

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND PUBLIC HEARING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
OCTOBER 18, 2022**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Paul Felegy
Councilmember	Nicky Lawson
Councilmember	Charles Tucker
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Trenton Tidwell, P.E
City Engineer	Laura Presley, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Lee Howell
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Russell Ragsdale
Fire Chief	Doug Spears
Director of Public Works	Randy Newsom
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Communications Manager	Pedro Zambrano
Police Officer	Gonzalez
Chief Building Official	Larry Little
Planning Manager	Susy Victor-Trevino
Management Analyst	Salvador Gonzalez
Management Analyst	Abdulai Jarju
Management Analyst	Ayoub Kahondogoro
Management Intern	Aabid Rajwani

Absent from the meeting:

Councilmember	Cindy Bighorse
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Visitors at the meeting:

Brack St. Clair	Conor Croney
Liz Ruiz	Antony McCallum
Michael Orr	Kelly Stewart
Andy Patel	Kay Curro
Mike Karns	Cannon Karns
Doug Hipkind	Will Winkelmann

Bill McMahon
Kevin Pantoja
Damon Ing

Martin Adler
Jerry Young
Dr. Zarina Blankenbaker

(1) Call to Order

Mayor Flipppo 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 Michael Orr of the Saginaw Church of Christ gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, September 20, 2022

b. Action regarding Recommendation from Advisory Recreation and Advisory Parks Board for Early Weather Warning System

Summary: The proposed early weather warning system will assist staff in protecting residents during times of inclement weather. There are many outdoor locations throughout the City including our parks, softball field, aquatic center, and the Saginaw Switchyard where an early warning system could give staff the time to advise residents to vacate before bad weather moves in. The proposed contract includes the installation of one weather station and access for ten (10) users. The initial cost will be \$5,000 with an annual renewal fee of \$3,500 for a period of seven (7) years. The Advisory Recreation and Parks Board considered this item at their meeting on September 26, 2022 and voted to recommend approval to the City Council.

c. Action regarding Recommendation from Advisory Recreation and Parks Board for Relocation of Kiwanis Veterans Memorial Park

Summary: This item is a request for consideration of the relocation of Kiwanis Veterans Memorial Park. The park is currently located on Saginaw Boulevard just south of Fire Station #1. This is not a desirable location due to the noise from vehicle traffic and trains. A more desirable location is the area directly behind City Hall. Currently this location is known as Meditation Park. The estimated cost is \$245,000 and will come from the future Parks Bond Funds. The Advisory Recreation and Parks Board considered this item at their meeting on October 10, 2022 and voted to recommend approval to the City Council.

d. Action regarding Recommendation from Advisory Recreation and Parks Board for the Purchase of a Christmas Tree

Summary: In 2021, the annual Christmas Parade route was changed in order to accommodate more entries. The new route started at Willow Creek Elementary and ended at the Switchyard. In order to continue the tradition of lighting the Christmas Tree at the end of the parade, the Christmas Tree located at the Recreation Center was moved to the Switchyard. This worked great for the event but left a void at the Recreation Center. The Advisory Recreation and Parks Board considered this item at their meeting held on October 10th. They voted to recommend that a replacement tree be purchased for the Recreation Center. The cost for the proposed tree is \$25,670.70. Funds are available in the Parks Donation Fund for this expenditure.

e. Action regarding Approval of Interlocal Agreement with Tarrant County for Construction of an Earthen Berm at Highland Station Park

Summary: The proposed Interlocal Agreement (ILA) with Tarrant County covers the construction of an earthen berm at Highland Station Park. The berm will be approximately 450' long x 12' wide x 8' tall. Tarrant County will furnish the labor and equipment for this project. The Tarrant County Commissioner's Court has approved the proposed ILA. The responsibilities of Tarrant County and the City of Saginaw are listed in the agreement. As you will recall, the purpose of the berm is to help reduce the lights and noise from the new apartment complex located on the east side of the park.

