

**CITY OF SAGINAW  
MINUTES OF CITY COUNCIL MEETING,  
PUBLIC HEARING, AND WORKSHOP  
HELD AT THE SAGINAW CITY HALL  
333 WEST MCLEROY BLVD.  
AUGUST 21, 2018**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	David Flory
Councilmember	Patrick Farr
Councilmember	Valerie Tankersley
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Andrew Simonsen, P.E.
City Engineer	Jeff James, 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. Services	Keith Rinehart
Director of Economic Dev.	Alora Wachholz
Library Director	Ellen Ritchie
Police Officer	Tyler Stanley

Absent from the meeting:

None

Visitors at the meeting:

Forrest Cook	Baker Ghanim
Jan Young	Rohinder Singh
Michael Pho	Rachel Arellano
Chris Carter	Mahmond Abutaid
Kelly Franklin	Kolynn Smith
John T. Sprankle	Jonathon Reames
Michael Orr	Phyllis Jarrell

(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 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. CC-0818-09  
Action regarding Minutes, August 1, 2018

b. CC-0818-10  
Action regarding Minutes, August 7, 2018

Councilmember Farr requested that Item 4b removed from the Consent Agenda.

Motion was made by Mayor Pro-Tem Flory with a second by Councilmember Tankersley to approve Item 4a of the consent agenda as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

Councilmember Farr stated that the minutes of August 7, 2018 should be amended to reflect that debt service was not discussed and will instead be discussed at a future meeting.

Motion was made by Councilmember Farr with a second by Councilmember Tankersley to approve Item 4b of the consent agenda as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(5) CC-0818-11

**Public Hearing** – Consideration and Action regarding recommendation from Planning and Zoning Commission on Request for a Specific Use Permit to allow the operation of an Animal Grooming Establishment on the property located at 923 N. Saginaw Blvd., Suite 200 (Ordinance No. 2018-11)

Mayor Flippo declared the public hearing for this item opened at 6:04 p.m. Director of Public Works Trice explained that this request is for a Specific Use Permit to operate an animal grooming establishment at 923 N. Saginaw Blvd., Suite 200 (next to the AT&T Store). He stated that the Planning and Zoning Commission considered this request at their meeting on August 14, 2018. They voted unanimously to recommend approval to the City Council.

Mr. Rohinder Singh (7733 Minhota Dr., Fort Worth), the applicant, addressed the Council. He stated that he currently owns a pet grooming shop in Haltom City. He explained that many of his customers come from Saginaw so he began looking for a location in Saginaw. He added that his services will be grooming only.

There being no public comment, Mayor Flippo declared the public hearing closed at 6:09 p.m.

Motion was made by Councilmember Tankersley with a second by Councilmember Farr to approve the Specific Use Permit allowing an animal grooming establishment on the property located at 923 N. Saginaw Blvd., Suite 200 as recommended by the Planning and Zoning Commission (Ordinance No. 2018-11). Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(6) CC-0818-12

**Public Hearing** - Consideration and Action regarding recommendation from Planning and Zoning Commission on Request for a Specific Use Permit to allow the operation of an Auto Repair Garage Establishment on the property located at 108 Anderson St. (Ordinance No. 2018-12)

Mayor Flippo declared the public hearing for this item opened at 6:10 p.m. Director of Public Works Trice explained that this request is for a Specific Use Permit to operate an auto repair garage establishment at 108 Anderson Street. He stated that the Planning and Zoning Commission considered this request at their meeting on August 14, 2018. He added that one reply form against the proposed request was received from Mr. Michael Greene of Greene Saginaw Properties, an adjacent property owner. Their concern was overnight outside storage and parking of vehicles. The Planning and Zoning Commission voted unanimously to recommend approval to the City Council with the following conditions (the first three recommended by City Staff and the fourth condition added by the Commission):

- 1) No outside storage of merchandise
- 2) Items being displayed for sale should be restricted to areas other than approved parking areas.

- 3) Screening shall be installed between the property line and the existing alley east of the property.
- 4) No overnight outside parking of vehicles.

Director of Public Works Trice explained that if the request is approved, the applicant has indicated interest in applying for a variance to allow a six foot screening device.

