

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

April 15, 2025

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
- Cindy Bighorse, Place 5
- Mary Copeland, Place 6
- Bryn Meredith, City Attorney
- Trenton Tidwell, City Engineer
- Gabe Reaume, City Manager
- Lee Howell, Asst. City Manager
- Kim Quin, Finance Director
- Brandon Badovinac, Asst. Police Chief
- Doug Spears, Fire 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
- Michael Knight, Police Officer

Absent from the Meeting:

- Russell Ragsdale, Police Chief

Visitors at the Meeting:

- Jarred Coursey
- Pedro Pena
- Diksha
- Katia Gonzalez
- Oscar
- Scott Arnold
- Allen Gent
- Nathan Goldberg
- Amber Goldberg
- Vie Fugent
- John Kay Hardy
- Vickie Weldon
- Adhel Torres
- Smithers Family
- Crystal Smithers
- Sonia Hildago

- Shawn Morrison
- Doug Johnson
- Nivmal Mathimevan
- Javier Reelo
- Vupha Guerrero
- Tan Nguyen
- Alicia Nguyen
- Cesar Guerrero
- Ken Sagona
- Alieya Igihoso

1. Call To Order

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

Mayor Flippo called the meeting to order at 6:00 p.m.

1B. 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"

1C. Invocation

Mayor Flippo gave the invocation.

1D. 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 Mayor Pro-Tem Felegy and seconded by Councilmember Junkersfeld to approve the consent agenda as presented. Motion passed unanimously 7-0-0-0

2A. Action Regarding Minutes, April 01, 2025--Vicky Vega, City Secretary

2B. Request Bids for City Property Located off of Blue Mound Rd--Randy Newsom, Director of Public Works

Staff requested City Council to approve the solicitation of bids for the sale of the property located off Blue Mound Road. Final sale of the property would require City Council approval.

The properties have significant floodplain and access issues and present a problem for the City to maintain. Staff has been approached by parties developing warehouses in the vicinity if the properties could be sold. Their highest and best use, as well as the greatest taxable value, would be to develop similar to adjacent properties. One of the parcels include a vacated gun range facility.

The parcels include:

TAD Account # 06563503, which is approximately 4 acres; TAD Account #42098953, which is approximately 3 acres; TAD Account #03830950, which is approximately 2.86 acres.

Final sale of the property would be contingent on a fair market appraisal. Staff is requesting approval to accept bids.

2C. Action Regarding Approval of Resolution No. 2025-08 to Execute All Requirements for the Landscape Maintenance Agreement for Green Ribbon Funding On-System Through TXDOT--Randy Newsom, Director of Public Works

City Council approved Resolution No. 2025-07 for the Advance Funding Agreement for the Green Ribbon Funding On-System on April 01, 2025. The Texas Department of Transportation is requesting for the first time that the City of Saginaw take action and approve a "Resolution" (Resolution No. 2025-08, the Landscape Maintenance Agreement for the Green Ribbon Funding On-System). The State will undertake, and complete highway improvements or other transportation projects generally described as landscape, hardscape and irrigation improvements on the North and South ROW limits of BUS 287.

The estimated cost for the city is \$78,000. Funds were approved at the April 01, 2025, Council Meeting. The funds will come from ARPA funds. Staff recommends approval.

3. Proclamations-Presentations

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

No Recognitions or Presentation by City Manager Reaume.

3B. Proclamation-Child Abuse Prevention Month--Todd Flippo, Mayor

Mayor Flippo declared the month of April as Child Abuse Prevention Month and presented a proclamation to Katia Gonzalez, Director of Training and Team Relations for Alliance for Children.

3C. Discussion Regarding Warehouse Development on Spring Hollow Dr.--Nathan Goldberg, Saginaw Resident

Nathan Goldberg a resident of the Spring Creek community in Saginaw requested to be placed on the agenda to address concerns regarding the entrance to the Falcon Distribution Center development on Spring Hollow Dr.

Mr. Goldberg expressed that the planned access point for the Falcon Distribution Center could negatively impact the community, citing potential issues that it will have on the community. Mr. Goldberg is requesting that the developer for the Falcon Distribution Center relocate the access point by suggesting moving the entrance on McLeroy Boulevard or petition the railroad to do a crossing on Burlington Road.

Staff presented to Council a graphic that depicts the plat lot lines and zoning overlay of the Falcon Distribution Center and discussed the two proposals from Mr. Goldberg.

Members of the community submitted requests to speak on the agenda item, Allen Gent, Cesar Guerrero, Alexandre Costet, Allen Smithers, all spoke to Council at the meeting and expressed

concerns and frustration regarding the Falcon Distribution Center's entrance at Spring Hollow Drive and emphasized, the negative impact it would have on their community and quality of life.

