

City of Saginaw

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

May 19, 2026, 6:00 PM

Roll Call: *(The following members were in attendance)*

- 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
- Trenton Tidwell, P.E. City Engineer
- Gabe Reaume, City Manager
- Lee Howell, Assistant 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
- Melanie McManus, Director of Human Resources
- Ellen Ritchie, Library Director
- Vicky Vega, City Secretary
- Diksha, General Support Specialist
- Ronnie Horton, Adult Services Librarian
- CJ Ross, Crew Leader W/WW
- Jeremy Cutler, Crew Leader W/WW
- Angel Sanchez, W/WW Tech II
- Jay Cisneros, W/WW Tech
- Roberto Bachiller, W/WW Tech
- Luisa Pina, Public Works Admin Coordinator
- Susy Victor, Assistant Director of Economic & Community Engagement

Absent

- None

Visitors at the meeting

- Freda Dents
- Charles Dents
- Mark Towns
- Nathan Towns
- Scott Craver

- Jennifer Craver
- Amylia Wood
- Brittany Wood
- R Vierkant
- Breanna Sancher
- Angel Sanchez
- Austin Jones
- Angela Benson
- Carolyn Blauser
- Sue Pelis
- Jeremiah Tyson
- Dhea Tyson
- Christopher Wagner
- Marvee McLendon
- Brian McLendon,
- Jeremy Roberts
- Gary Hines
- Barbara Brewer.

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 Junkersfeld to approve item 2A, 2B, 2C, and 2E from the Consent Agenda and requested to pull item 2D for further discussion. Motion passed 7-0-0-0

2.A. Action regarding minutes from April 21, 2026 meeting -- Vicky Vega, City Secretary

Council approved the minutes from the April 21, 2026, City Council meeting.

2.B. Action Regarding renewal of Memorandum of Understanding (MOU) between Saginaw Police Department and Eagle Mountain-Saginaw ISD Police Department- Chief of Police Russell Ragsdale

Council approved the renewal of the Memorandum of Understanding (MOU) between the Saginaw Police Department and the Eagle Mountain School District Police Department. The MOU includes housing for arrestees and addresses other responsibilities associated with the school property. There is limited financial impact for jail services, the EMS-ISD PD is required to reimburse the city per arrest that is housed in the Saginaw jail within 30 days of such arrest. To date the EMS-ISD PD has housed fewer than 5 inmates.

2.C. Action Regarding a Right of Way Encroachment Agreement with Miller Milling Company, LLC. -- Randy Newsom, Director of Public Works

Council approved the Right of Way Encroachment agreement with the Miller Milling Company. The agreement establishes a 25-year term and to include a compensation structure of a one-time administrative fee of \$10. The portion of right-of-way involved is minimal and does not significantly impact City operations or future use. Miller Milling Company, LLC has been a valued partner to the City, and the proposed amendment provides a practical and streamlined approach to manage the minor encroachments.

2.D. Action Regarding an Amendment to a Right of Way Encroachment Agreement with Fuel City Saginaw, LLC. -- Randy Newsom, Director of Public Works

Council approved an amended Right of Way Encroachment agreement with Fuel City. The city in 2023 entered into an agreement with Fuel Saginaw for the use of a portion of the public right-of-way. The agreement established a 30-year term and included an annual payment requirement. The amendment is to modify the compensation structure by replacing the annual payment requirement with a one-time administrative fee of \$10. The portion of right-of-way involved is minimal and does not significantly impact City operations or future use. Fuel City Saginaw, LLC has been a valued partner to the City, and the proposed amendment provides a practical and streamlined approach to manage the minor encroachments.

2.E. Consideration and Action regarding Ordinance No. 2026-06 amending Saginaw City Ordinance Sec 94-62. Parking Of Certain Vehicles Prohibited On Certain Streets -- Doug Spears, Fire Chief

Council approved Ordinance No. 2026-06, amending city Ordinance Sec 94-62 "Parking of Certain Vehicles Prohibited on Certain Streets" The amendments proposed were to remove in Section 1, part (a) eliminated (#2) any vehicle with six wheels, and in Section 1, part (b) to include language as follows "Motor homes, camper trailers, utility trailers used for the purposes of recreation, and boats may be parked upon a residential street, alley, parkway or boulevard for a period not to exceed 72 hours for the purpose of loading or unloading supplies and equipment, so long as they are in compliance with other parking laws and ordinances."

**** Item was Removed from Consent**

Motion was made by Councilmember Lawson and seconded by Councilmember St. Clair to approve item as presented with the suggested amendments. Motion passed 7-0-0-0.

