

**City of Saginaw**  
**Minutes for the City Council**

333 West McLeroy Boulevard, Saginaw, Texas 76179

January 20, 2026, 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
- Jarred Coursey, Asst. Director of Public Works
- Pedro Zambrano, Director of Economic Development & Community Engagement
- Melanie McManus, Director of Human Resources
- Ellen Ritchie, Library Director
- Vicky Vega, City Secretary
- Chris Dyer, Chief Building Official
- Debra Thomas, Permit & Customer Service Supervisor
- Maria Guynes, Permit Technician
- Aleena Davis, Communication Specialist
- Jose Wheeland, Animal Services Supervisor
- Glenn Reeves, Environmental Specialist
- Jason England, Assistant Recreation Services Manager
- Ericka Gambill, Special Events and Food Truck Tech
- Ronnie Horton, Adult Services Librarian

**Absent from the Meeting:**

N/A

**Visitors at the Meeting:**

- William Harrell
- Westley Daryum
- Kay Carrell
- Judy Deller
- Tabitha O'Connor
- Pastor Ramon Smith
- Isabell Smith

- Ramon Smith Jr
- Ann Lawson
- Barbara Comeau
- Joy Williams
- David E. Williams
- John Dreese
- Bonnie Gilliam
- Thomas Weaver
- Lynn Fife
- Joe Stout
- Benjamin Guttery

## **1. Call To Order**

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

Mayor Flippo called the meeting 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 -- Pastor Ramon Smith, Saginaw United Methodist Church**

Pastor Ramon Smith 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**

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Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Junkersfeld to approve item 2A,2B,2C,2D,2E, and 2G of the Consent Agenda. Motion passed unanimously. 7-0-0-0. (Item 2F was pulled from the Consent Agenda for further discussion)

### **2.A. Action regarding Minutes from the December 16, 2025, meeting--Vicky Vega, City Secretary**

Council approved the minutes from the December 16, 2025, meeting.

This item was approved through consent.

### **2.B. Action regarding Ordinance No. 2026-01, Appointment of Municipal Court Judge and Associate Judges; and Approval of Municipal Court Judge Agreement**

In January of 2012, a Municipal Court of Record was established by the City Council. Attorney Lorraine Irby was appointed Judge in 2012 and she has been reappointed since that time. Associate Judges are appointed in

conjunction with the Judge's appointment. The current Associate Judges are Wendy Cooper, Stewart Bass, and Bonnie Wolf. The current term of office for the Judge and Associate Judges expire on January 31, 2025. Ordinance No. 2026-01 reappoints the Judge and Associate Judges for a one year term that will expire January 31, 2027. The proposed Municipal Court Judge Agreement is the same as the current agreement. The annual cost of the Judge's services is \$45,360 and up to \$350 for training expenses. The cost of the agreement is included in the FY 2025/2026 Adopted Budget. Staff recommends approval.

This item was approved through consent.

### **2.C. Action regarding Tarrant County HazMAP Resolution -- Doug Spears, Fire Chief**

Council approved Resolution No. 2026-03, the Tarrant County Hazard Mitigation Action Plan. This plan is updated approximately every 5 years. The HazMAP is utilized to both identify hazards and outline strategies to potentially mitigate those hazards. HazMAP establishment/updating, submission to and ultimately approval by FEMA is required in order to be eligible for federal grants when they are available. Resolution No. 2026-03, simply outlines identified hazards and potential mitigation strategies for jurisdictions to implement as feasible and appropriate. Federal grant awards, pre- and post disaster are weighted on HazMAPs.

This item was approved through consent.

### **2.D. Action regarding First Responder Organization agreement with the City of Fort Worth-- Doug Spears, Fire Chief**

Council approved the First Responder Organization Agreement (FRO) between Saginaw and the City of Fort Worth. The (FRO) Agreement is the framework regarding the Medical Protocols for the EMS service, the required medical equipment and EMS report documentation, medical credentialing levels and some other on scene processes for the First Responder Organizations.

This item was approved through consent.

### **2.E. Action regarding Business Associate Agreement with the City of Fort Worth-- Doug Spears, Fire Chief**

Council approved the Business Associate Agreement Between Saginaw and the City of Fort Worth. The Business Associate Agreement is the framework for the process of protecting patient health and patient care information for and between partnering entities. In this case for and between, our own EMS staff and the EMS staff of the City of Fort Worth. Essentially it ensures compliance with what is commonly known as HIPAA - Health Insurance Portability and Accountability Act which is a federal law protecting sensitive health care information from unauthorized disclosure.

This item was approved through consent.

