

City of Saginaw

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

April 7, 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
- Trenton Tidwell, P.E. City Engineer
- 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
- Melanie McManus, Director of Human Resources
- Ellen Ritchie, Library Director
- Vicky Vega, City Secretary
- Diksha, General Support Specialist
- Ronnie Horton, Adult Services Librarian
- Kristi Haney, Children Services Librarian

Visitors at the Meeting:

- Jon Wong
- Abigail Timoteo
- Nada Gobell
- Jonathan Whitney
- Benjamin Guttery
- Lea Lacbao
- Jeremiah Strickland
- Dr. Mark Towns

1. Call To Order

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 -- 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 all items in the Consent Agenda as presented. Motion carried unanimously 7-0-0-0

2.A. Action Regarding from Minutes March 17, 2026, meeting--Vicky Vega, City Secretary

Council approved the minutes from March 17, 2026, City Council meeting.

2.B. Action Regarding award of Bid for Finish Mowing/Grounds Maintenance of City Facilities & Right-of-Ways, within the City of Saginaw--Jarred Coursey, Asst. Public Works Director

Council approved the awarding of the bid to SRH Landscapes for the finish mowing and grounds maintenance of city facilities and right-of-ways. The contract term is set to commence on April 1, 2026, and will continue through December 31, 2026. The total annual contract amount for Cycle A and Cycle B is \$205,575.00. Funds allocated for this expense are budgeted for the fiscal year 2025-26.

2.C. Action Regarding award of Bid for Finish Mowing/Grounds Maintenance of City Parks--Jarred Coursey, Asst. Public Works Director

Council approved the awarding of the Bid to Perfect Finish for the finish mowing and grounds maintenance of city parks. The contract term is set to commence on April 1, 2026, and will continue through December 31, 2026. The total annual contract amount is \$105,440.94. Funds allocated for this expense are budgeted for the fiscal year 2025-26.

2.D. Action Regarding a Roof Replacement for the Recreation Center--Jarred Coursey, Asst. Director of Public Works

Council approved to award the replacement of the Recreation Center Roof to Recon Construction Group for \$179,177.11. The roof of the Recreation Center has surpassed 20 years in age, and it has never undergone comprehensive repairs. Currently, it suffers from significant water damage that requires urgent attention. Due to the roof's age, the damage does not qualify for an insurance claim. The funds will be taken from the 2021 Parks Bond fund.

2.E. Action Regarding Special Event Alcohol Permit at the Switchyard for event hosted by Economic Development and Chamber of Commerce -- Pedro Zambrano, Director of Economic & Community Engagement

Council granted approval for a special event organized by the Economic Development Department in collaboration with the North Tarrant Chamber of Commerce to serve alcohol. This event is a business networking opportunity scheduled to take place on April 16, 2026, from 4:00 p.m. to 9:00 p.m. at the Saginaw Switchyard.

3. Proclamations-Presentations

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

No Recognitions/presentations.

3.B. Presentation Regarding McLeroy Phase 3 Update--Trenton Tidwell, P.E. City Engineer

Presentation rescheduled for April 21, 2026, City Council meeting.

3.C. Young Southeast Asian Leaders Initiative (YSEALI) Program Update/Discussion--Lea Lacbao

Council received a presentation from Lea Lacbao, a participant in the Young Southeast Asian Leaders Initiative Program. Ms. Lacbao provided a comprehensive overview of the Philippines, highlighting Zamboanga City where she resides and works. Her presentation covered various aspects such as the governmental framework, demographic details, land utilization, environmental concerns, economic factors, potential hazards, and relevant policies. Additionally, she shared her experiences while touring different departments within the City of Saginaw.

3.D. IT Risk Assessment Update--Jeremiah Strickland-Iwerk

Jeremiah Strickland, representative of Iwerk, provided an overview of a comprehensive range of services they offer to the City. He highlighted some of the essential tools employed to enhance security measures.

3.E. Workshop Regarding Signage Across the City--Susy Victor, Asst. Dir. of Economic & Community Engagement

Council participated in a workshop regarding signage throughout the City, including gateways, parks, and municipal facilities. The workshop focused on creating a cohesive and effect system for welcome signage and wayfinding through strategic updates. Assistant Director of Economic & Community Engagement Victor presented examples of gateway and wayfinding aesthetics from surrounding cities for Council consideration.

One audience participation form was received to speak on topic. Mayor Flippo called Benjamin Guttery to speak. Mr. Guttery spoke FOR the topic and shared some ideas and photos with Council.