2.F. Action Regarding the Approval of the Purchase of Holiday Light Displays -- Jarred Coursey, Assist. Director of Public Works

Council approved the purchase of holiday light displays. The Keep Saginaw Beautiful Board and the Recreation and Parks Advisory Board have agreed to collaborate on the purchase of additional holiday light displays for Willow Creek Park in preparation for the upcoming holiday parade and seasonal events. The displays will be purchased from Arnett Marketing, a registered BuyBoard vendor previously utilized by the City for holiday displays. The purchase will include an Archway display with greenery, lights, ornaments, and red bow for \$25,010.00, Golden sled photo opportunity display with garland for \$8,320.00, and a Marching Soldier Band still-light display for \$15,382.50. The total purchase cost will be \$48,712.50 and will be split by both boards each paying \$24,356.25.

3. Proclamations-Presentations

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

Council heard a brief presentation from the Superintendent of Water Utilities Ronnie Martinez regarding the sequence of events surrounding the May 1, 2026 water main break. Mr. Martinez also recognized, the hard work and dedication of the Public Works team for their response efforts along with the Communications team, Police, Fire, and the many volunteers who helped pass out cases of water to Saginaw residents who were effected.

3.B. Presentation of Proposed Pillar Murals at the Bailey Boswell and Saginaw Boulevard Overpass - Luisa Pina, PW Admin. Coordinator

Council heard a presentation from the Keep Saginaw Beautiful Board Liaison Luisa Pina regarding a proposed mural project that would be focused on the pillars at Bailey Boswell and Saginaw Blvd overpass. She explained that the board is considering this project and would like feedback from Council. The presentation included options on design themes, price ranges, and anticipated process implementations. Staff will return for a future meeting with pricing and renderings of the selected theme.

3.C. Workshop Regarding Signage Across all City Parks--Susy Victor, Asst. Director of Economic & Community Engagement

Council heard a second workshop presentation regarding the city's signage and wayfinding program. The workshop focused specifically on park signage, including proposed design concepts, branding consistency, placements, and wayfinding elements for parks, recreation areas and trails to help guide and educate visitors. Council provided feedback and discussed potential signage options for future implementation.

3.D. Discussion regarding the Sale of Old Street Signs--Randy Newsom, Director of Public Works

Council directed staff to auction off the old street signs.

3.E. Work Plan Update--Gabe Reaume, City Manager

Council received an update on the 2026 Work Plan by City Manager Reaume, where he highlighted projects that had progress since the previous meeting.

4. Public Hearings

Mayor Flippo announced that the Public Hearings would be heard out of order and stated the sequence as follows: 4A, 4D, 4E, 4B, 4C, 4F.

4.A. PUBLIC HEARING -- Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Public, Civic, and Utility Uses)--Susy Victor, Asst. Dir. of Economic & Community Eng.

Public Hearing was opened at 7:13 PM and closed at 7:30 PM

Mayor Flippo opened the Public Hearing at 7:13 p.m. Public Works Admin Coordinator Luisa Pina, presented and discussed the proposed amendments to the Zoning Ordinance modifying the City's Permitted Use table, specifically the Public, Civic, and Utility Uses section. She explained that the Planning and Zoning Department received two petitions from two organizations, one from "Chat n Chew" and the other called "Donation House" for an existing use within the permitted use table, that being philanthropic and or charitable use be allowed in the light industrial zoning district and within the clinic overlay district and further explained that the current definition for that use is a nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work. Ms. Pina noted that the item was presented to the Planning and Zoning Commission on April 14, 2026 and the board made recommendations to City Council to approve the textual amendment by modifying the city's permit use table to allow the use within the light industrial zoning district through a Specific Use Permit (SUP).

Mayor Flippo called for Public Input. The following individuals spoke during Public Comment: Brian McLendon, Jeremy Roberts, Gary Hines, Charles Dense, Jeremiah Tyson, Barbara Brewer. All spoke highly of the two organizations and in favor of the proposed amendment that would allow an SUP in the light industrial zoning district due to the current permitted use table not being allowed for permitted.

Mayor Flippo closed the Public Hearing at 7:30 p.m.

Motion was made by Councilmember Lawson and seconded by Councilmember Junkersfeld to approve to recommend amendment of the "Philanthropic and/or Charitable Use" to be allowed through a Specific Use permit within the Light Industrial zoning district. Motion carried unanimously. 7-0-0-0.

4.B. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Community Home for the Disabled)--Susy Victor, Asst. Dir. of Economic & Community Eng.

