

City of Saginaw

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

July 21, 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
- 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
- Luisa Pina, Public Works Admin Coordinator
- Maria Hernandez, Planner I
- Ronnie Martinez, Superintendent of Water Utilities
- Jarred Coursey, Asst. Director of Public Works
- Ellen Ritchie, Library Director

Visitors:

- George Rodriguez
- James A McClinton, Tarrant County
- Wren Davis, Tarrant County
- Kenneth Jackson
- Arjoon KC
- Nirog KC (Yak & Yeti)
- Rohan Dhakal (Yak & Yeti)
- Gerrel Hawey

Absent

- None

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

Mayor Flippo 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 comments.

2. Consent Agenda

Motion was made by Councilmember Junkersfeld and seconded by Mayor Pro-tem Felegy to approve the Consent Agenda as presented. Motion passed unanimously. 7-0-0-0.

2.A. Action regarding Minutes from July 7, 2026 meeting -- Vicky Vega, City Secretary

Council approved the minutes from July 7, 2026 meeting.

This item was approved through the Consent Agenda.

2.B. Action regarding the Minutes from July 11, 2026 meeting -- Vicky Vega, City Secretary

Council approved the minutes from July 11, 2026 meeting.

This item was approved through the Consent Agenda.

2.C. Action Regarding Drainage System 3 Improvements, Phase 1 Project -- Randy Newsom, Public Works Director

Council approved an Individual Project Order (IPO) for Drainage System Number 3 Improvement for Phase 1 project. The improvements proposed in the Individual Project Order (IPO) for the Saginaw Blvd Drainage System No. 3 include Conceptual Evaluation (2025) final design and prepare construction documents for the project limits along Saginaw Boulevard from McLeroy Boulevard to Longhorn Road and from Saginaw Boulevard to Little Fossil Creek. The project is intended to produce construction documents for the improvements needed to reduce flooding within the project limits. Services also consist of coordination with adjacent property owners, related projects, and agencies, including TxDOT, the U.S. National Guard, and Union Pacific Railroad. The financial impact (\$980,000) for the final design for Saginaw Blvd Drainage System 3, Phase 1 is allocated in the current budget year.

This item was approved through the Consent Agenda.

2.D. Action regarding a Master Interlocal Cooperative Purchasing Agreement with the City of Grand Prairie--Ronnie Martinez, Superintendent of Water Utilities

Council approved a Master Interlocal Cooperative Purchasing Agreement with the City of Grand Prairie. This Interlocal Agreement with the City of Grand Prairie would allow Saginaw to utilize their competitively bid contracts, which offers favorable pricing and ensures timely service upon request. Partnering through this agreement helps bypass the minimum-order and multi-quote challenges, improving repair response times and overall service to our residents. The City's purchasing policy requires that anything that exceeds the amount of \$3,000, staff is required to obtain three quotes. However, many contractors decline to continue providing quotes after not being selected for previous jobs, leading to additional delays.

This item was approved the Consent Agenda.

3. Proclamations-Presentations

3.A. Presentation--Tarrant County Home Repair Program --Albert Gonzalez HOME Program Manager, Tarrant County Community Development

Tarrant County Home Repair Program Manager Albert Gonzalez was not present at the meeting. Director of Community Development and Executive Director of Tarrant County Mayor's Council James McClinton was present along with the Program Manager of Community Development Block Grant Wren Davis. Ms. Davis presented and discussed the Home Rehab Program. The discussion was about whether Saginaw is interested in participating in a HOME funding match program with the county. The program requires cities to pledge 25% matching funds for home rehabilitation projects. These rehabs are done from a wait list and are aimed at eligible households meeting income and property requirements.

Key program details included:

- Eligibility is based on 80% Low to Moderate Income (LMI) income limits.
- Households must include a disabled person, someone 62 or older, or a child under 18.
- Properties are limited to a post-repair value of about \$306,000.
- Repairs can include roofing, major system replacements, exterior painting, handicap accessibility, and water heaters.

Council expressed interest in starting small, possibly pledging for one house to begin, and asked for information on wait list numbers and program details. They also noted that unused local housing funds could potentially be

redirected to this program. The county agreed to send fliers and more information to help promote the program and coordinate next steps with staff. Staff will bring back item at a future meeting for further discussion.

