

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
JUNE 16, 2020**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Patrick Farr
Councilmember	Charles Tucker
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Manager	Gabe Reaume
Finance Director	Kim Quin
City Secretary	Janice England
Director of Public Works	Rick Trice, P.E.
Director of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Police Officer	Joshua Bianco

Absent from the meeting:

City Engineer	Andrew Simonsen, P.E.
Councilmember	Cindy Bighorse
Asst. City Manager	Dolph Johnson
Police Chief	Lee Howell
Fire Chief	Doug Spears
Library Director	Ellen Ritchie

Visitors at the meeting:

Dorothy Parks	Mark McLiney
Gary DeVries	Rabbi Griffin
Michael Clark	Don Karpenko
Donna Karpenko	

(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

Rabbi Mordecai Griffin of Sar Shalom Synagogue gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Approval of Minutes, June 2, 2020

b. Action regarding Funding of Signage and Activities associated with the Saginaw Switch Yard Food Trucks and Market Grand Opening

Summary: The Saginaw Switch Yard Food Trucks and Market is scheduled for a soft opening on Saturday, June 20th and a Grand Opening on Saturday, July 4th. At its June 8, 2020 meeting, the Advisory Recreation and Parks Board considered permanent and temporary signage for the facility. The Board reviewed and recommended a plan prepared by Willow Creek Signs at a cost of \$4,885. The Board also recommended a budget of \$500 to secure a temporary sign for the soft opening. In addition to the signage, the Board considered activities for the Grand Opening. The activities include a presentation of the flag by the Saginaw Police and Fire Department Honor Guard; a dog costume contest to be judged by the Board Members; a D.J.; and an outdoor movie. The total cost will be limited to \$2,000. The agenda for the Grand Opening will be coordinated with Community Link who is managing the Farmer's Mark portion of the facility. Funds are available in the Parks Donation Fund to cover these expenses.

c. Action regarding Authorization of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. for 2020 Water Impact Update

Summary: Approximately every five years the City updates its Water Impact Fee Study. Water impact fees are collected during the development process based on the development's impact on the water system. The fees are used to fund "system wide" water projects. These projects are typically large projects such as water storage facilities, pump stations, and larger diameter water lines which distribute water city wide. The final deliverable will be a Water Impact Fee Report that will include the identified water service area; narrative of the methodology used; impact fee calculations; Water Impact Fee Capital Improvement Program and associated exhibits. Kimley-Horn and Associates proposes to perform the 2020 Water Impact Fee Update for a lump sum fee of \$15,500. Funds are available in the Enterprise Fund Balance.

d. Action regarding Building Improvement Grant Agreement with DBE Realty Investments LTD (125 S. Belmont St.)

Summary: On Tuesday, May 19, 2020, the City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during May by DBE Realty Investments LTD in regards to the property at 125 S. Belmont St. The City Council determined in that session to award an amount not-to-exceed \$2,000 in reimbursable, and matching dollars for the anticipated improvements as proposed on their application. The proposed agreement is the realization of that intention. Funds are available in the Economic Development Budget, Account 01-6142-13, Building Improvement Grants.

e. Action regarding Resolution No. 2020-15, Designating the Officer or Employee responsible for complying with Section 26.04 of the Texas Tax Code for the City of Saginaw

Summary: Recent changes to the Tax Code require an officer or employee of the City to provide certain tax rate information to the appraisal district. The Tarrant Appraisal District is requesting that each taxing entity designate a responsible party. Resolution No. 2020-15 designates the Finance Director as the responsible party for the City of Saginaw.

f. Action regarding Disposal of City Surplus Items and Agreement with Tommy Lutes Auctioneers for Auction of City Surplus Items

Summary: Periodically the City disposes of surplus items that are either no longer used, are broken, or have been deemed past their useful life. The last auction of surplus items was held in 2019. Staff has provided a list briefly describing the items to be put up for auction. For many years, the City has used the services of Tommy Lutes Auctioneers to dispose of the surplus items. They provide auction services for many local municipalities. Staff recommends approval of the list of surplus items and also approval of the agreement with Tommy Lutes Auctioneers to provide auction services. The costs of the auction will be covered by the proceeds of the items sold.

Mayor Flippo stated that Item 4d will be pulled from the Consent Agenda for consideration.

Motion was made by Councilmember Farr with a second by Councilmember Beasley to approve Items 4a, 4b, 4c, 4e, and 4f of the Consent Agenda as presented. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

d. Action regarding Building Improvement Grant Agreement with DBE Realty Investments LTD (125 S. Belmont St.)

There was a brief discussion regarding the proposed agreement.

Motion was made by Councilmember Copeland with a second by Councilmember Tucker to approve Item 4d of the Consent Agenda. Motion carried. 4-1-1-1

For: Mayor Flippo, Councilmembers Beasley, Tucker, and Copeland

Against: Mayor Pro-Tem Junkersfeld

Abstain: Councilmember Farr

Absent: Councilmember Bighorse

(5) Update on Retail Recruitment Efforts

Mr. Farmer had not arrived at this point in the meeting so the Council concurred to return to this item after his arrival.