### **2.F. Action Regarding the Switchyard Cinco de Mayo Festival -- Ericka Gambill, Special Events and Food Truck Tech**

This item was pulled from the Consent Agenda for further discussion.

Ericka Gambill, Special Events and Food Truck Technician, provided an overview to Council. She stated the event would take place on Tuesday, May 5, 2026, at the Switchyard and would include food trucks, a mariachi band, and additional activities. Parks board approved the item during their January 12, 2026, meeting for the funds requested (\$1,500).

**\*\* Item was Removed from Consent**

Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember St. Clair to approve item as presented. Motion passed unanimously. 7-0-0-0.

**2.G. Action Regarding the Independence Day Fireworks Show -- Jason England, Assistant Recreation Services Manager**

Council approved the vendor "Pyro Shows" for the 2026 Independence Day Fireworks Show. Pyro Shows is the fireworks vendor that has been used for the past few years for past Independence Day Celebrations. Staff were able to book them for this year's event on Saturday, June 27, 2026. The cost for this years show is \$30,250.00 with a 50% (\$15,125.00) deposit due when we sign the contract. Last year's fireworks cost was \$25,000. The \$5,250.00 increase for this years firework show is due to the nationwide tariffs and a company price increase.

This item was approved through consent.

**3. Proclamations-Presentations**

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

Recognition of the most recent promotion of the Chief Building Official Chris Dyer.

Public Works staff presented a 2025 Employee of the Year Award to Senior Inspection Manager, Bill Hurst for his outstanding work, dedication, and commitment to serving the City.

**3.B. Bond Workshop--City Staff & Council**

City Manager Reaume opened the bond work shop discussion and provided some context regarding the City's prior bond planning efforts and the current need to consider future capital projects. Mr. Reaume reminded Council that the City established a bond committee to evaluate priority projects and highlighted the 2021 Bond Election and discussed briefly those projects are currently underway and within budget. He also discussed that Council expressed interest in holding a bond election in May. He explained that the bond election would need to be called before February 13, 2026, and staff recommended calling the election at the first meeting in February. He further noted that once Council determines which projects and the amounts to include, bond counsel would draft standard proposition language in preparation for formal Council action.

City Manager Reaume highlighted some of the capital projects for 2026, which include: public safety related projects, future animal shelter facility and land, street projects, and parks.

Mr. Reaume outlined staff's recommendations regarding public safety related insurance of Certificate of Obligations (CO's) totaling approximately \$3.5 million, associated with a Ladder Truck Replacement and Fire Station #2 renovation.

Councilmembers expressed concern that Council is evaluating multiple capital needs over the next five years and requested more information for potential future projects that include, Police facility improvements, Recreation Center, and future plans for the Depot building. Councilmembers stressed the importance of ensuring that Council has all available information before making a final decision and ensure long term financial planning over the next five to ten years.

Mr. Reaume provided an update on the concerned projects. The roof replacement for the Recreation Center cost are estimated between \$200,000 and \$300,000. The Parks Board reviewed the issue and recommended funding the repair using the remaining of the 2021 bond funds and staff anticipates bringing a future contract to Council for formal action soon. The next concern was the Police Department facility needs, Mr. Reaume explained that he believes this issue is premature at this time. Since no formal facility assessment has been completed on the building.

Council inquired whether the City has any bonds that will be paid within the next five years. The City Manager stated that the City will not regain major debt capacity until approximately 2034 year, and any bond propositions placed before voters prior to that time would result in a tax rate increase. Council discussed prioritizing the worst corridors and the next critical roads that need to be addressed and would like a break down of all capital expenditures and debt obligations expected over the years.

Council confirmed agreement on placing a street proposition in the amount of approximately \$38 million on the May Bond Election Ballot, specifically for: East McLeroy Blvd and Industrial Road.

Council proceeded to begin discussion on Parks and Bond allocation and discussed what would be the prioritization for bond funds.

Thomas Weaver former Parks Board and Bond Committee member addressed the Council, and recommended that Council to rely on the City's established Parks Master Plan as the foundation for park related improvements. The Master Plan identifies park priorities and ensures the projects long term vision.

Council discussed the potential inclusion of a parks improvement proposition in the upcoming May bond election and is considering \$6 million parks allocation but emphasized, the importance of approaching the amount strategically rather than selecting an amount with project details. Council requested that the Parks Board provide a priority list of recommendations project list, that is guided by the Parks Master Plan. Council liaison St. Clair will work with the Parks Board for the recommendation list.