f. Action regarding Funding Interlocal Agreement with Tarrant County for FM 156 at Industrial Avenue Intersection Improvements (Construction Phase)

Summary: Fuel City Saginaw, LLC has led an effort to secure authorization for a Texas Department of Transportation (TXDOT) Project to improve the intersection of FM 156 (Blue Mound Road) and Industrial Avenue. The project was funded through the North Central Texas Council of Governments COVID-19 Infrastructure Project. The City of Saginaw is taking the lead as the local Sponsor. The proposed Interlocal Agreement (ILA) with Tarrant County will provide for County participation in the construction of the project in the amount of \$109,000. The funds will be available on a reimbursable schedule (\$25,000-4th quarter of 2022; \$36,000-1st quarter of 2023; \$36,000-2nd quarter of 2023; and \$12,000-3rd quarter of 2023). Upon execution of an Advance Funding Agreement (AFA) with the TXDOT, the City will be required to make payment for the City's share of the project estimated at \$301,000. An executed copy of the AFA and a copy of the City's payment will be required to obtain reimbursement.

g. Action regarding Authorization of an Interlocal Agreement with the City of Fort Worth for Intersection Improvements for FM 156 at Industrial Avenue/Cantrell Sansom Road

Summary: Fuel City Saginaw, LLC has led an effort to secure authorization for a Texas Department of Transportation Project to improve the intersection of FM 156 (Blue Mound Road) and Industrial Avenue. The project was funded through the North Central Texas Council of Governments COVID-19 Infrastructure Project. The City of Saginaw is taking the lead as the Local Sponsor although Fuel City, City of Fort Worth, and potentially the City of Blue Mound will be participants requiring one or more Interlocal Agreements for the phases of work. The proposed Interlocal Agreement with Fort Worth will provide for their utility relocations within the Fort Worth right-of-way and also facilities owned by the City of Fort Worth within the City of Saginaw's right-of-way.

h. Action regarding Authorization of Task 2 to Professional Services Agreement with Cobb, Fendley & Associates, Inc. to provide Right-of-Way Services for the FM 156 at Industrial Avenue Intersection Project (CSJ # 0718-02-076)

Summary: On September 20, 2022, the City Council authorized a Professional Services Agreement with Cobb, Fendley & Associates, Inc. (Cobb Fendley) to provide Utility Clearance Coordination Services for the FM 156 at Industrial Avenue Intersection Project (CSJ # 0718-02-076). The contract allowed for future amendments to the contract with scope and fee to be authorized by the City Council. Task 2 will authorize Cobb Fendley to manage and negotiate right-of-way required for the project. Three parcels of land will be acquired. The scope includes all necessary documentation and processes as required by the Texas Department of Transportation. Final purchase costs and outside fees and potential relocation costs are not included in the fee and will be authorized by the City Council as parcels are processed/acquired. The total fee is \$50,900 and will Lump Sum on a Task Basis. Payments will be made based on the percentage complete of the overall tasks as described in Exhibit "B" of the Agreement. Funds for this expenditure are available from the 2020 Certificates of Obligation, Account 06-1516-20.

i. Action regarding a Chapter 380 Economic Development Incentive Agreement with Blazing Hospitality (1005 N. Saginaw Blvd.)

Summary: The proposed agreement is a Chapter 380 Agreement with Blazing Hospitality. It addresses the demolition of the existing building at 1005 N. Saginaw Blvd. The building has been vacant for many years. The purpose of the demolition is to support future development of the property. The agreement sets forth the City's participation which is an amount not to exceed \$25,000.

