

City of Saginaw
Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

November 18, 2025, 6:00 PM

Present at the Meeting:

- Todd Flippo, Mayor
- Paul Felegy, Mayor Pro-Tem, Place 1
- Nick Lawson, Place 2
- Valerie Junkersfeld, Place 3
- Brack St. Clair, Place 4
- Shawn Morrison, Place 5
- Mary Copeland, Place 6
- Bryn Meredith, City Attorney
- Gabe Reaume, City Manager
- Kim Quin, Finance Director
- Doug Spears, Fire Chief
- Russell Ragsdale, Police Chief
- Randy Newsom, Director of Public Works
- Pedro Zambrano, Director of Economic Development & Community Engagement
- Susy Victor-Trevino, Asst. Director of Economic Development & Community Engagement
- Melanie McManus, Director of Human Resources
- Ellen Ritchie, Library Director
- Vicky Vega, City Secretary
- Luisa Pina, Public Works Administrative Coordinator
- Maria Hernandez, Planner I
- Ronnie Horton, Adult Services Librarian

Absent from the Meeting:

- Trenton Tidwell, P.E. City Engineer
- Lee Howell, Asst. City Manager

Visitors at the Meeting:

- Steve Sprowls
- Judy Deller
- Mark Towns
- Abel Moreno
- Zach McPherson

1. Call To Order

1.A. Call To Order -- Todd Flippo, Mayor

Mayor Flippo called the meeting to order at 6:00 p.m.

1.B. Pledges--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"

1.C. Invocation--Dr. Mark Towns, First Baptist Church

Dr. Mark Towns gave the invocation.

1.D. Audience Participation--Anyone wishing to speak during the discussion of an item listed on the agenda must complete an audience participation form. These forms are located by the Police Chief. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is discussed. You will have three (3) minutes to make your comment

2. Consent Agenda

Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember St. Clair to approve items 2A, 2B, 2C, and 2D of the Consent Agenda. Motion passed Unanimously. 7-0-0-0.

(Item 2E was pulled from the Consent Agenda for further discussion)

2.A. Action regarding the minutes from the November 4, 2025 meeting--Vicky Vega, City Secretary

Council approved the minutes from the November 4, 2025 meeting.

This item was approved through Consent.

2.B. Action regarding Cancellation of January 6, 2026, City Council Meeting--Vicky Vega City Secretary

Council approved canceling the first meeting in January (January 6, 2026).

This item was approved through Consent.

2.C. Action regarding an Individual Project Order (IPO) No. Pavement Management Program Update--Trenton Tidwell, P.E. City Engineer

Council approved an Individual Project Order (IPO) Pavement Management Program. The project consist of collecting a maximum of 102 miles of roadway data, the assessment will be used to populate a pavement

management system (PMS) to help prioritize roadway maintenance and rehabilitation projects according to various funding scenarios.

This item was approved through Consent.

2.D. Action regarding an Individual Project Order (IPO) No. 2026 Blue Mound Road Beautification--Trenton Tidwell, P.E. City Engineer

Council approved an Individual Project Order (IPO) 2026 Blue Mound Road Beautification. This project will consist of design of landscape enhancements funded by the Texas Department of Transportation (TxDOT) Green Ribbon Grant project, with improvements located along South Blue Mound road at I-820 as outlined in the tasks.

This item was approved through Consent.

2.E. Action regarding a Second Amendment to Chapter 380 Agreement by and between the City of Saginaw & SP SA Development LLC--Pedro Zambrano, Director of Economic Development & Community Engagement

Council approved a Second Amendment to a Chapter 380 Agreement between the City of Saginaw & SP SA Development LLC. The proposed amendment would allow two restaurants and include an access drive located to the south of the property, providing a connection to the existing parking lot a 1001 N. Saginaw Blvd.

This item was approved through Consent.

**** Item was Removed from Consent**

3. Proclamations-Presentations

3.A. Recognitions/Presentations--Gabe Reaume, City Manager

No recognition's presented at this meeting.

3.B. Presentation Regarding Waste Connections Recycling Options - Able Moreno, North Texas Municipal Manager for Waste Connections

Presentation made by Waste Connections staff regarding future Trash and Recycling Bin options and answered questions from the Council.

4. Public Hearings

4.A. Consideration and Action Regarding a Rezoning for some portions of the Property located on 112 Spring Hollow Dr. from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI) -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

The applicant (Falcon) requested their application to be withdrawn. The Planning and Zoning Commission considered their request at their meeting on November 11, 2025, and recommended approval. Council approved the withdrawal. Falcon Group plans to pursue a Planned Development (PD) zoning request in the future to modify the project's access point. The updated site plan would not include a screening fence. Staff noted no major concerns from the adjacent HOA, and residents are supportive of shifting access points to McLeroy rather than Spring Hollow Drive.

Motion was made by Councilmember Junkersfeld and seconded by Councilmember St. Clair to approve withdrawing the application. Motion passed unanimously. 7-0-0-0.

4.B. Consideration and Action Regarding a Rezoning Request for some portions of the property located at 304 E. McLeroy Blvd. from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC) -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

Item 4A and 4B were considered together, as both items are related to the applicant (Falcon) in their request to withdraw their application.

Motion was made by Councilmember Junkersfeld and seconded by Councilmember St. Clair to approve withdrawing the application. Motion passed unanimously. 7-0-0-0.

4.C. Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Automotive Uses, Medical Uses, and Commercial, Retail, and Service Uses) and Section 8-9, "Off-Street Parking and Loading Requirements," of Article 8, "Supplemental District Regulations," of Appendix A, "Zoning" -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

Public Hearing was opened at 6:43 PM and closed at 7:14 PM

This item was Tabled for the proposed amendment to the City's permitted use table for further review.

Motion was made by Councilmember Lawson and seconded by Councilmember Junkersfeld to table item 4C. Motion passed unanimously. 7-0-0-0.

5. Executive Session

No Executive Session.

5.A. 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:

5.B. Any Posted Item

6. Adjournment

6.A. Adjournment--Todd Flippo, Mayor

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld to adjourn the meeting. Motion passed. 7-0-0-0.

Mayor Flippo adjourned the meeting at 7:14 p.m.

Attest:

Approved:

Vicky Vega, City Secretary

Todd Flippo, Mayor