

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

Meeting and/or Executive Session Agenda

6:00 PM - Tuesday, November 17, 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

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 Dennis Hudson, Saginaw Park Baptist Church

(3) Audience Participation--On the Video Screen

(4) Consent Agenda--All items listed with lower case letters are part of the Consent Agenda. Public hearing and review are held collectively unless opposition is presented, in which case the contested item will be heard separately.

- (a)** Action regarding Minutes, November 3, 2020--Janice England, City Secretary
- (b)** Action regarding Cancellation of December 15, 2020 City Council Meeting--Todd Flippo, Mayor
- (c)** Action regarding Acceptance of a Quitclaim Deed from Sabine Valley

Industries, Inc. for E. Cement Creek Drainage Improvements--Rick Trice, P.E., Director of Public Works

- (d) Action regarding setting date for Public Hearing for Update to Land Use Assumptions, Capital Improvements Plan, and Water Impact Fees--Rick Trice, P.E., Director of Public Works
 - (e) Action regarding Acquisition of a Permanent Drainage Easement at 400 Opal Street--Rick Trice, P.E., Director of Public Works
 - (f) Action regarding Acquisition of a Permanent Drainage Easement at 304 Opal Street--Rick Trice, P.E., Director of Public Works
 - (g) Action regarding Building Improvement Grant Agreement with Sunshine Playhouse (808 Longhorn Rd.)--Keith Rinehart, Director of Community & Economic Development
 - (h) Action regarding Building Improvement Grant Agreement with El Pasito LLC., (124 West McLeroy Blvd.)--Keith Rinehart, Director of Community & Economic Development
 - (i) Action regarding Agreement with SpyGlass Group, LLC for an Audit of current Telecommunications Service Accounts--Kim Quin, Finance Director
 - (j) Action regarding Interlocal Agreement with Tarrant County for Construction and Expansion of the Parking Lot at the north end of Willow Creek Park, serving Willow Creek Station Park (the Dream Play Area) as well as the Reconstruction and Asphalt Overlay of the Existing Parking Lot--Rick Trice, P.E., Director of Public Works
- (5) Presentation of "THE ESSENTIALS: THE FRONT LINE HEROES OF SAGINAW" BOOK--Malinda Julien, Julien & Lambert Photography
- (6) Presentation by Mural Artist--Adam Davenport
- (7) Farmer's Market at Saginaw SwitchYard Update--Trey Harper
- (8) Consideration and Action regarding a Management Agreement Renewal with Community Link Mission, Inc. for the Operation and Promotion of a Farmer's Market at Saginaw SwitchYard--Keith Rinehart, Director of Community & Economic Development
- (9) Consideration and Action regarding a Development Agreement with Beltmill Saginaw, LLC, governing development criteria for property consisting of approximately 116 acres out of Abstract 1497, Tracts 3A, 3D and 3G3, Benjamin Thomas Survey, located north of Bailey-Boswell Road, east of Business 287 and west of Wagley Robertson Road--Gabe Reaume, City

Manager

- (10) PUBLIC HEARING - Consideration and Action regarding a Request for a Conceptual Development Plan associated with an application for Planned Development Zoning with Community Commercial and Single Family and Multifamily uses for land described as 116 Acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3, Benjamin Thomas Survey, located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road Planned Development – Beltmill (Ordinance No. 2020-24)--Rick Trice, P.E., Director of Public Works
- (11) PUBLIC HEARING - Consideration and Action Regarding Approval of Subdivision Ordinance Amendment for Article 9 Construction Standard Details (Ordinance No. 2020-25)--Rick Trice, P.E., Director of Public Works
- (12) PUBLIC HEARING - Consideration and Action Regarding a Request by Community Link Mission to Rezone Lot 6, Block 6, Town of Saginaw Addition (320 S. Belmont St.) from Single Family (SF-4) to Neighborhood Commercial (NC) (Ordinance No. 2020-26)--Rick Trice, P.E., Director of Public Works
- (13) Consideration and Action Regarding Approval of a Preliminary Plat for Lot 1, Block A, Senior Living at Saginaw Addition, Abstract 1849, A.F. Albright Survey--Rick Trice, P.E., Director of Public Works
- (14) Consideration and Action regarding Ordinance No. 2020-27, Adding Section 6-42, "Bees" to Chapter 6 "Animals" of the Saginaw City Code, Providing Regulations Applicable to the Keeping of Bees within the City--Gabe Reaume, City Manager
- (15) Discussion of Future Facility and Bond Project Planning--Gabe Reaume, City Manager and Dolph Johnson, Asst. City Manager
- (16) Discussion of Senior Citizen Programs--Gabe Reaume, City Manager
- (17) **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

