

City of Saginaw

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

June 16, 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
- Annabelle Ackling, Attorney
- Laura Presley, 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
- Susy Victor, Asst. Director of Economic & Community Engagement
- Melanie McManus, Director of Human Resources
- Vicky Vega, City Secretary
- Vickie Weldon, Recreation Services Manager
- Debra Thomas, Permits & Customer Service Supervisor
- Chris Dyer, Chief Building Official
- Luisa Pina, Public Works Admin Coordinator
- Maria Hernandez, Planner I
- Ronnie Horton, Adult Services Librarian
- Ericka Gambill, Special Event & Switchyard Tech
- John Cook, Fire Marshal
- Jarred Coursey, Asst. Director of Public Works

Visitors at the meeting

- Evan Wainright
- Kevin Choo
- Renee Willis
- Changsum Yoo
- Jennifer Craver
- Scott Craver

Absent

- Ellen Ritchie, Library Director
- Trenton Tidwell, P.E. City Engineer

1. Call To Order

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

Mayor 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 Joe Rangel, SOBA Church

Chief Spears gave the invocation in absence of Pastor Joe Rangel.

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 2A, 2B, 2C, and 2D of the Consent Agenda as presented. Motion carried unanimously 7-0-0-0.

2.A. Action Regarding Minutes from May 19, 2026 Meeting-- Vicky Vega, City Secretary

Council approved the minutes from the May 19, 2026 meeting.

Approved through Consent Agenda.

2.B. Action Regarding Minutes from June 2, 2026 Meeting -- Vicky Vega, City Secretary

Council approved the minutes from the June 2, 2026 meeting.

Approved through Consent Agenda.

2.C. Action Regarding Sewer Easement Agreement with DOS PROJECT, LLC for property at 455 Sansom Boulevard--Jarred Coursey, Assistant Director of Public Works

Council approved a Sewer Easement Agreement between DOS Project, LLC and City for the property located at 455 Sansom Boulevard.

Approved through Consent Agenda.

2.D. Action Regarding Award of Proposal for Municipal Engineering Services--Jarred Coursey, Asst. Director of Public Works

Council approved awarding the proposal for Municipal Engineering Services to Kimley-Horn and Associates. The City of Saginaw asked Engineering Firms to submit qualifications and received four proposals from Kimley-Horn, TNP, Westwood, and James DeOtte. The Assistant Director of Public Works, Jarred Coursey, gave an overview of the selection process at the February 17, 2026 City Council meeting and explained how staff concluded its recommendations to award the proposal to Kimley-Horn & Associates as the City's Engineering Firm. City Council took action and moved to Table the agenda item. Since then, members of City Council met with Kimley-Horn staff and addressed concerns regarding past projects and identified future project pathways that would include low, mid, and high funding options.

Approved through Consent Agenda.

3. Proclamations-Presentations

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

There were no city employee recognition's. City Manager Reaume, briefed the Council regarding the upcoming Independence day celebration event taking place on June 27, 2026 at Saginaw High School.

3.B. FY2026/2027 Budget Workshop -- Kim Quin, Finance Director

Finance Director Quin gave a presentation overview to Council regarding the FY2026/2027 Budget and highlighted some of the account funds like Crime Control & Prevention District Fund, Police Expendable Trust Fund, Street Maintenance Fund, Drainage Utility Fund. Ms. Quin also provided future next step along with a budget calendar for the upcoming budget workshops during the month of July.

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

City Manager Reaume gave a presentation overview to Council regarding his work plan and highlighted some of the most recent progress made on listed projects.

4. Public Hearings

4.A. PUBLIC HEARING--Consideration and Action Regarding a Specific Use Permit (SUP) to Allow the Operation of an Ice/Water Kiosk at 345 N. Saginaw Blvd.--Susy Victor, Asst. Dir. of Economic & Community Eng.

Public Hearing was opened at 6:33 PM and closed at 6:54 PM

Mayor Flipppo opened the Public Hearing at 6:33 p.m. Assistant Director of Economic & Community Engagement Susy Victor, presented and discussed a Specific Use Permit for 345 N. Saginaw Boulevard to allow the operation of an Ice/Water Kiosk. Ms. Victor explained the use of a Ice/Water Kiosk is defined in the permitted use table as a self service machine or booth where people can purchase ice and or water typically located outside stores, gas stations and parking lots. She further explained that the location for the SUP is located in the Saginaw Overlay District as well as Community Commercial (CC) Zoning District. Ms. Victor informed City Council that the Planning and Zoning Commission recommend at the June 9, 2026 meeting to approve (4-0) the Specific Use Permit Application as presented without any stipulations.

Mayor Flipppo called on the applicants to speak. Jennifer and Scott Craver addressed the Council and provided an overview of the proposed business operation. Ms. Craver provided insight to the sight plan, placement of the vending machine, projected benchmarks, traffic impacts, design, footprints, and advised that she prefers the larger footprint (Ice House) pending availability. She also highlighted, the vending machine is not a permanent structure and can could be moved for future redevelopment. Mayor Flipppo noted one reply form response was submitted from nearby neighbor, Debra Hill. Ms. Hill expressed that she is in favor for the SUP to allow the operation of an Ice/Water Kiosk. Mayor Flipppo called for pubic input. There was none. Mayor Flipppo closed the Public Hearing at 6:54 p.m.