j. Action regarding Aquatic Center Repairs and Renovations

Summary: In February 2021, the City as well as most of the State of Texas suffered from a debilitating winter storm. Residents and business owners incurred significant damages from temperatures that hovered below zero (0) for one week. The State Electrical grid was also offline and not working thus providing no running water or electricity. The City of Saginaw suffered these same symptoms. As a reminder the City of Saginaw was not the only municipality or residential pool that had damage. Most, if not all, municipalities had damage and repairs to make. Parts and service technicians were on short supply. In October 2021, the City Council approved a contract with DCC to begin 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. At that meeting, staff discussed that these were repairs that we knew needed to be made. At this meeting it was discussed with the City Council that

there was still the unknown once we made the repairs, turned on the electricity, and turned on the water. On April 5, 2022, City Manager Reaume sent an email to the City Council reminding that the Aquatic Center contractor has found additional items to repair/replace. Staff has submitted claims to the insurance adjuster for approximately \$20,500 of this amount to be reimbursed. Insurance may or may not approve items as a part of the winter storm claim. Regardless, these items need to be repaired and replaced prior to opening for public use. The amount for repairs that the contractor found at this time is \$24,495.89. During the week of October 3, 2022, the City received a revised bill for the remaining number of repairs that were found and made prior to and during the 2022 Summer Swim Season that includes the resurfacing of the pool. The reason for the delay of the bill was due to a warranty issue to the pool resurfacing that will be corrected at no charge to the City within the month of October 2022. The remaining amount owed is \$80,608.71. Funds are available in account 01-7000-08-00 to cover this expenditure.

k. Action regarding New Fire Engine Purchase

Summary: The Fire Department's 2003 year model fire engine is at the very end of useful life cycle requiring replacement. Delivery time for new apparatus is 26-27 months necessitating immediate order. Staff was aware of anticipated pricing increases from apparatus manufacturers and extended delivery times for orders so maximum effort was extended to quickly establish the design specs to meet our needs, consider manufacturers, and purchase method options to potentially avoid price increases where possible. Pierce has been, and continues to be, our preferred fire apparatus manufacturer. Preemptive effort has resulted in us being able to forgo the impact of two pricing increases, one from the motor manufacturer and one from the fire engine manufacturer saving us \$14,366 and \$63,483 respectively. As we have on previous apparatus purchases we plan to utilize our membership in the BuyBoard Purchasing Cooperative and its competitive procurement process to receive the maximum pricing discount from vendors and continue taking advantage of available Pierce pre-pay discounts. The apparatus purchase price from Siddons Martin Emergency Group is \$938,868. Applying a chassis prepay discount of \$11,406, a full prepay discount of \$25,585 (\$35,581 total from both), and the BuyBoard fire apparatus purchase fee adjusts the purchase price to \$903,377. Funding in the amount of \$950,000 was approved by the City Council in the current year's budget utilizing \$800,000 in savings from the new fire station construction project and \$150,000 of American Rescue Plan Act Funds. The remaining budgeted funds will be utilized to purchase the necessary loose equipment for the apparatus from various vendors. The narrow time window to preempt the apparatus pricing increases has prevented us from finalizing our loose equipment list.

l. Action regarding Contract Renewal with Tarrant County Emergency Services District #1 for 2022-2023

Summary: Through contract the Saginaw Fire Department provides fire, rescue and emergency medical services to esignated unincorporated areas of Tarrant County. Saginaw will be compensated \$112,000 for the services provided in fiscal year 2022-2023 and has been awarded a \$25,000 fire equipment grant that will be utilized to replace some of the department's aged thermal imaging cameras and other loose fire equipment.

Mayor Flippo stated that he has received requests to pull Items 4b, 4c, 4d, 4e, and 4j from the Consent Agenda.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Copeland to approve Items 4a, 4f, 4g, 4h, 4i, 4k, and 4l as presented. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

The Council considered the items pulled from the Consent Agenda.