(18) Adjournment--Todd Flippo, Mayor

Posted:
Date: 11-13-2020
Time: 10:45 am
By: [Signature]

Removed:
Date: 11-18-2020
Time: 10:21 am
By: [Signature]

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND PUBLIC HEARING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
NOVEMBER 17, 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 Engineer	Andrew Simonsen, P.E.
City Engineer	Dana Shumard, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Lee Howell
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Director of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Police Officer	Chelce Kidwell

Absent from the meeting:

None

Visitors at the meeting:

Travis Albritton	Doug Powell
Lara Gay	Hannah Walker
Karen Fuller	Trey Harper
Kelly Stewart	Dennis Hudson
Jon Julien	Malinda Julien
Jim Makens	Lisa Pixley
Adam Davenport	

(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 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, November 3, 2020

b. Action regarding Cancellation of December 15, 2020 City Council Meeting

Summary: The cancellation of the December 15th City Council Meeting was briefly mentioned at the November 3rd City Council Meeting. The consensus of the Council was to cancel the December 15th City Council Meeting unless an emergency item comes up.

c. Action regarding Acceptance of a Quitclaim Deed from Sabine Valley Industries, Inc. for E. Cement Creek Drainage Improvements

Summary: The City's Capital Improvement Program includes drainage improvements for E. Cement Creek. The project is under design by Kimley-Horn and Associates, Inc. and is nearing design completion. During property research, surveyors discovered a remainder of property, owned by Sabine Valley Industries, Inc. (Sabine Valley), within the existing drainage channel of E. Cement Creek. Sabine Valley has provided a Quitclaim Deed conveying its interest in the property less the mineral interests. There will be no financial impact.

d. Action regarding setting date for Public Hearing for Update to Land Use Assumptions, Capital Improvements Plan, and Water Impact Fees

Summary: As part of the impact fee adoption process, a public hearing is required. The date of the public hearing must be advertised thirty (30) days in advance of the public hearing. The anticipated date for the public hearing and impact fee adoption is January 5, 2021.

e. Action regarding Acquisition of a Permanent Drainage Easement at 400 Opal Street

Summary: The City's Capital Improvement Program includes drainage improvements for E. Cement Creek. The project is under design by Kimley-Horn and Associates, Inc. and is nearing design completion. The design requires that the City obtain three Permanent Drainage and Utility Easements for properties along Opal Street. On July 7, 2020 City Council authorized an agreement with Tom Kaiser, MAI, a Real Estate Appraiser, to perform appraisals for the three easements to determine the value of the taking. One of the easements is on Lot 10, Block 1, Rancho North Addition (400 Opal Street) owned by Jeffery and Lisa Crago. Mr. Kaiser determined that the value of the taking with damages for the Crago's property is \$4,600. Staff met with Mr. Crago to review the offer. After negotiations with Mr. Crago, a final offer of \$5,500 was made. Staff recommends this offer be accepted to avoid additional costs with negotiations and the potential for condemnation. Funding is available in the Drainage Fund, Account 14-7000-00, Capital Outlay/Special Request.

f. Action regarding Acquisition of a Permanent Drainage Easement at 304 Opal Street

Summary: The City's Capital Improvement Program includes drainage improvements for E. Cement Creek. The project is under design by Kimley-Horn and Associates, Inc. and is nearing design completion. The design requires that the City obtain three Permanent Drainage and Utility Easements for properties along Opal Street. On July 7, 2020 City Council authorized an agreement with Tom Kaiser, MAI, a Real Estate Appraiser, to perform appraisals for the three easements to determine the value of the taking. One of the easements is on Lot 8, Block 1, Rancho North Addition (304 Opal Street) owned

by Lori Hernandez and Christopher Lugo. Mr. Kaiser determined that the value of the taking with damages for Ms. Hernandez and Mr. Lugo's property is \$2,700. Staff met with Ms. Hernandez and Mr. Lugo to review the offer which they accepted. Funding is available in the Drainage Fund, Account 14-7000-00, Capital Outlay/Special Request.

g. Action regarding Building Improvement Grant Agreement with Sunshine Playhouse (808 Longhorn Rd.)