The Mayor introduced the next bond workshop topic regarding a potential new animal shelter facility. Staff continued discussion on the animal shelter project, noting that new animal shelters are costly. Staff explained that an animal shelter bond would likely be financed over a 25 year term. Cost scenarios discussed ranged from \$12 million to \$21 million, with all proposed amounts being not to exceed totals that would include land acquisition, design, and construction costs. Staff stated that utilities could be extended to the potential site, including water, sewer, electricity, and internet services.

Council discussed the option of separating the land purchase by using Certificate of Obligation (CO) for the land acquisition while placing the shelter construction on the bond election. Acquiring the land sooner to avoid losing the opportunity, noting it is a low risk investment since the property could be resold if plans change.

Staff clarified that the estimated land lost cost reflects the difference after a property exchange, approximately \$690,000, based on an appraisal completed the prior year for five acres.

Councilmembers requested clarification on whether alternatives sites, including the existing Public Works campus, could remain a viable option if the proposed land purchase or bond proposal does not move forward. Council also asked if the Animal Arts concept previously presented assumed rebuilding the animal shelter on the existing site footprint or expanding into the adjacent Public Works area.

Staff explained that constructing a larger modern shelter on the existing location would be difficult without removing or relocating Public Works facilities. Any expanded footprint would likely exceed the current usable area, and a shelter built solely within the existing footprint would need to remain relatively small.

Council asked whether separating operations into multiple building could improve feasibility. Staff responded that Public Works functions cannot be eliminated, noting field crews still require operational space, restroom and shower facilities, and storage capacity. Staff also emphasized the importance of the site for equipment, vehicle maintenance structures, and material storage, all of which consume much of the apparent open space.

Staff concluded that the current Public Works campus presents significant operational and space limitations, making animal shelter expansion on the existing site challenging and noted that rebuilding on the existing site would also require demolition, temporary housing during the construction, and additional cost not currently included in project estimates.

Council emphasized the importance of acquiring the proposed five acres Hollenstein tract to preserve future shelter options and improve public safety access, particularly due to railroad related access limitations. Staff noted the long term possibility of creating a connecting roadway for emergency access if the land is acquired.

Staff presented estimated bond funding scenarios for an animal shelter facility financed over 25 years, with an all in cost not to exceed project totals including land, design, and construction.

Council expressed difficulty understanding the difference between the proposed animal shelter cost scenarios, noting that the earlier MoSCoW needs assessment identified nearly all components as critical or must have, aligning most closely with the higher amount option.

Staff explained that the lower cost options represent significant reductions in overall square footage and facility capacity. Staff noted that moving from \$21 million concept down to \$15 million required cutting the facility dog kennels resulting in a reductions of approximately 10 dog kennels. Staff emphasized that kennel space is the highest cost area per square footage due to specialized construction, equipment, and materials. Additional reductions to reach the \$12 million option would require further major cuts potentially eliminating large spaces such as training rooms, reducing storage and work flow support areas, and lobby and get to know spaces that help create an inviting adopting environment.

Council also raised an important clarification that the three options were presented in 2025 dollars, while actual construction would likely occur later. Council emphasized the need to account for inflation and escalation so that any bond amount approved must be sufficient to deliver a complete facility without requiring additional funding and acquire the land purchase separately through Certificate of Obligation.

Mayor received four request to speak on topic.

The first request was from Tabitha O'Connor, Saginaw resident. Ms. O'Connor address the Council regarding the urgent need for a new animal shelter, noting she has worked closely with the shelter approximately for four years and that the conditions have not improved during that time. She encouraged the Council to clearly communicate the tax impact to voters, stating that the difference between a \$15 million and a \$20 million shelter equates to only a few dollars per month. She suggested that effective marketing could improve voter understanding and support. She concluded by urging Council to move forward with the project and to frame the bond proposals in a way that highlights both the community benefit and the small tax impact difference between shelter options.

The second request was from Judy Deller, Saginaw resident and Vice Chair on the Animal Shelter Advisory Board. Ms. Deller expressed concern that although Council has acknowledged the need for a new facility, the issue has repeatedly stalled without a definitive commitment to proceed. She urged Council to ensure the animal shelter project is included in the bond election and recommended holding a town hall meeting, similar to the previous one done with the McLeroy Street project outreach, to explain the shelter proposal, features, and tax impacts to residents. Ms. Deller concluded by strongly encouraging Council not to allow the project to be delayed further and to move forward with placing the shelter on the bond election.