Mr. Baker Ghanim (3300 Ladera, Bedford), the applicant, addressed the Council. He explained that all work done on vehicles will be done inside the building. He stated that they will be a full service garage offering repairs including alignments, starters, alternators, and tires. He added that they will not be working on transmissions or engines. Councilmember Farr asked if the work would be done with the doors open. Mr. Ghanim replied yes. Councilmember Farr expressed his concern about the noise generated by equipment such as air guns and compressors as well as trucks delivering tires. Mr. Ghanim stated that tires would be delivered by a box truck possibly twice per day. He explained that once per week tires are disposed using a 30 ft. box truck. He stated that there will typically be 2,000 tires in stock that will be stored inside the building. The size of the building is 10,000 sq.ft. There was concern expressed regarding the potential for a fire involving the tires. Fire Chief Spears stated that the building will most likely require fire sprinklers which will be addressed in the permitting process. Mr. Ghanim explained that he understands the concern and is willing to comply with whatever is required. He added that they want to be a good neighbor and are also willing to use quieter tools if noise becomes a problem. He also added that their three existing locations are open 7:30 a.m. to 7:00 p.m., six days per week, and closed on Sunday.

There was a discussion regarding the existing land use surrounding the property at 108 Anderson Street. Mr. Ghanim explained that they plan to improve the appearance of the existing building by enlarging the windows and adding brick to the customer area, and painting the exterior metal siding. The addition of landscaping was discussed. Councilmember Copeland commented that the addition of landscaping would benefit the business and the city. City Attorney Meredith explained Specific Use Permits and the approval process including the Council's right to attach reasonable conditions. He also explained that approval of a Specific Use Permit is perpetual with the property. There was a discussion regarding the location of the property and the proposed use. It was also mentioned that Shipley's Donuts has plans to build on the adjacent property east of the proposed garage. There will be screening required on the west side of their property.

Mr. Forrest Cook (640 Taylor St., Fort Worth) addressed the Council. He stated that he represents the seller of the property at 108 Anderson St. He explained that the building was listed for sale prior to the machine shop moving out. He stated that they did not receive one phone call regarding a retail use for the building. He added that the building is not a retail type building and being only .4 acre in size, it is not suitable for a restaurant. He commented that the proposed garage will be an upgrade to the former machine shop.

Director of Economic Development Wachholz stated that she is familiar with the property. She explained that the property is not directly on Saginaw Boulevard and the Shipley's Donuts will screen the garage from the boulevard. She added that the building is in good condition and the chances of it being torn down are not good. She added that she feels the proposed use is appropriate for this property.

There being no further comment, Mayor Flipppo declared the public hearing closed at 6:41 p.m.

Motion was made by Councilmember Copeland to approve the Specific Use Permit to allow the operation of an auto repair garage establishment on the property located at 108 Anderson Street as recommended by the Planning and Zoning Commission and including the stated stipulations and adding the requirement of a minimum of five landscaping plantings. Motion died due to lack of a second.

Motion was made by Councilmember Bighorse with a second by Mayor Flippo to accept the recommendation of the Planning and Zoning to approve the Specific Use Permit to allow the operation of an auto repair garage establishment at 108 Anderson with the recommended conditions (Ordinance No. 2018-12). Motion carried. 5-2-0-0

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

Against: Councilmembers Farr and Tankersley

Abstain: None

Absent: None

- (7) CC-0818-13  
**Public Hearing** – Consideration and Action regarding recommendation from Planning and Zoning Commission on Amendment to the Zoning Ordinance (Ordinance No. 2002-04) Section 5-1 amending regulations for “Farmers Market, Outdoor” and adding a definition for “Farmers Market, Outdoor” (Ordinance No. 2018-13)

Mayor Flippo declared the public hearing for this item open at 6:52 p.m. Director of Public Works Trice explained that this amendment to the zoning ordinance is staff initiated. He stated that the purpose of the amendment is to allow a Farmers Market use in an area zoned Community Facility. He added that this will allow a Farmers Market use within the Food Truck Park at Willow Creek Park recently authorized by the City Council. The Planning and Zoning Commission considered this amendment at their meeting on August 14, 2018 and voted unanimously to recommend approval to the City Council. There was a brief discussion regarding items that can be sold at a Farmers Market.

There being no public comment, Mayor Flippo declared the public hearing closed at 6:56 p.m.

Motion was made by Councilmember Farr with a second by Councilmember Tankersley to approve the amendment to the Zoning Ordinance (Ordinance No. 2002-04) Section 5-1 amending regulations for “Farmers Market, Outdoor” and adding a definition for “Farmers Market, Outdoor” (Ordinance No. 2018-13) as recommended by the Planning and Zoning Commission. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

- (8) CC-0818-14  
Consideration and Action regarding Appointment of Crime Control and Prevention District Board of Directors for Members with Terms Expiring September 1, 2018

City Attorney Meredith explained that State Law allows the members of the City Council to serve as the Crime Control and Prevention District Board of Directors. He stated that the following members have terms that will expire on September 1, 2018: Cindy Bighorse, Todd Flippo, and Mary Copeland.