- b. Action regarding Recommendation from Advisory Recreation and Advisory Parks Board for Early Weather Warning System
- c. Action regarding Recommendation from Advisory Recreation and Parks Board for Relocation of Kiwanis Veterans Memorial Park
- d. Action regarding Recommendation from Advisory Recreation and Parks Board for the Purchase of a Christmas Tree
- e. Action regarding Approval of Interlocal Agreement with Tarrant County for Construction of an Earthen Berm at Highland Station Park
- j. Action regarding Aquatic Center Repairs and Renovations

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Lawson to table Item 4d. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Felegy to approve Items 4b, 4c, 4e, and 4j as presented. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

(5) Proclamation – Banjul, Texas Day & Introduction of Guests from Sister City Banjul, The Gambia

City Manager Reaume introduced guests from Banjul, The Gambia that were present at the meeting. Banjul, The Gambia and the City of Saginaw became Sister Cities in 2021 through Sister Cities International. Mayor Flippo read a proclamation that proclaimed October 18, 2022 to be “Banjul Day in the City of Saginaw, Texas”. He presented the proclamation to Banjul Councilmember Mamour Touray. Councilmember Touray briefly addressed the Council and encouraged everyone to visit Banjul.

The Council considered Item No. 14 at this point in the meeting.

- (14) Consideration and Action regarding a contract with OnPointe Insights to conduct the Citywide Customer Satisfaction Survey

Mr. Ron Gailey of OnPointe Insights (via Zoom) gave a brief presentation regarding options for customer satisfaction surveys. The three options were as follows: 1 year option with a one time cost of \$15,950 for a single survey; 2 year commitment with a cost of \$12,450 per year (total \$24,900); and 3 year commitment with a cost of \$9,950 per year (total \$29,850).

Motion was made by Councilmember Felegy with a second by Mayor Pro-Tem Junkersfeld to approve the three year commitment option. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

- (6) Award Recognition: Texas Municipal League Excellence in Management Innovation Award & Texas Municipal League Excellence in Communication Award

City Manager Reaume announced that the City was presented with two awards at the recent Texas Municipal League (TML) Conference. The awards were the TML Excellence in Management Innovation Award for the Student Apprentice Program, and the TML Excellence in Communication Award for the Garage Gabs. The City was also honored with a nomination along with the City of Athens, and the City of Andrews for the TML Excellence in City Spirit Award for the Building Improvement Grant Program.

- (7) Consideration and Action regarding Recommendation from Planning and Zoning Commission regarding Site Plan for Senior Living at Saginaw Phase 3 on 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 816 W. McLeroy Blvd.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve the site plan for Senior Living at Saginaw Phase 3 as presented and recommended by the Planning and Zoning Commission. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

- (8) Consideration and Action regarding Recommendation from Planning and Zoning Commission regarding Preliminary Plat for Victory Shops Saginaw, Tracts 1 (Tract 3C/3E per TAD) and 2 (Tract 1 per TAD), 76.61 acres out of the J. Walker Survey, Abstract No. 1602 and the J.A. Bradford Survey, Abstract No. 183

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Copeland to approve the preliminary plat for Victory Shops Saginaw as presented and recommended by the Planning and Zoning Commission. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

- (9) PUBLIC HEARING – Consideration and Action regarding Ordinance No. 2022-18, amending the City’s Drainage Utility System Schedule of Charges

Mayor Flippo declared the public hearing for this item opened at 7:41 p.m. Finance Director Quin briefly explained the process for amending the fees. Mayor Flippo called for public input. There was none. Mayor Flippo closed the public hearing at 7:42 p.m.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Ordinance No. 2022-18 as presented. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

- (10) Consideration and Action regarding Recommendation from Advisory Recreation and Parks Board for Saginaw Switchyard Expansion

Brack St. Clair, Chairman of the Advisory Recreation and Parks Board, explained that the board voted to recommend approval of the expansion of the Saginaw Switchyard. Ms. Kelly Stewart expressed her concern regarding the small neighborhood parks in the City that have needs. She added that the park bond funds are limited and urged the Council to consider the smaller parks.

Motion was made by Councilmember Copeland with a second by Councilmember Tucker to approve the recommendation from the Advisory Recreation and Parks Board to expand the Saginaw Switchyard as presented. Motion carried unanimously. 6-0-0-1

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld,

Councilmembers Felegy, Lawson, Tucker, and Copeland

Against: None

Abstain: None

Absent: Councilmember Bighorse

(Mayor Pro-Tem Junkersfeld left the Council Chambers at this time due to a Conflict of Interest with Item 11.)