The third request was from Joe Stout, Chair of the Animal Shelter Advisory Board and designated Welfare Representative. Mr. Stout addressed the Council regarding the Animal Shelter bond discussion. He noted that prior speakers had made strong points. He reference the invocation and shared his thoughts with Council that resonated with him, particularly the encouragement for Council to make a difficult decisions with courage rooted in compassion. He acknowledged the challenges Council faces, including public criticism and social media commentary, but urged Council to approach the Animal Shelter decision with compassion as a guiding principal. He concluded that streets are important, the City also has a responsibility to provide a animal shelter facility.

The fourth request was from Benjamin Guttery, Saginaw resident and Planning & Zoning Commission Board member. Mr. Guttery address the Council regarding the animal shelter discussion. He clarified that he and several other residents who previously spoke did not rely on ChatGPT, but rather referenced information provided by Quorum. He also noted that some of the price per square foot estimates and figures may have presented discrepancies. He suggested that the differences in shelter cost projections could also be influenced by the intake in data provided, and estimates may have been based on a higher intake period. Mr. Guttery concluded on home value assumptions used in tax impact examples, stating that many neighborhoods in Saginaw have higher average home values significantly higher than \$266,000, with some areas closer to \$360,000 to \$400,000. He emphasized that tax impacts for many residents may therefore be greater than the average examples discussed.

Mayor Flippo noted that the City will hold educational town halls prior to the election to present factual information, including current shelter conditions. Council then conducted an informal poll of preferred shelter funding levels. Councilmembers noted these were preliminary positions and could change with additional justification and information. The Mayor concluded that sufficient discussion occurred for the evening and Identified action items for staff before the next meeting, and confirmed staff has what is needed to proceed with bond preparation.

This discussion is to be continued at the next City Council meeting on February 3, 2026.

### **3.C. Work Plan Workshop-- Gabe Reaume, City Manager**

City Manager Reaume, presented an overview on his 2025 Work Plan and discussed future items for his 2026 Work Plan.

#### **2025 Work Plan List:**

- Community Garden Committee
- Relocation of the Depot Building
- Design Criteria for Carports
- Employee Personnel Manual Update
- Communications and Informational Awareness
- Community Special Events Committee
- Old Fire Station Redevelopment
- Creation of "Friends of Parks" or Other Parks Related Non-Profit
- Citywide Tree Assessment (Non-Profit/Grant Funded)
- Engineering and Design Services Review
- Public Works Work Order Software Review

## **4. Public Hearings**

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### **4.A. Consideration and Action Regarding Amendment to Zoning Ordinance, Appendix A "Zoning", Section 8-6, Sub-Section D, Relating to Carports-- Doug Spears, Fire Chief**

Public Hearing was opened at 6:13 PM and closed at 6:56 PM

Fire Chief Spears, provided to Council a brief overview regarding the proposed revisions to the existing carport ordinance, that is intended to provide limited flexibility for those circumstances where staff has no discretion under the current Ordinance and Council likewise have no flexibility. He also stated staff worked on the amendments in coordination with the City Attorney, with input with several Councilmembers. This item was presented to the Planning and Zoning Commission on January 13, 2026, for consideration. After an extended discussion, the commission recommended denial by vote of 4-1.

Chief Spears explained that staff is neutral on the matter and not advocating for or against the amendment, the goal was to simply develop a reasonable revision to the ordinance that would provide a path forward consistent with Councils intent. Chief further explained that the proposal would require a approval through a Specific Use Permit process, each request would be evaluated individually which provides an additional safeguard and allows

Council discretion on a case by case basis. The SUP fee would be implemented to the process, the standard amount of \$750 cost, which creates a significant threshold for applicants seeking the exception. The proposed revisions to the ordinance addresses two areas. One, allowing the construction of a residential carport that exceeds the current maximum threshold of 600 square feet, which is the current cap. Two, allowing the encroachment into the side yard setback and further explained no other changes are being made to the existing ordinance.

City Attorney Meredith explained to Council, since the Planning and Zoning Commission voted and denied the proposed amendment to the ordinance, City Council would need a Super Majority Vote that would require 6 votes to approve.

Mayor Flipppo, received requests to speak on topic.

The first request was from Debra Thomas, Saginaw resident. Mrs. Thomas remains in opposition to the proposed Ordinance and SUP process. She explained to Council that she does not think its fair and does not support a first come, first serve encroachment that shifts the responsibility onto others and request Council to deny the changes.

The second request was from Ann Lawson, Saginaw resident. Mrs. Lawson is in support of the amendments to the Carport Ordinance. She believes the changes would maintain safety and aesthetics while giving homeowners limited flexibility through the Specific Use Permit process and allow for families to own larger vehicles like trucks and SUV's that require larger spaces and safe access. She explained that allowing larger carports through case by case SUP review provides reasonable oversight without unnecessary hardships or complexities to residents, she requests that Council adopt this thoughtful modifications for civic needs and common sense.