3.B. Discussion Regarding Street Maintenance Fees -- Jarred Coursey, Asst. Director of Public Works

Assistant Director Coursey gave a presentation regarding Street Maintenance Fees. Mr. Coursey explained that a Street Maintenance Fee would be a monthly charge for developed properties in Saginaw, aimed at funding street maintenance and repairs. As the city's street network expands and costs rise, current funding is inadequate, risking further deterioration of streets. The fee will cover heavy maintenance, preservation, and necessary crew and equipment. It applies to all developed residential and non-residential properties, with amounts based on roadway usage determined by an independent consultant. The fee aims to provide stable funding for street maintenance, extend the lifespan of streets, and reduce future repair costs, addressing residents' priorities for better road conditions. Staff will return with additional information at a future meeting.

3.C. Workshop Saginaw Rewards Program-- Pedro Zambrano, Director of Economic & Community Engagement

Director of Economic and Community Engagement Zambrano gave a presentation regarding Saginaw's Rewards Program. Mr. Zambrano explained that the "Open Rewards" program, started in November 2025 and currently has 641 users and 41 participating businesses. During his presentation he proposed expanding the program to all retail businesses in Saginaw, excluding Walmart and Albertsons, transitioning from a rewards system to cash back, hosting a Saginaw Restaurant Week in September, and offering a 10% cash back to all restaurants during that week.

3.D. Review and Discussion Regarding Budget Allocations for a Sign Master Plan --Susy Victor-Trevino, Asst. Dir. of Eco. & Comm. Eng.

Assistant Director of Economic and Community Engagement Victor presented an overview of the project to develop a "wayfinding sign system". She explained that the project currently lacks designated funding. The plan includes four phases: Discovery and Research, Sign Design, Implementation Planning, and Bid and Construction Support. Estimated costs range from \$36,360 to \$96,160, depending on the level of analysis and support required. Council discussed the four phases and decided to proceed with phases 2, 3, and 4. Staff will return with additional information at a future meeting.

4. Public Hearings

No Public Hearings

5. Business

5.A. Consideration and Action Regarding a Request to Extend an Existing Specific Use Permit that Allows an Event Hall at 620 S. Saginaw Blvd. -- Maria Hernandez, Planning Technician

Planning Technician Hernandez, presented and discussed a request that was received for an extension for a Specific Use Permit that currently exist for the location at 620 S. Saginaw Boulevard to allow the operation of an Event Hall. Ms. Hernandez explained per the City's code of ordinances, all Specific Use Permits must begin construction or begin business operations within one year of approval of the permit. She explained to Council that staff did notify the applicant that the deadline of the one year mark was approaching, the applicant did provide a letter of explanation to the City that the reason for the delay in construction is because they are having drainage issues at the property and additional engineering studies were needed. Ms. Hernandez noted that the applicant has provided a new time line that outlines their efforts and construction is set to begin in September 2026.

Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember St. Clair to approve the extension request for an additional year for the existing Specific Use Permit that allows an Event Hall at 620 S. Saginaw Blvd. Motion passed unanimously. 7-0-0-0.

5.B. 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--Luisa Pina, Public Works Admin. Coordinator

The applicant for the Specific Use Permit was not present and was not present at the June 16, 2026 to speak in support of the agenda item during the City Council meeting. This absence was noted by the Council and staff as this would be marked as the second time the applicant has been unavailable at a meeting where the request was being considered. Because the applicant did not appear, the Council did not receive any additional explanation, clarification, or testimony directly from the applicant regarding the proposed use permit. In matters such as this, an applicant's presence can help provide context, answer questions, and address any concerns that may arise during the discussion. The lack of attendance therefore left the item to be reviewed based primarily on the information already contained in the record and any staff presentation available to the Council. The meeting proceeded without direct input from the applicant, and the Council continued its consideration of the agenda item using the materials and testimony already on file.

Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember Lawson to Deny the Specific Use Permit for 520 S. Saginaw Blvd., Suite 100 that would allow the operation of a Convenience Store without Fuel Sales. 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. Business from Executive Session

No Business from Executive Session.

8. Adjournment

8.A. Adjournment--Todd Flippo, Mayor

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

Mayor Flippo adjourned the meeting at 7:15 p.m.

Attest:

Approved:

Vicky Vega, City Secretary

Todd Flippo, Mayor