Public Hearing was opened at 7:43 PM and closed at 7:45 PM

Mayor Flippo opened the Public Hearing at 7:43 p.m. Assistant Director of Economic & Community Engagement Susy Victor, presented and discussed the proposed amendments to the Zoning Ordinance modifying the City's Permitted Use table to add a new Use to the Table, specifically Community Homes for the Disabled. She explained to Council that Federal Law states that community homes for the disabled are allowed in any residential zoning district by right, and the city would like to update the permitted use table to reflect the law. Ms. Victor noted Planning and Zoning Commission recommended on April 14, 2026 to approve by adding a new use to the Permitted Use Table for Community Homes for the Disabled. Mayor Flippo called for public input. There was none. Mayor Flippo closed the public hearing at 7:45 p.m.

Motion was made by Councilmember Junkersfeld and seconded by Councilmember St. Clair to approve and add a New Use to the Permitted Use Table that would allow Community Homes for the Disabled in any Residential Zoning Districts. Motion carried unanimously 7-0-0-0.

4.C. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Ice Kiosk)--Susy Victor, Asst. Dir. of Economic & Community Eng.

Public Hearing was opened at 7:45 PM and closed at 8:06 PM

Mayor Flippo opened the Public Hearing at 7:45 p.m. Assistant Director of Economic & Community Engagement Susy Victor, presented and discussed the proposed amendments to the Zoning Ordinance modifying the City's Permitted Use table to add a new Use to the Table, specifically an Ice/Water Kiosk and to add a definition for the proposed use. The proposed definition is a "self-service machine or booth where people can purchase ice and water, typically located outside stores, gas stations, or parking lots." She explained the City received an application and the applicant is requesting that it be allowed in the Community Commercial Zoning District and the Saginaw Boulevard Overlay District. Ms. Victor noted that existing Ice Kiosk's in the city had been inappropriately classified and would be legally non-conforming. Ms. Victor advised Council the Planning and Zoning Commission recommended at the April 14, 2026 meeting to add the use through a Specific Use Permit within Community Commercial District.

Mayor Flippo called for public input, there was one. The applicant, Jennifer and Scott Craver, addressed the Council and presented their proposal to establish an ice/water kiosk in the Community Commercial Zoning District and the Saginaw Boulevard Overlay District. The applicants own property located at 343 & 345 N. Saginaw Boulevard.

Mayor Flippo closed the public hearing at 8:06 p.m

Motion was made by Councilmember Morrison and Councilmember Junkersfeld to approve by adding the Ice/Water Kiosk to the Permitted Use Table by Specific Use Permit under Community Commercial and Neighborhood Commercial. Motion carried 6-1-0-0. (Nay: Copeland)

4.D. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite 107, to Allow the Operation of a Philanthropic and/or Charitable Organization -- Susy Victor, Asst. Dir. of Economic & Community Eng.

Mayor Flippo opened the Public Hearing at 7:30 p.m. Public Works Admin Coordinator Luisa Pina, presented and discussed that an application was received for a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite #107 to allow the operation of Philanthropic and/or Charitable Organization. Ms. Pina specifically noted, the application is from Chat n Chew which is a nonprofit organization and is described as a food bank. She briefed City Council that the Planning and Zoning Commission met or prior to the City Council meeting (May 19, 2026) and recommended to City Council to approve the Specific Use Permit as presented. Ms. Pina informed Council, that the Planning and Zoning commission also discussed available parking, and noted that no opposition was received, and the property owner described the parking situation not an issue. Ms. Pina noted that petitions were received and all were in favor for the record. Mayor Flippo called for public input. Marvee McClendon owner of Chat n Chew gave a brief overview of her organization. Mayor Flippo closed the Public Hearing at 7:38 p.m.

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld to approve the Specific Use Permit as presented. Motion carried unanimously 7-0-0-0.

4.E. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite 108, to Allow the Operation of a Philanthropic and/or Charitable Organization -- Susy Victor, Asst. Dir. of Economic & Community Eng.

Public Hearing was opened at 7:38 PM and closed at 7:42 PM

Mayor Flippo opened the Public Hearing at 7:38 p.m. Public Works Admin Coordinator Luisa Pina, presented and discussed that an application was received for a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite #108 to allow the operation of Philanthropic and/or Charitable Organization. She provided a summary of the information submitted with the application, noting that Donation House operates as a nonprofit organization that provides clothing, shoes, school supplies, hygiene products, and small household appliances to individuals and families in need. She further explained that the organization operates by appointment only, requiring individuals to submit requests through the organization's Facebook page to identify needed items and schedule a pickup date and time. She briefed City Council that the Planning and Zoning Commission met or prior to the City Council meeting (May 19, 2026) and recommended to City Council to approve the Specific Use Permit as presented. Ms. Pina informed Council, that the Planning and Zoning commission also discussed available parking, and noted that no opposition was received. Mayor Flippo called for public input. Jeremiah Tyson President of Donation House gave a brief overview of her organization. Mayor Flippo closed the Public Hearing at 7:42 p.m.

Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember Morrison to approve the Specific Use Permit as presented. Motion carried unanimously 7-0-0-0.

4.F. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 105 W Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Boulevard, to Allow the Operation of An Auto Service Station--Susy Victor, Asst. Dir. of Economic & Community Eng.

Public Hearing was opened at 8:06 PM and closed at 8:42 PM

Mayor Flippo opened the Public Hearing at 8:06 p.m. Public Works Admin Coordinator Luisa Pina, presented and discussed a Specific Use Permit for 105 W. Lemon Street, 213 N. Saginaw Blvd, and 215 N. Saginaw Blvd to allow the operation of an Auto Service Station. She explained that the Planning and Zoning Department received an application from for all three address and all three address fall with the Saginaw Boulevard Overlay District, which requires an Specific Use Permit Application for that Use. The name of the business is Hamm's Tire and the operations of the business is the sale of old and new tires, installation of tires, tire mounting, tire balancing, tire rotation, basic vehicle inspection related to tires, suspension, air pressure safety checks and basic alignment. There was also discussion of the proposed sight plan and renderings provided by the applicant. Ms. Pina informed the City Council that the Planning and Zoning Commission recommend at the May 19, 2026 meeting to approved the Specific Use Permit Application as presented.

Mayor Flippo called for Public Input. There was one. The applicant Christopher Wagner addressed the Council and provided an overview of the proposed business operations. He explained that Hamm's Tire specializes in the sale and installation of tires and wheels, as well as suspension and alignment services. And emphasized that the business does not perform engine, transmission repairs, air conditioning repairs, or other services involving work with oil and other fluids. He also emphasized that he would make the building look more modern and expressed the need of more parking. He also discussed that he would have his inventory inside stored in the building and would not have inventory displayed outside.

Council expressed concerns regarding the SUP application, noting that the Saginaw Boulevard Overly District serves a showcase corridor for the community and contemplating if the Use fits within the Overlay District of the overall long term vision for the Boulevard. Members of Council indicated that additional time was needed to evaluate the proposal to determine if the Use aligns with the overall intended character for that district before making a decision to move forward.

Council received one written response from Saginaw resident Dan Ditsfurth. The resident stated that he is not opposed to having a responsible commercial business operating in the location. However, he expressed concerns relating to the Use. Specifically, noting that the type of business being proposed are high traffic, and raised concerns that the location not having enough overflow parking on the property and would result parking on the residential street. Mr. Wagner agreed with the reporting resident and addressed how he would make sufficient changes to the property so that the residents in the area would not be impacted by demolishing one of the buildings that is in poor condition to create more parking for his business. Mr. Wagner also noted he will not be working on vehicles outside and his work would be done inside building.

Staff noted that many of the concerns raised by Council could be addressed during the civil review process and noted that conditions and requirements could be incorporated at that time to ensure City standards and regulations.

Mayor Flippo closed the Public Hearing at 8:42 p.m.

First Motion was made by Councilmember Copeland and seconded by Councilmember Morrison to Deny the Specific Use Permit Application. Motion Failed 2-5-0-0 (Yea: Copeland & Morrison) (Nay: Felegy, Flippo, St. Clair, Lawson & Junkersfeld)

Second Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Junkersfeld to Table to the item. Motion Carried Unanimously 7-0-0-0.

5. Business

5.A. Consideration and Antion Regarding Appointment of Council Subcommittee for Board Appointments--Vicky Vega, City Secretary

Council approved the recommendation to appoint Mayor Pro-Tem Felegy, Councilmember St. Clair and Councilmember Copeland to serve on the subcommittee for Board Appointments.

Motion was made by Councilmember Lawson and Seconded by Councilmember Morrison to approve the appointments of Mayor Pro-tem Felegy, Councilmember St. Clair, and Councilmember Copeland to be part of the subcommittee . Motion passed unanimously 7-0-0-0.

5.B. Election of Mayor Pro-Tem--Vicky Vega, City Secretary

Each year following the election, the City Council must choose one of its members to serve as Mayor Pro-Tem. Council voted to reappoint Councilmember Felegy to serve another term as Mayor Pro-Tem.

Motion was made by Councilmember Lawson and seconded by Councilmember St. Clair to re-elect Paul Felegy as Mayor Pro-tem. Motion passed unanimously 7-0-0-0.

6. Executive Session

No Executive Session needed

6.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:

6.B. Any Item Posted

7. Adjournment

7.A. Adjournment--Todd Flippo, Mayor

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

Mayor Todd Flippo Adjourned the meeting at 8:46 p.m.

ATTEST:

APPROVED:

Vicky Vega, City Secretary

Todd Flippo, Mayor