

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND PUBLIC HEARING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
OCTOBER 19, 2021**

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	Andrew Simonsen, P.E
City Engineer	Abra Nusser, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Asst. Police Chief	Russell Ragsdale
Fire Chief	Doug Spears
Emergency Mgmt. Coord.	Joseph Laster
Director of Public Works	Rick Trice, P.E.
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Police Officer	Eddie Spears

Absent from the meeting:

None

Visitors at the meeting:

Brack St. Clair	Kyle Neumann
Louie Wills	Mike O'Conner
Brent Wooten	Patrick Farr
Michelle Rawls	Henry Cohanin
Graham Maxey	Doug Johnson
Ayoub Kahondogoro	Cary Everitt

(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, September 21, 2021

b. Action regarding Amendment to Interlocal Agreement with Tarrant County for the Bailey Boswell Overpass Construction

Summary: This amendment to the interlocal agreement with Tarrant County will allow the City to include the construction of the traffic signal and pedestrian crossing at Knowles Dr. and W. Bailey Boswell Rd. as an eligible expense for reimbursement from Tarrant County. The signal was not part of the original project and approval of this amendment will make it eligible for matching funds from the \$6.5 million already allocated by Tarrant County. The signal construction contract was approved by the City Council on August 3, 2021 for the amount of \$334,311. The amount eligible for reimbursement by Tarrant County would be \$167,155.50.

c. Action regarding Recommendation for Purchase of Seasonal Christmas Lights and Features for Citywide Decorations

Summary: Each year the Keep Saginaw Beautiful Committee (KSB) decorates the municipal buildings with lights as well as wreaths and trees. A few years ago, KSB collaborated with the Advisory Recreation and Parks Board to purchase Christmas Light Displays to be displayed in City Parks. Last year, KSB did not purchase additional lights due to the Pandemic. This year KSB has collaborated with the Advisory Recreation and Parks Board to purchase Christmas Light displays. The two have agreed to split the cost with financial impact being up to \$30,000 for each. The Advisory Recreation and Parks Board received City Council approval recently for their portion. This item is for approval of the portion to be paid by KSB through the voluntary beautification donations on resident's water bills.

d. Action regarding Aquatic Center Repairs

Summary: Due to the winter storm in February 2021, the Aquatic Center sustained significant damage. During the summer of 2020 the facility was not opened due to the COVID-19 Pandemic. The facility was not opened in 2021 due to contractors and parts not being available. Because of the exposure to the extreme elements, the age of the Aquatic Center, and being closed for the past two years, it is in need of renovation. The proposed contract is with DCC, Inc. for repairs and renovations with the feature renovations and the beach entry prior to, and in conjunction with the previously approved replaster and pump room repairs (approved at the July 6, 2021 City Council Meeting). DCC, Inc. specializes in commercial/municipal indoor and outdoor aquatic facilities. The pool surface will be prepped for plaster while the features are being renovated. However, shooting the plaster will be the last step before filling the pool and cleaning up. The plumbing repairs in the pump room will be completed when the pool is drained. Once the pool has been refilled, the equipment can be tested and they can determine if there is any additional damage in the equipment room. The months of October and November is the optimum time to complete the repairs and allow the opportunity to address any issues that may arise. Bids are not required due to DCC, Inc. being part of the Texas Purchasing Cooperative, BuyBoard (Contract 613-20). The financial impact is \$99,590.

e. Action regarding Execution of an Advance Funding Agreement with the Texas Department of Transportation for Turn Lanes near the FM-156 and Bailey Boswell Road Intersection (Resolution No. 2021-24)

Summary: On February 2, 2021, the City Council authorized an Escrow Agreement with UCD Saginaw L.P. for median opening and turn lanes to serve UCD Saginaw Addition, Lots 1-2, Block A on the southwest corner of FM156 and Bailey Boswell Road. The agreement allowed the developer to escrow cash with the City for the construction of a median opening and turn lanes in

FM156 currently under construction by the Texas Department of Transportation (TXDOT). The funds would be used by the City to enter into an Advance Funding Agreement with TXDOT to allow TXDOT to perform the work. The estimated cost of the improvements used for escrow was \$92,692.67 and was subject to escalation if the actual cost identified by TXDOT was greater. The City has received the Advance Funding Agreement which includes an updated cost of \$154,295.49. The developer has funded the additional cost of \$61,602.82. The expenditure of \$154,295.49 will come from escrowed funds from the Escrow Agreement with UCD Saginaw L.P. Resolution No. 2021-24 addresses the authorization of the execution of the Advance Funding Agreement for Voluntary Local Government Contributions to Transportation Improvement Projects with no required Match On-System.