Motion was made by Mayor Pro-Tem Flory with a second by Councilmember Tankersley to reappoint Cindy Bighorse, Todd Flippo, and Mary Copeland to the Crime Control and Prevention District Board of Directors. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

- (9) CC-0818-15  
Presentation of Effective Tax Rate and Action to Place Adoption of Proposed Tax Rate on September 18, 2018 Agenda and Schedule Public Hearings on September 4, 2018 and September 11, 2018 for the Proposed Tax Rate

Finance Director Quin explained that the effective tax rate is .454363 and the roll back rate is .471800. The current tax rate is .495000. She stated that State Law requires certain Truth-in-Taxation procedures that must be followed if the Council increases the tax rate above the effective rate or rollback rate, whichever is lower. It also requires specific language to be used in the required newspaper notice. The proposed 2018 tax rate is .471800. Therefore the Council must take action to place the adoption of the tax rate on the September 18, 2018 agenda, and schedule two public hearings on the proposed tax rate (September 4<sup>th</sup> and September 11<sup>th</sup>).

Motion was made by Mayor Pro-Tem Flory with a second by Councilmember Tankersley to place the adoption of the proposed tax rate of .471800 which is an increase of 3.84% above the effective rate on the September 18<sup>th</sup> agenda and schedule two public hearings on September 4<sup>th</sup> and September 11<sup>th</sup> for the proposed tax rate increase. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

- (10) CC-0818-16  
Consideration and Action regarding Employee Health, Dental, and Life Insurance; and Flexible Spending Account Benefit

Asst. City Manager Johnson stated that due to an improved claims history, United Healthcare offered to renew our current employee health insurance plans with no change in the rates. He explained that there are currently three plan options. A Health Savings Account (HSA) plan that has a \$3,000 deductible with no co-pays and no out of network benefits, a standard copay plan with a \$2,500 deductible and 100% coverage, and no out of network benefits, and a third option with a \$3,000 deductible and pays 80% after that deductible is met with no out of network benefits. There is no additional cost for the City to offer all three plan options.

Delta Dental, our provider for the last five years, offered a renewal rates 20% higher than our current rates. We advertised for proposals for dental coverage. Nine carriers submitted proposals. The best submittal was from United Healthcare who offered dental coverage with no increase from our current rates with a two year rate guarantee. They also offered to reduce the rates for our health insurance by 1% as part of a bundled package.

Standard has offered to renew the life insurance with no change in the rates.

The Employee Insurance Committee met to consider the health, dental and life insurance. The committee voted to recommend the following: remain with United Healthcare offering the three plan options (BCZR MOD, AGX7 HAS, and AN-DQ Copay Plan), switch to United Healthcare for dental coverage, continue the life insurance with Standard, and continue the Flexible Spending Account benefit through Alt-Bentley Yates Benefit Administrators. The Flexible Spending Account benefit is a voluntary program that allows employees to pay for medical and dental expenses with pre-tax dollars.

Motion was made by Mayor Pro-Tem Flory with a second by Councilmember Tucker to approve the Employee Insurance Committee's recommendation to remain with United Healthcare and offer three plan options (BCZR MOD, AGX7 HAS, and AN-DQ Copay Plan), switch to United Healthcare for dental coverage, continue life insurance with Standard, and continue the Flexible Spending Account benefit through Alt-Bentley Yates Benefit Administrators. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(11) 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. Proposed Overlay District for Saginaw Blvd. and McLeroy Blvd.

Mayor Flippo declared the meeting recessed into Executive Session at 7:07 p.m.

Mayor Flippo declared the meeting back in Regular Session at 8:05 p.m.

(12) Recess into Workshop

Mayor Flippo declared the meeting recessed into Workshop at 8:05 p.m.

- (13) WS-0818-03
  - a. Capital Projects Budget
  - b. Accounting and Financial Reporting Policies

City Engineer Simonsen addressed the Council. He gave a brief update on the Capital Improvements Plan. He explained the completed projects and those projected to be completed during the 2018-2019 fiscal year.

Finance Director Quin briefly explained the accounting and financial reporting policies including the basis of accounting, external audit, and frequency of financial reporting. There was a discussion regarding the annual audit. She explained that the proposed policy includes accepting proposals/statement of qualifications every five years for annual audit services. She stated that the financial management policy will be presented to the Council for action in September.

City Manager Reaume briefly addressed debt service. He explained that debt service is based on debt on the books. He stated that a result of the recent Council Workshop indicated interest in a bond program. He explained that in the new fiscal year there will be discussion regarding debt capacity and restructuring existing debt.

Mayor Flippo requested the Council's feedback regarding the budget workshops held each month versus a Saturday budget workshop.

- (14) Reconvene back into Regular Session

Mayor Flippo declared the meeting back in Regular Session at 8:37 p.m.

- (15) Adjournment

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

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of August 21, 2018 adjourned at 8:37 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary Janice England

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