(6) PUBLIC HEARING—Consideration and Action regarding a Recommendation from the Planning and Zoning Commission for Approval of a change in zoning classification on, and amending the Comprehensive Land Use Plan with relation to, approximately 76.613 acres of land out of the J. Walker Survey, Abstract 1602, Tracts 3C and 3E, and the J.A. Bradford Survey, Abstract 183, Tracts 1K and 1, located at the Northwest corner of Blue Mound Road (Hwy. 156) and East McLeroy Boulevard, from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC) (22.308 acres), Multi Family (MF2) (44.993 acres) and Light Industrial (LI) (7.311 acres) (Ordinance No. 2020-12)

Mayor Flippo declared the public hearing opened at 6:05 p.m. Dorothy Parks of Provident Realty Advisors gave a brief presentation regarding the proposed zoning. Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 6:19 p.m.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to approve the recommendation from the Planning and Zoning Commission for approval a change in zoning classification on, and

amending the Comprehensive Land Use Plan with relation to, approximately 76.613 acres of land out of the J. Walker Survey, Abstract 1602, Tracts 3C and 3E, and the J.A. Bradford Survey, Abstract 183, Tracts 1K and 1, located at the Northwest corner of Blue Mound Road (Hwy. 156) and East McLeRoy Boulevard, from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC) (22.308 acres), Multi Family (MF2) (44.993 acres) and Light Industrial (LI) (7.311 acres) (Ordinance No. 2020-12). Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

The Council then returned to Item 5.

(5) Update on Retail Recruitment Efforts

Mr. Aaron Farmer of The Retail Coach gave a presentation including Phase 2 COVID-19 Retail Impact Analysis and a Retail Recruitment Update.

(7) Consideration and Action to approve funds for “Art in the Community Program” Mural in Highland Station Park

Motion was made by Councilmember Tucker with a second by Mayor Pro-Tem Junkersfeld to approve the recommendation from the Keep Saginaw Beautiful Committee to approve funds for the “Art in the Community Program” Mural in Highland Station Park at a cost of \$750. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

(8) Consideration and Action regarding Resolution No. 2020-16, Directing Publication of Notice of Intention to issue combination tax and revenue certificates of obligation; and resolving other matters related to the subject

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve Resolution No. 2020-16, directing staff to proceed with publication of the Notice of Intention to issue combination tax and revenue certificates of obligation; and resolving other matters related to the subject. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

- (9) Consideration and Action regarding a Chapter 380 Economic Development Agreement with CFJ Manufacturing, L.P. for the property located at 716 S. Saginaw Blvd.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve the Chapter 380 Economic Development Agreement with CFJ Manufacturing, L.P. for the property located at 716 S. Saginaw Blvd. Motion carried. 5-0-1-1

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

Against: None

Abstain: Councilmember Beasley

Absent: Councilmember Bighorse

- (10) Consideration and Action regarding a Contract with Burleson Demolition for the Demolition and Removal of the existing Car Wash Facility at 716 S. Saginaw Blvd.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Farr to approve the contract with Burleson Demolition for the demolition and removal of the existing Car Wash Facility at 716 S. Saginaw Blvd. Motion carried. 5-0-1-1

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

Against: None

Abstain: Councilmember Beasley

Absent: Councilmember Bighorse

- (11) Consideration and Action on Contract with BRW Architects for Central Fire Station Design

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve the contract with BRW Architects for the central fire station design. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

- (12) Consideration and Action regarding Board Appointments: a. Advisory Recreation and Parks Board; b. Animal Shelter Advisory Committee; c. Board of Adjustments; d. Capital Improvements Advisory Committee; e. Planning and Zoning Commission

a. Advisory Recreation and Parks Board

Motion was made by Councilmember Farr with a second by Councilmember Beasley to accept the resignations of Nathan Weinstock, Place 3, and Christopher Gonzales, 2nd Alternate; to reappoint Janelle Young to Place 2, Russell Jolly to Place 4, and Ronda Nyberg to Place 6; to move Brandi Coble from 1st Alternate to Place 3; and appoint Thomas Weaver to 1st Alternate on the Advisory Recreation and Parks Board. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

b. Animal Shelter Advisory Committee

Motion was made Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to reappoint Leo Moore to Place 2, Jose Wheeland to Place 4, and Norma Adamski to 2nd Alternate on the Animal Shelter Advisory Committee. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

c. Board of Adjustment

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to accept the resignation of Cindy Sulsar, Place 4; to reappoint Bobby Grayson to Place 2; move James Burgdorf from 1st Alternate to Place 4; and move Mike Colegrove from 2nd Alternate to 1st Alternate on the Board of Adjustment. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

d. Capital Improvements Advisory Committee

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Farr to accept the resignations of Bob Bates, Place 2 and Sharon Vickers, Place 4; to appoint Trey Harper to Place 2 and appoint Crystal Amador to Place 3 on the Capital Improvements Advisory Committee. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

e. Planning and Zoning Commission

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Copeland to reappoint Kenneth Haney to Place 1, Matthew Lewis to Place 3, Jason LaBruyere to Place 5, and Randy Villareal to 2nd Alternate on the Planning and Zoning Commission. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to appoint Kathryn Johnson to 2nd Alternate on the Advisory Recreation and Parks Board; and to appoint Steve Smiley to 2nd Alternate on the Board of Adjustment. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

(13) 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
- b. Willow Creek Station Playground Project

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. Application for Chapter 380 Agreement—Southwest Corner of S. Saginaw Blvd. and Palomino Dr.

Mayor Flippo declared the meeting recessed into Executive Session at 7:39 p.m.

Mayor Flippo declared the meeting back in Regular Session at 8:28 p.m.

(14) Adjournment

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

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

Mayor Flippo declared the City Council Meeting of June 16, 2020 adjourned at 8:28 p.m.

ATTEST:

APPROVED:

City Secretary Janice England

Mayor Todd Flippo