f. Action regarding Authorization of Amendment #1 to an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. (KHA) for Design of the Northwest Booster Pump Station

Summary: On January 5, 2021 the City Council authorized an IPO with KHA for the design of the Northwest Booster Pump Station to be located at the Park Center elevated storage tank. The pump station is necessary to bring water pressure in the northwest area of the City to acceptable levels for domestic water supply. During fire protection discussions with Beltnell concerning required flow rate and pressure necessary to serve multi-storied structures, City staff and KHA determined that it was prudent to increase the pump capacity of the Northwest Pump Station. The proposed IPO will provide for the design of the revised pump configuration and site work for a lump sum fee of \$17,500. Funds to cover this expenditure will come from Water Impact Fees.

g. Action regarding Appointment of City Representatives to the FY22 Fort Worth Wholesale Water and Wastewater Committees

Summary: Each year the City must appoint a primary and alternate representative to the Fort Worth Wholesale Water Committee and the Fort Worth Wholesale Wastewater Committee. It is recommended that Rick Trice, Director of Public Works be appointed as the primary representative, and Randy Newsom, Asst. Director of Public Works, be appointed as the alternate representative.

h. Action regarding Acceptance of a Water-Sewer Facility Easement from Saginaw Spring Creek Property Partnership, L.P.

Summary: During the development of the Spring Creek Addition, Phase 1, a waterline was constructed in Spring Hollow Drive that was extended northward toward the north property line of the development. The easement was shown on the construction plans but does not show up on the title work performed on the property. The current owner, Saginaw Spring Creek Property Partnership, L.P., has prepared a dedication instrument to dedicate the easement that will be required to serve future development adjacent to the Spring Creek Addition.

i. Action regarding Purchase of One 2022 Chevrolet Colorado Pickup Truck for the Inspection Department

Summary: This item is for approval of the purchase of a 2022 Chevrolet Colorado Pickup Truck for the Inspection Department in the amount of \$25,280.50 from Five Star Chevrolet in Carrollton. Funds for the purchase of a vehicle are budgeted in the Inspections/Code Enforcement Department Budget in the amount of \$30,000. Staff researched vehicles through BuyBoard Cooperative Purchasing and found their price to be approximately \$7,000 higher with no vehicles currently available.

There were requests to remove Items 4d, 4f, and 4g from the Consent Agenda.

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

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

Against: None

Abstain: None

Absent: None

Item 4d. Action regarding Aquatic Center Repairs

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve 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

Item 4f. Action regarding Authorization of Amendment #1 to an Individual Project Order (IPO) with Kimley-Horn & Associates, Inc. (KHA) for Design of the Northwest Booster Pump Station

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Item 4f 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

Item 4g. Action regarding Appointment of City Representatives to the FY22 Fort Worth Wholesale Water and Wastewater Committees

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Copeland to approve Item 4g 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) Recognition of Emergency Management Coordinator Joseph Laster and Texas Municipal League 2021 Municipal Excellence Award

Mayor Flippo recognized Emergency Management Coordinator Laster and the Texas Municipal League 2021 Municipal Excellence Award. The award was presented to the City of Saginaw and the City of Lake Worth in recognition of the shared Emergency Management Coordinator position.

(6) Update on Retail Recruitment Efforts

Mr. Cary Everitt of The Retail Coach gave a brief update on retail recruitment efforts on behalf of the City of Saginaw. He explained the recruitment process as well as the positive growth that is happening in Saginaw.

(7) Comprehensive Plan Update

Ms. Abra Nusser of Kimley-Horn & Associates gave an update on the progress of the Comprehensive Plan. She explained that the project is in its final phase. She stated that any comments made tonight would be incorporated into the final plan. She added that there are more community engagement events planned before the plan is finalized.

(8) PUBLIC HEARING—Consideration and Action for a Request to Amend a Portion of the Planned Development for The Square, that was approved by City Council on April 16, 2019, combining Tracts 2 and 5 to Tract 2A Planned Development (MF2) (Property is located North and West of Walmart; West of N. Saginaw Blvd.; and East of Old Decatur Road) (Ordinance No. 2021-23)

Mayor Flippo declared the public hearing for this item opened at 7:43 p.m. Director of Public Works Trice briefly explained the request and stated that the Planning and Zoning Commission voted to recommend approval to the City Council. Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 8:08 p.m.