Motion was made by Councilmember Morrison and seconded by Councilmember Junkersfeld to approve the Specific Use Permit to allow the operation of an Ice/Water Kiosk at 345 N. Saginaw Blvd. Motion passed. 4-3-0-0 (Yea: Morrison, Flipppo, Junkersfeld & St. Clair) (Nay: Felegy, Lawson & Copeland)

4.B. PUBLIC HEARING--Consideration and Action Regarding a Specific Use Permit (SUP) to Allow the Operation of a Convenience Store without Fuel Sales at 520 S. Saginaw Blvd., Suite 100--Susy Victor, Asst. Dir. of Economic & Community Eng.

Public Hearing was opened at 6:54 PM and closed at 7:06 PM

Mayor Flipppo opened the Public Hearing at 6:54 p.m. Public Works Admin Coordinator Luisa Pina, presented and discussed that an application was received for a Specific Use Permit (SUP) to allow the operation of a convenience store without fuel sales located at 520 S. Saginaw Blvd, Suite 100. The applicant requested that the SUP application be amended by changing the address of the proposed convenience store to 522 S. Saginaw Blvd which is adjacent to the original address. She explained that the change was made due to the applicant wanting a larger floor plan that was available in the same shopping center. Ms. Pina explained to Council that staff has confirmed with the City's legal team that the change in address was still permissible to continue with the public hearing. Council discussed and expressed concerns regarding certain items potentially being sold at the location and would like to include stipulations to the SUP. City Attorney Meredith informed the City Council that the applicant had to leave the meeting early for personal reasons and suggested that Council take action and Table the agenda item, due to the applicant not available to answer any questions regarding his application. Mayor Flipppo read one reply form received related on topic from Trey McKenzie nearby neighbor. Mr. McKenzie is opposed and expressed concerns to the store and his reasoning is, its to close to families, for safety reasons along with maintaining residential home values, increase crime and run good families out of the area.

Mayor Flipppo called for public input. There was none. Mayor Flipppo closed the Public Hearing at 7:06 p.m.

Motion was made by Councilmember Lawson and seconded by Councilmember Junkersfeld to Table the agenda item for further review. Motion carried unanimously 7-0-0-0.

4.C. PUBLIC HEARING--Consideration and Action Regarding a Textural Amendment to the Standards and Development Plan for Tract 1 out of The Square Planned Development--Susy Victor, Asst. Dir. of Economic & Community Eng.

Public Hearing was opened at 7:08 PM and closed at 7:35 PM

Mayor Flippo opened the Public Hearing at 7:08 p.m. Planning Tech, Maria Hernandez introduced and discussed the proposed textural amendment to the Standards and Development Plan for Tract 1 for The Square Planned Development (PD). Ms. Hernandez explained that the Planning and Zoning Department received a request to update The Square Planned Development, specifically for Tract 1, that is 1.3 acres of land and located at the intersection of Saginaw Boulevard and Saginaw Square. She explained that the tract in question is zoned as Community Commercial (CC) and the applicant is only requesting amending the conceptual plans and not the Standards. The original conceptual plans included multi-frontage buildings that would be visible from Saginaw Boulevard. The proposed conceptual plan is a strip center with five suites and include a concrete slab that is adjacent to one of suites, that would be located at the the end cap of the strip center. Ms. Hernandez briefed the Council that the proposal was reviewed by the Development Review Committee (DRC) and staff made suggestions to help better align the changes with the original Planned Development (PD). Ms. Hernandez noted that the item was presented to the Planning and Zoning Commission meeting on June 9, 2026 and the board made recommendations to include two stipulations, one being that the PD would have an outdoor amenity specifically an out door patio or an out door sales area. The second stipulation that the PD would include the building that would have double frontage to have better visibility and walk-ability.

Assistant Director Victor clarified that if the Council would like to ensure the site has two frontages as depicted on the on the building rendering, a stipulation would need to be added to the PD language along with the Exhibit B, as presented.

Applicants Kevin Cho and Changsun Yoo addressed the Council. The applicants stated that the new proposal would better maximize the property and the layout of the tract and believe making this change would be a big economic impact and ensured Council, that they still want to have sit down restaurant. He explained that the corner suite depicted in the rendering would have a concrete slab with the intention to appeal to a restaurant to utilize that space for out door use and understands Council concerns regarding the proposal but assures, that the intention is still there and willing to construct an overhead to convert the space into a pavilion, patio or an out door seating area. Mr. Cho also discussed the facade of the building and explained that the end caps of the strip center would have large glass windows to better showcase the businesses with better visibility by those driving by, he further explained that the proposal included enlarging the structure and recognized by doing that could partially obstruct the view of the other properties adjacent and would be willing to have double frontage to help with the visibility as suggested by staff.

