Section 551.042 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**
- (2) Audience Participation--On the Video Screen**
- (3)** Presentation by Provident Realty Advisors, Inc. regarding the proposed Western Center Public Improvement District and development of property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas
- (4)** Presentation by P3Works, LLC, regarding the procedure, establishment, financing and ongoing administration of a Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code
- (5)** Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas, accepting a petition to create the Western Center Public Improvement District on property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas; calling for a public hearing to consider the feasibility and advisability of establishing the District;

authorizing and directing the publication and mailing of notices of the public hearing (Resolution No. 2020-24)

- (6) Consideration and Action regarding a Deposit and Reimbursement Agreement by and between the City of Saginaw and Provident Realty Advisors, Inc., providing for the funding of certain City anticipated and incurred professional services associated with all matters related to the contemplated Western Center Public Improvement District on property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas; and authorizing the Mayor to execute the same
- (7) Consideration and Action regarding an Agreement for Public Improvement District Administration Services by and between the City of Saginaw and P3Works, LLC, to provide Public Improvement District administration services to the City, including but not limited to the provision of specialized services related to the revision and updating of the Service and Assessment Plan, bond issuance, and the administration of a Public Improvement District; and authorizing the Mayor to execute the same
- (8) **Executive Session--The City Council may take action on any Executive Session item posted.**

551.071. Texas Government Code.

Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- (a) Any Posted Item

551.087 Texas Government Code.

Deliberation regarding Economic Development Negotiations. The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including:

- (a) Possible incentive promoting the development of property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD

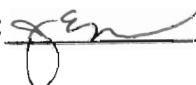
SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas

(9) Adjournment--Todd Flippo, Mayor

**Posted:**

Date: 9-18-2020

Time: 11:40 am

By: 

**Removed:**

Date: 9-24-2020

Time: 12:45 pm

By: 

**CITY OF SAGINAW  
MINUTES OF SPECIAL CALLED  
CITY COUNCIL MEETING  
HELD AT THE SAGINAW CITY HALL  
333 WEST MCLEROY BLVD.  
SEPTEMBER 22, 2020**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Patrick Farr
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Lee Howell
Police Lieutenant	Jose Murillo

Absent from the meeting:

City Engineer	Andrew Simonsen, P.E.
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Dir. of Community & Eco.Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie

Visitors at the meeting:

Dorothy Parks	Stuart Fink
Kyle Sikorski	Ryan Jordan

(1) Call to Order

Mayor Flippo called the meeting to order at 6:00 p.m. with a quorum present.

(2) Audience Participation

This item was covered on the video screen.

*Note: The Council agreed to switch the agenda order and move Item 4 up prior to Item 3.*

- (4) Presentation by P3Works, LLC, regarding the procedure, establishment, financing and ongoing Administration of a Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code

Kyle Sikorski of P3Works, LLC gave a presentation explaining procedures, establishment, financing, and ongoing administration of a Public Improvement District.

- (3) Presentation by Provident Realty Advisors, Inc. regarding the proposed Western Center Public Improvement District and development of property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas

Stuart Fink of Provident Realty Advisors, Inc. addressed the Council. He gave a presentation including examples of what the retail and multi family portions of the development could resemble. There was discussion regarding the development, retail and commercial uses, and a development agreement.

- (4) Presentation by P3Works, LLC, regarding the procedure, establishment, financing and ongoing Administration of a Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code

*This item was discussed prior to Item 3.*

- (5) Consideration and Action regarding Resolution of the City Council of the City of Saginaw, Texas, accepting a petition to create the Western Center Public Improvement District on property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Texas; calling for a public hearing to consider the feasibility and advisability of establishing the District; authorizing and directing the publication and mailing of notices of the public hearing (Resolution No. 2020-24)

Motion was made by Councilmember Farr with a second by Councilmember Beasley to accept the petition to create the Western Center Public Improvement District on property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Texas; calling for a public hearing to consider the feasibility and advisability of establishing the District; authorizing and directing the publication and mailing of notices of the public hearing (Resolution No. 2020-24). Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (6) Consideration and Action regarding a Deposit and Reimbursement Agreement by and between the City of Saginaw and Provident Realty Advisors, Inc., providing for the funding of certain City anticipated and incurred professional services associated with all matters related to the contemplated Western Center Public Improvement District on property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas; and authorizing the Mayor to execute the same

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve the Deposit and Reimbursement Agreement with Provident Realty Advisors, Inc. as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (7) Consideration and Action regarding an Agreement for Public Improvement District Administration Services by and between the City of Saginaw and P3Works, LLC, to provide Public Improvement District administration services to the City, including but not limited to the provision of specialized services related to the revision and updating of the Service and Assessment Plan, bond issuance, and the administration of a Public Improvement District; and authorizing the Mayor to execute the same

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve the Agreement for Public Improvement District Administration Services with P3Works, LLC as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (8) Executive Session

1 § 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

1 § 551.087. Texas Government Code. Deliberation regarding Economic Development Negotiations. The City Council may convene in executive session to discuss or deliberate regarding commercial or Financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including:

- a. Possible incentive promoting the development of property consisting of approximately 78.724 acres and described as a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas

Mayor Flippo declared the meeting recessed into Executive Session at 7:40 p.m.

Mayor Flippo declared the meeting back in Regular Session at 8:08 p.m.

(9) Adjournment

Motion was made by Councilmember Farr with a second by Councilmember Copeland to adjourn the meeting. Motion carried unanimously. 7-0-0-0

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


Against: None

Abstain: None

Absent: None

Mayor Flippo declared the Special Called City Council Meeting of September 22, 2020 adjourned at 8:08 p.m.

ATTEST:

  
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City Secretary Janice England

APPROVED:

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