Summary: On Tuesday, November 3, 2020, the City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during October 2020 by Sunshine Playhouse regarding their property located at 808 Longhorn Road. The City Council determined in that session to award an amount not-to-exceed \$5,000 in reimbursable, and matching, dollars for the anticipated improvements as proposed on their application. The proposed agreement is the realization of that intent. Funding is available in Account 01-6142-13, Building Improvement Grants.

h. Action regarding Building Improvement Grant Agreement with El Pasito LLC (124 W. McLeroy Blvd.)

Summary: On Tuesday, November 3, 2020, the City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during October 2020 by El Pasito LLC regarding their property located at 124 W. McLeroy Blvd. The City Council determined in that session to award an amount not-to-exceed \$5,000 in reimbursable, and matching, dollars for the anticipated improvements as proposed on their application. The proposed agreement is the realization of that intent. Funding is available in Account 01-6142-13, Building Improvement Grants.

i. Action regarding Agreement with SpyGlass Group, LLC for an Audit of current Telecommunications Service Accounts

Summary: The proposed agreement authorizes SpyGlass to review current telecommunication agreements the City has with different providers to identify cost recoveries, service elimination savings, and cost reduction savings. SpyGlass will make recommendations to City Staff and coordinate any changes to current agreements authorized by Staff. SpyGlass will not be compensated unless SpyGlass finds a refund due to the City or the City makes changes to telecommunication agreements as a result of the audit. The City is under no obligation to implement any of the audit recommendations. The financial impact will be determined by the action taken by the City after reviewing the audit.

j. Action regarding Interlocal Agreement with Tarrant County for Construction and Expansion of the Parking Lot at the north end of Willow Creek Park, serving Willow Creek Station Park (the Dream Play Area) as well as the Reconstruction and Asphalt Overlay of the Existing Parking Lot

Summary: The proposed interlocal agreement with Tarrant County includes the expansion of the parking lot at the north end of Willow Creek Park as well as the reconstruction and asphalt overlay of the existing parking lot. As in previous agreements, Tarrant County will furnish the labor and equipment. The responsibilities of both Tarrant County and the City are specified in the proposed Agreement. The proposed agreement has been approved by Tarrant County. Funds to cover this project are available in the 2020-2021 Street Maintenance Fund Budget.

Mayor Flippo stated that Item 4h will be removed from the Consent Agenda for separate consideration and action.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve the consent agenda as presented. 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

The Council then considered Item 4h (Action regarding Building Improvement Grant Agreement with El Pasito LLC). Councilmember Farr stated that he would be abstaining on this item due to the location of the request being near property that he owns.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Item 4h as presented. Motion carried. 6-0-1-0

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

Against: None

Abstain: Councilmember Farr

Absent: None

(5) Presentation of "THE ESSENTIALS: THE FRONT LINE HEROES OF SAGINAW" BOOK

Mrs. Malinda Julien of Julien & Lambert Photography briefly explained the recently completed book titled "THE ESSENTIALS: THE FRONT LINE HEROES OF SAGINAW". She expressed her appreciation to everyone that participated. She explained that she felt it was important to recognize the front line workers from various businesses and groups in Saginaw. She added that a copy of the book was given to the John Ed Keeter Public Library during a book signing event earlier today.

(6) Presentation by Mural Artist

Mr. Adam Davenport addressed the Council. He has painted two murals in Saginaw and is in the process of completing a third mural. He presented a proposal for painting a 16,200 sq.ft.(180' tall x 90' wide) mural on the end of the grain silo owned by Attebury. The total cost would be \$400,000. The consensus of the Council was to proceed with getting more information regarding the proposed mural, location, and funding for future consideration.

(7) Farmer's Market at Saginaw SwitchYard Update

Mr. Trey Harper, Director of Development at Community Link Mission, addressed the Council. He expressed his appreciation for the partnership with the City in regards to the Farmer's Market. He gave a brief update on the success of the Farmer's Market. He introduced Ms. Hannah Walker, Farmer's Market Coordinator. They gave a video presentation of the market and participating vendors. Plans for 2021 were discussed as well as ways to include more vendors. There was some concern expressed about Saginaw residents not being allowed to become vendors.

Mr. Harper explained a rubric that gives preference to Saginaw residents is used as part of the vendor application process.

Mayor Flippo declared the meeting recessed into Executive Session at 6:40 p.m.

Mayor Flippo declared the meeting back in Regular Session at 6:49 p.m.