This third request was from William Harrell, Saginaw resident. Mr. Harrell is the homeowner requesting the ability to rebuild his larger carport. His existing carport had been in place for nearly 30 years, but it began falling apart. He would like to repair it properly an avoid any safety issues or negative impact on the neighborhood. He explained that the only way to fix it was to take it down completely and rebuild a new one. He stated that he was not aware that removing it would prevent him from replacing it under the current ordinance. Mr. Harrell gather signed statement from twenty of his neighbors in support of the Carport Ordinance with the changes. He asks the Council to consider the amendments so he can rebuild.

Mayor Flipppo read out loud, the names and addresses of the twenty statements for the record and all were "for" the changes of the Carport Ordinance. Mayor Flipppo called for any pubic comments during the Public Hearing. There was one, Chief Building Official Chris Dyer, requested to speak on topic. Mr. Dyer addressed the Council to clarify that a typical two car garage is generally around 380 to 400 feet and under the current ordinance, a homeowner could potentially build a three car garage and still remain under the current 600 square foot maximum and include a covered walkway as long as it stays within the roofed area threshold. He also stated that if the City allowed a larger structure or further encroachments, it may create the next homeowner limitations and this can become a first come, first serve issue. Where one property owner's approval reduces the others future ability to build.

Council discussed whether neighbor acknowledgment could be required as part of the SUP. Staff noted that public notice and hearings are already part of the SUP process, Council may add neighbor statements as a condition of approval. Additional discussion included potential requirements for surveys or drainage considerations. Staff also confirmed that construction on an easement would not be permitted under any circumstance.

Councilmember Lawson explained the proposed amendments to the carport ordinance and provided an overview of the Specific Use Permit (SUP) process. He noted that there is an estimated six hundred carports out of compliance and this amendment would provide limited flexibility for property owners and the City to address situations through case by case review. Councilmembers expressed differing viewpoints, with some indicating support of the guard rails of the SUP process and others expressing opposition to the proposed changes.

Mayor Flipppo, closed the Public Hearing at 6:53 pm.

Motion was made by Councilmember Morrison and second by Councilmember Lawson to approve. Adding the amendment to the Specific Use Permit process, and before the Specific Use Permit

application is filed, the applicant must receive in writing permission from the affected neighbor, prior to filing the Specific Use Permit application with City, and provide the City a copy of the written consent. Motion passed by Super Majority. 6-1-0-0. (Nay: Councilmember Copeland)

## **5. Business**

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### **5.A. Consideration and Action regarding Resolution No. 2026-01, Calling a General Election to Elect the Offices of City Council Place 4 and City Council Place 6 to be held on May 2, 2026--Vicky Vega, City Secretary**

Council approved Resolution No. 2026-01, Calling a General Election to Elect the Offices of City Council Place 4 and City Council Place 6, to be held on May 2, 2026. It also calls a Run Off Election, if needed, for June 13, 2026.

Motion was made by Councilmember Junkersfeld and seconded by Councilmember Lawson to approve Resolution No. 2026-01 as presented. Motion passed unanimously. 7-0-0-0.

### **5.B. Consideration and Action regarding award of Bid for the Remodel of the Old Library--Jarred Coursey, Asst. Director of Public Works**

Council approved to award the bid for the remodel of the old library (Keeter Building) to MSF Hospitality and for staff to proceed with a contract. Staff researched and made calls to all their references provided and visited a location that MSF Hospitality had constructed. Staff are confident from feedback from references and the visual quality of their work to recommend MSF Hospitality. The contract will be for a total of \$2,573,158.09, this will include a full re-model of the Keeter Building, connecting corridor with storage between City Hall and the Keeter Building, and upgrades to City Hall that includes a fire sprinkler system, fire alarm, and new ceiling. 74% of the contract will be paid from the General Fund Balance at \$1,904,136.99, the remaining 26% of the contract will be paid from the Enterprise Fund at \$669,021.10. MSF Hospitality has projected a February 2026 start and finish in October 2026 for a total of 257 days.

Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember Junkersfeld to award the bid to MSF Hospitality. Motion passed unanimously. 7-0-0-0.

## **6. Executive Session**

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No Executive Session needed.

**6.A. 551.072. Texas Government Code. Deliberations Regarding Real Property. The City Council may convene in executive session to deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City of negotiations with a third person, including the following matters**

**6.B. Any Item Posted**

## 7. Adjournment

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### 7.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 9:56 pm.

Attest:

Approved:

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Vicky Vega, City Secretary

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Todd Flippo, Mayor