- (11) Consideration and Action regarding an Economic Development Agreement by and between the City of Saginaw, Texas and Triton Saginaw, LLC for the sale and development of real property located at 400 S. Saginaw Blvd. and 405 S. Belmont Street

Director of Community & Economic Development Rinehart gave a brief history of the property located at 400 S. Saginaw Blvd. and 405 S. Belmont Street; the decision to construct a new fire station; and requests from residents for more sit down restaurants, retail, and entertainment venues. He explained that bids were advertised for the property that will be vacant when the fire department moves to their new facility on W. McLeroy. The winning bid was submitted by Local Favorite Restaurants. Mr. Mike Karns, Chief Executive Officer of Local Favorite Restaurant, gave a presentation outlining their vision for the property which includes two (2) with the possibility of three (3) branded sit-down restaurants and one (1) entertainment venue.

Motion was made by Councilmember Lawson with a second by Councilmember Tucker to approve an Economic Development Agreement by and between the City of Saginaw, Texas and Triton Saginaw LLC for the sale and development of real property located at 400 S. Saginaw Blvd. and 405 S. Belmont St., and authorize the Mayor to execute the agreement subject to the City Attorney's approval of the final version of the agreement. Motion carried unanimously. 5-0-1-1

For: Mayor Flipppo, Councilmembers Felegy, Lawson, Tucker, and Copeland

Against: None

Abstain: Mayor Pro-Tem Junkersfeld

Absent: Councilmember Bighorse

(Mayor Pro-Tem Junkersfeld returned to the Council Chambers at this point.)

- (12) Consideration and Action regarding Appointments: a. Animal Shelter Advisory Committee; b. Advisory Recreation and Parks Board; and c. Board of Adjustment

a. Animal Shelter Advisory Committee

Motion was made by Councilmember Lawson with a second by Councilmember Copeland to make the following appointments to the Animal Shelter Advisory Committee: appoint Judy Deller to Place No. 7; appoint Crystal Amador to Place No. 8; and appoint Stacy Liebel to Place No. 9. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

b. Advisory Recreation and Parks Board

Motion was made by Councilmember Lawson with a second by Mayor Pro-Tem Junkersfeld to make the following appointments to the Advisory Recreation and Parks Board: move Wayne Giles from 2nd Alternate to Place No. 4; and appoint Jane Lyon to 1st Alternate. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

c. Board of Adjustment

Motion was made by Councilmember Lawson with a second by Councilmember Tucker to make the following appointments to the Board of Adjustment: move Mike Colegrove from 1st Alternate to Place No. 1; and move Steve Smiley from 2nd Alternate to 1st Alternate. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

(13) Consideration and Action regarding Ordinance No. 2022-08, Carport Regulation Amending Ordinance (Public Hearing was held on 8/16/2022)

Motion was made by Councilmember Lawson with a second by Mayor Pro-Tem Junkersfeld to approve Ordinance No. 2022-08, carport regulation amending ordinance as presented. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

- (14) Consideration and Action regarding a contract with OnPointe Insights to conduct the Citywide Customer Satisfaction Survey

This item was considered immediately following Item No. 5.

- (15) Discussion – Saginaw Home Improvement Program (SHIP)

Management Analyst Gonzalez gave a presentation regarding the proposed Saginaw Home Improvement Program (SHIP). He explained that a formal program will be presented for action by the City Council at a future meeting.

- (16) 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

- (17) Adjournment

Motion was made by Councilmember Tucker with a second by Mayor Pro-Tem Junkersfeld to adjourn the meeting. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

Mayor Flippo declared the City Council Meeting of October 18, 2022 adjourned at 9:30 p.m.

ATTEST:

APPROVED:

City Secretary Janice England

Mayor Todd Flippo