Council discussed and exchanged ideas and recommended various types of aesthetics

4. Public Hearings

4.A. PUBLIC HEARING--Consideration and Action Regarding Resolution No. 2026-06, Adoption of Mid-Year Budget Revisions for Fiscal Year 2025-2026--Kim Quin, Finance Director

Public Hearing was opened at 7:26 PM and closed at 7:39 PM

Mayor Flippo opened the Public Hearing at 7:26 p.m. Finance Director Kim Quin explained the proposed mid-year budget revisions. Resolution No. 2026-06, adopts the revisions. Mayor Flippo called for public input. There was none. Mayor Flippo declared the Public Hearing closed at 7:39 p.m.

Motion was made by Councilmember Junkersfeld and seconded by Councilmember St. Clair to approve Resolution No. 2026-06, adopting the mid-year budget revisions for 2025-26. Motion carried unanimously 7-0-0.

5. Business

5.A. Consideration and Action Regarding Tarrant County Emergency Service District #1 contract renewal -- Doug Spears, Fire Chief

Council approved the contract renewal for Tarrant County Emergency District # 1. Tarrant County ESD #1 is transitioning to a career fire department model, reducing its reliance on municipal contracts. As a result, Saginaw contracted service areas will decrease this year and ESD equipment currently in the City will be relocated. The City will still receive its full \$141,600 contract payment for the fiscal year, but future service responsibilities and funding will be reduced.

Motion was made Councilmember St. Clair and seconded by Councilmember Junkersfeld to approve TCESD#1 contract renewal. Motion carried unanimously 7-0-0

5.B. Consideration and Action Regarding Award of Bid for Sale or Exchange of Land, 1.212 acres tract of land at East Bailey Boswell & East Jarvis Road--Randy Newsom, Director of Public Works

The City of Saginaw invited bids offering 1.212 acres tract of vacant land for Sale or Exchange of Land. The property is located along the South line of E. Bailey Boswell Road, East of Jarvis Road. Interested Bidders were invited to submit a bid identifying a tract of land of at least 4.5 acres that could be Exchanged or Sold to the City in return for the 1.212 acres tract outlined. Sealed bids were due March 30, 2026, the bids were publicly opened and tabulated.

The City received one proposal from A.G Hollenstein for the Sale or Exchange of Land. Mr. Hollenstein proposed a tract of approximately five acres located at the corner of Defiel Road and Minton Road. Mr. Hollenstein's land appraised at \$980,000, and the land owned by the City (1.212 Acres) appraised for \$320,000.

If approved, the bid received would exchange city-owned land fronting Bailey Boswell for a five-acre parcel located at the corner of Minton and Defiel. The difference in values would be paid by the city in cash. We believe the highest and best use for the city parcel would be for community commercial purposes.

The landowner has all frontage from the railroad tracks to Jarvis, so having the city parcel is advantageous to attract a developer interested in retail/commercial projects. Mr. Hollenstein would also consider dedicating a right-of-way, if the City considered putting in a roadway in the future.

The City Council indicated a desire to acquire the five-acre tract for future space needs. This could potentially be for a facility or for use by the Public Works Department.

The property owner is asking for \$660,000.00, to complete the exchange and sale of the land. Funding will come from a future issuance of Certificates of Obligation. Reimbursement Resolution No. 2026-03 was approved by the City Council on February 17, 2026. This will allow the city to purchase the land before the Certificates of Obligation are sold.

Council discussed and agreed to have the City Attorney negotiate the purchase and sale agreement.

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Lawson to approve awarding the Bid to AG Hollenstein for the sale and exchange of property and for the City Attorney to negotiate the purchase and sale agreement according to the Bid Specifications & authorize the Mayor to sign all documents associated to the transaction. Motion carried unanimously 7-0-0-0.

6. Executive Session

Mayor Flippo called the meeting into Executive Session at 7:49 p.m.

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

6.C. 551.087 Texas Government Code. The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

6.D. City Owned Property located at Beltmill

7. Business from Executive Session

No Business from Executive Session.

8. Adjournment

8.A. Adjournment--Todd Flippo, Mayor

Mayor Flippo called the meeting back into regular session 7:57 p.m.

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

Mayor Flippo adjourned the meeting at 7:58 p.m.

ATTEST:

APPROVED:

Vicky Vega, City Secretary

Todd Flippo, Mayor