Motion was made by Councilmember Copeland with a second by Councilmember Beasley to approve Ordinance No. 2021-23, amending a portion of the Planned Development for The Square combining Tracts 2 and 5 to Tract 2A Planned Development (MF2). Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse (*She briefly stepped out of the meeting.*)

(9) Consideration and Action regarding Approval of a Replat for Lot 5R1 and Lot 5R2, Block 1, Burlington Industrial District No. 2 Addition “Revised”, Elijah Meredith Survey, Abstract No. 1081 & David C. Strickland Survey, Abstract 1408 City of Saginaw, Tarrant County, Texas

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to approve the replat for Lot 5R1 and Lot 5R2, Block 1, Burlington Industrial District No. 2 Addition “Revised”, Elijah Meredith Survey, Abstract No. 1081 & David C. Strickland Survey, Abstract 1408 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

- (10) Consideration and Action regarding Amendment #1 to the Development Agreement with Fuel City Saginaw, LLC for Intersection Improvements on Blue Mound Road (FM156) and Industrial Blvd.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Amendment #1 to the Development Agreement with Fuel City Saginaw, LLC for intersection improvements on Blue Mound Road (FM156) and Industrial Blvd. as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (11) Consideration and Action regarding Execution of an Advance Funding Agreement with the Texas Department of Transportation for Advance Funding Agreement for Surface Transportation Block Grant and Local Contribution/Participation with the Texas Department of Transportation and Resolution Adoption (Resolution No. 2021-23)

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Resolution No. 2021-23, the execution of an advance Funding Agreement with the Texas Department of Transportation for Advance Funding Agreement for Surface Transportation Block Grant and Local Contribution/Participation with the Texas Department of Transportation. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

Mayor Flipppo left the meeting prior to Item 12 due to a conflict of interest.

- (12) PUBLIC HEARING – Consideration and Action concerning the Deletion of a Collector Roadway from the Master Thoroughfare Plan (MTP) located parallel to and immediately east of the Burlington Northern Santa Fe Railroad Tracks from Bailey Boswell Road to E. McLeroy Boulevard

Mayor Pro-Tem Junkersfeld declared the public hearing opened at 8:19 p.m. Director of Public Works Trice stated that this request was considered by the Planning and Zoning Commission and they voted to recommend approval to the City Council.

Mayor Pro-Tem Junkersfeld called for public input. Mr. Patrick Farr expressed his support of the deletion. Mr. Brack St. Clair also expressed his support. The developer of the property briefly addressed the Council and explained the proposed future development in this particular area which will be enhanced by the deletion of the collector roadway.

There being no further public input, Mayor Pro-Tem Junkersfeld declared the public hearing closed at 8:41 p.m.

Motion was made by Councilmember Bighorse with a second by Councilmember Beasley to approve the deletion of the collector roadway from the Master Thoroughfare Plan located to and immediately east of the Burlington Northern Santa Fe Railroad Tracts from E. McLeroy Blvd. to Minton Road. Motion carried. 6-0-1-0

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

Against: None

Abstain: Mayor Flipppo

Absent: None

Mayor Flipppo returned to the meeting following Item 12.

- (13) Consideration and Action regarding Resolution No. 2021-25, Setting a Public Hearing under Section 311.003 of the Texas Tax Code for the Creation of a Tax Increment Reinvestment Zone Containing approximately 295.44 acres of Noncontiguous Land generally located north of Bailey Boswell Road, North of McLeroy Blvd. and West of Saginaw Blvd. and being Wholly Located within the Corporate Limits of the City of Saginaw, Texas; Authorizing the Issuance Of Notice by the City Secretary of the City of Saginaw, Texas, regarding the Public Hearing; and Directing the City of Saginaw, Texas to prepare a Preliminary Reinvestment Zone Financing Plan

Motion was made by Councilmember Copeland with a second by Councilmember Beasley to approve Resolution No. 2021-25 setting a Public Hearing on November 2, 2021 for the creation of a Tax Increment Reinvestment Zone as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

- (14) Consideration and Action regarding Resolution No. 2021-26, Authorizing the City Manager to Execute Global Opioid Settlement Documents, and Adopting the Texas Term Sheet

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Lawson to approve Resolution No. 2021-26, authorizing the City Manager to execute Global Opioid Settlement Documents and adopting the Texas Term Sheet. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(15) 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

(16) Adjournment

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker 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 October 19, 2021 adjourned at 9:05 p.m.

ATTEST:

APPROVED:

City Secretary Janice England

Mayor Todd Flippo