Council discussed certain uses that would be allow by specific use permit

Mayor Flippo called for Public Input. There was none. Mayor Flippo closed the Public Hearing at 7:35 p.m.

First Motion was made by Councilmember Morrison and seconded by Councilmember St. Clair to Deny 4C as presented. Motion Failed 2-5-0-0 (Yea: Morrison & St. Clair) (Nay: Felegy, Copeland, Lawson, Flippo, Junkersfeld)

Second Motion was made by Councilmember Lawson and seconded by Councilmember Junkerfeld to Approve item 4C to include the following:

1. The corner suite adjacent to the concrete pad, depicted in "*Exhibit A*" and "*Exhibit B*" must be utilized as a sit-down restaurant establishment, and the concrete pad must be utilized as an extension of that restaurant as an outdoor patio space.
2. The corner suite on the corner of Saginaw Square Blvd. and Saginaw Blvd. must have the glass window, double frontage as depicted in "*Exhibit B*".

3. The following uses shall require the approval of a specific use permit to be permissible:

- a. Barber Shop
- b. Bakery, Retail Confectionary

Motion passed. 5-2-0-0 (Yea: Felegy, Copeland, Lawson. Flippo, Junkerfeld) (Nay: Morrison & St. Clair)

5. Business

5.A. Consideration and Action regarding the adoption of Citizen Concern Response Policy -- Pedro Zambrano, Director of Economic & Community Engagement

Director of Economic Development & Community Engagement Zambrano, presented to Council a Response Policy for a new "Report a Concern/Work Order" system. Council reviewed the outlined policy created by staff and made some modifications to improve communication and response times. Council also discussed future reporting of metrics and evaluation of the system in January 2027.

Motion was made by Councilmember St. Clair and seconded by Councilmember Lawson to approve the adoption of the Citizen Concern Response Policy. Motion carried unanimously 7-0-0-0.

5.B. Review and Discussion regarding proposed changes related to HB 2844 - Mobile Food Units -- Debra Thomas, Permits & Customer Service Supervisor & Vickie Weldon, Recreation Services Manager

Staff presented an overview of House Bill 2844, effective July 1, 2026, which establishes a statewide licensing program for mobile food vendors through the Texas Department of State Health Services (DSHS). Staff noted that the legislation shifts the health permitting and inspection responsibilities from local jurisdiction to the state while allowing municipalities to continue regulating zoning, land use, fire safety, traffic, parking and other applicable local regulations. Staff explained that the City will need to review and update its ordinances and administrative procedures to follow HB 2844.

No action was taken, this presentation was informational.

5.C. Consideration and action regarding Appointments: a. Advisory Recreation and Parks Board; b. Animal Shelter Advisory Committee; c. Board of Adjustment; d. Capital Improvements Advisory Committee; e. Keep Saginaw Beautiful Committee; f. Library Board; g. Planning and Zoning Commission; and h. Traffic Safety Advisory Board--Councilmember St. Clair, Mayor Pro-Tem Felegy & Councilmember Copeland

The Council Sub Committee completed their review of positions on the various boards, current members, and new applicants. Councilmember St. Clair presented the Sub Committee's recommendations to the following boards & commissions.

Animal Shelter Advisory Committee Appointments:

Place 2; Spencer Meara, Place 4; Jose Wheeland, Place 6; Ronda Nyberg, Place 8; Laura Yandell, Alt#2; Angela Deleon

Board of Adjustments Appointments:

Place ; Cameron Flippo, Place 4; Rick Russell

Capital Improvements Advisory Committee and Planning & Zoning Commision Appointments:

Place 2; Benjamin Guttery, Place ; Edith Solis, Alt#1; Durand Somsavath, Alt#2; Paige Garcia, Ad Hoc; Sonia Camp

Keep Saginaw Beautiful Committee Appointments:

Place 2; Pamela Macy, Place 4; Brenda Patee, Alt#1; Shelly Barnes

Library Board Appointments:

Place 2; Benjamin Davila, Place 4; Tabitha Meara, Place 6; Tricia Barbarick, Alt#1; Anna Gode

Advisory Recreation & Parks Board Appointments:

Place 2; Scott Gillette, Place 4; Sean Sander, Place 6; Osvaldo Vazquez, Alt#1; Joseph Deleon

Traffic Safety Advisory Board Appointments:

Place 2; Spring Irby, Place 4; Clayton Ray Alt#1; Brian Gil, Alt#2; James Legan

Motion was made by Councilmember Junkersfeld and seconded by Councilmember Lawson to approve appointments to the various boards. Motion carried unanimously 7-0-0-0.

6. Executive Session

No Executive Session

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 Posted Item

7. Adjournment

7.A. Adjournment--Todd Flippo

Motion was made by Mayor Pro-Tem Felegy and Councilmember Junkersfeld to adjourn the meeting. Motion carried 7-0-0-0

Mayor Flippo Adjourned the meeting at 8:58 pm

Attest:

Approved:

Vicky Vega, City Secretary

Todd Flippo, Mayor