- (8) Consideration and Action regarding a Management Agreement Renewal with Community Link Mission, Inc. for the Operation and Promotion of a Farmer's Market at Saginaw SwitchYard

Councilmember Farr suggested that the rubric used for vendor selection become an attachment to the agreement for the operation of the Farmer's Market.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Farr to table this item. Motion carried. 6-1-0-0

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

Against: Councilmember Copeland

Abstain: None

Absent: None

- (9) Consideration and Action regarding a Development Agreement with Beltmill Saginaw, LLC, governing development criteria for property consisting of approximately 116 acres out of Abstract 1497, Tracts 3A, 3D and 3G3, Benjamin Thomas Survey, located north of Bailey-Boswell Road, east of Business 287 and west of Wagley Robertson Road

Motion was made by Councilmember Farr with a second by Councilmember Beasley to approve the Development Agreement with Beltmill Saginaw, LLC with the following modifications: under Exhibit B-Architectural Standards, Commercial Architectural Standards strike composite wood panels from the list of secondary building materials; under Residential Architectural Standards, Urban Residential Architectural Standards add 100% of the front facing elevation shall be masonry; the remaining elevations will be 75%; then add the same list as found in Item B under Commercial Architectural Standards, Urban Residential Architectural Standards striking composite wood panels as well. 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

- (10) PUBLIC HEARING - Consideration and Action regarding Request for a Conceptual Development Plan Associated with an application for Planned Development Zoning with Community Commercial and Single Family and Multifamily uses for land described as 116 Acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3, Benjamin Thomas Survey, located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road Planned Development-Beltmill (Ordinance No. 2020-24)

Mayor Flippo declared the public hearing for this item opened at 7:18 p.m. He called for public input. There was none. He declared the public hearing closed at 7:37 p.m.

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve Ordinance No. 2020-24 as presented. 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

(11) PUBLIC HEARING – Consideration and Action regarding Approval of Subdivision Ordinance Amendment for Article 9 Construction Standard Details (Ordinance No. 2020-25)

Mayor Flippo declared the public hearing for this item opened at 7:38 p.m. He called for public input. There was none. Mayor Flippo declared the public hearing closed at 7:41 p.m.

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve Ordinance No. 2020-25 as presented. 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

(12) PUBLIC HEARING – Consideration and Action regarding a Request by Community Link Mission to Rezone Lot 6, Block 6, Town of Saginaw Addition (320 S. Belmont St.) from Single Family (SF-4) to Neighborhood Commercial (NC) (Ordinance No. 2020-26)

Mayor Flippo declared the public hearing for this item opened at 7:42 p.m. He called for public input. There was none. Mayor Flippo declared the public hearing closed at 7:43 p.m.

Motion was made by Councilmember Farr with a second by Councilmember Tucker to approve Ordinance No. 2020-26 as presented. 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

- (13) Consideration and Action regarding Approval of a Preliminary Plat for Lot 1, Block A, Senior Living at Saginaw Addition, Abstract 1849, A.F. Albright Survey

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve the preliminary plat 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

- (14) Consideration and Action regarding Ordinance No. 2020-27, Adding Section 6-41, "Bees" to Chapter 6 "Animals" of the Saginaw City Code, Providing Regulations Applicable to the Keeping of Bees within the City

Councilmember Bighorse expressed concern regarding the fifty feet requirement from any inhabited dwelling for hives, and the number of hives permitted on .25 acre property.

Motion was made by Councilmember Bighorse with a second by Mayor Pro-Tem Junkersfeld to table Ordinance No. 2020-27. 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

- (15) Discussion of Future Facility and Bond Project Planning

Finance

A potential bond election in May 2021 was discussed as well as potential projects and facilities that could be included on the ballot. Various options and dollar amounts were discussed. The Council concurred to continue the discussion at the next Council Meeting.

- (16) Discussion of Senior Citizen Programs

Due to recent surges in the number of COVID-19 cases and the vulnerability of senior citizens, the programs offered to seniors were discussed. Following considerable discussion, the consensus of the Council was to suspend all organized senior programs for the time being.

- (17) Executive Session

Finance

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

(18) Adjournment

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

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

Against: None

Abstain: None

Absent: None


Mayor Flippo declared the City Council Meeting of November 17, 2020 adjourned at 9:21 p.m.

ATTEST:

APPROVED:



City Secretary Janice England



Mayor Todd Flippo