The developer for the Falcon Distribution Center, Mr. Doug Johnson discussed the issues and concerns about the entrance at Spring Hollow Dr.

Mayor Flippo recommended a team to be put together with city staff, three members of Council, HOA members of the Spring Creek community, and the developer to discuss the issues and possibly come up with a solution and return back at a future meeting.

3D. Discussion Regarding Update on Building Maintenance--Jarred Coursey, Asst. Director of Public Works

Asst. Public Works Director Coursey provided Mayor and Council with an update on the Building Maintenance Program, introduced the new Building Maintenance Manager, Mr. Rodriguez, and shared an assessment of all the buildings along with a summary of accomplishments to date.

Council discussed the need for enhanced reporting and requested that staff prepare a Building Condition Report for all buildings. The report should highlight high-cost maintenance items to assist in future budget planning and prioritization.

3E. Discussion Regarding Railroad Quiet Zone at Bailey Boswell--Scott Arnold, Kimley-Horn

Mr. Arnold from Kimley-Horn provided Council with an update on the requirements for establishing two quiet zones. He presented the findings of the feasibility study, discussed the estimated costs of the necessary improvements, and outlined the application process with the Federal Railroad Administration.

Mr. Arnold also noted that implementing the quiet zones at the two crossings will not completely eliminate train horn noise in the area, the railroad engineers may still sound the horn at their discretion for safety reasons.

Mayor Flippo received two requests to speak on item regarding the potential creation of the quiet zones from Saginaw resident, Adhel Torres and Kenneth Sagona. The two resident's spoke in favor of the creation of the quiet zones.

Mayor and Council discussed the advantages and disadvantages of establishing a quiet zone, as well as its potential impact on residents living near the geographical area of the railroad.

Mayor Flippo has requested that staff prepare an action proposal with associated costs for consideration at a future meeting.

3F. Discussion Regarding Short-Term Rental Property Regulations--Bryn Meredith, City Attorney

City Attorney Meredith advised to Council that short-term rentals in Saginaw are subject to hotel occupancy tax. To ensure compliance and clarify the legal obligation, he recommends adopting an ordinance explicitly requiring short term rental operators to collect and remit taxes to the city.

Mayor and Council discussed different options that would be in the best interest of the City to enforce. It was also discussed that the North Tarrant Chamber of Commerce is hosting an informational symposium that will explain the creation of "DMO" Destination Management Organization and discuss the services that it will provide to help with short-term rentals and the collection of the hotel occupancy tax.

Mayor Flippo requested that staff return back at a future meeting with an action proposal to consider.

3G. Discussion Regarding Reinstalling the Monument Sign at Highland Station--Nick Lawson, Councilmember Place 2

Mayor and Council discussed the potential reinstallation of the monument sign at Highland Station. They have directed staff to develop an action proposal, including associated cost, and to bring the item back for consideration at a future meeting.

3H. Discussion Regarding Concerns of the Audio System at the Candidate Forum on April 9, 2025--Nick Lawson, Councilmember Place 2

Council discussed the concerns regarding the audio system at the recent candidate forum and emphasized the importance of having a reliable system to ensure citizens can clearly hear the candidates speak. The plan is to hold future meetings at the new Library/Senior Center. The new Library/Senior Center would be a better option since it will be better equipped for events.

3I. Discussion Regarding Citizen Boards and Commissions--Cindy Bighorse, Councilmember Place 5

Councilmember Bighorse gave a presentation on Boards and Commissions, discussed the active boards, on-call boards, standardized boards and commissions, and new board recommendations they would like to implement moving forward. A volunteer appreciation event was discussed and the next steps moving forward.

4. Public Hearings

4A. PUBLIC HEARING--Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Carport at 1136 West Hills Terrace-- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

Mayor Flippo declared the public hearing for this item opened at 8:38 p.m. Ms. Victor-Trevino explained the requested Specific Use Permit is for a carport at 1136 West Hills Terrace.

The Planning and Zoning Commission considered this request at their meeting on April 08, 2025, and they recommended approval with the stipulation of having red oak or similar material.

Mayor Flippo stated that there were three reply forms, and all were in favor for 1136 West Hills Terrace to move forward with their carport.

The applicant/property owner of 1136 West Hills Terrace addressed the Mayor and Council.

Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 8:43 p.m.

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

5. Business

5A. Consideration and Action Regarding Approval of Proposed Employee Suggestion Program Submittal/Recommendation -- Doug Spears, Fire Chief - Melanie McManus, Human Resources Director

Fire Chief Spears presented to Council the first submittal under the Employee Suggestion Program. HR Director McManus provided background information, noting that the original program began in the 1990s and was reinstated in 2023 at the request of Councilmember Lawson.

The city recently received its first suggestion from the Building Inspections Department. The Chief Building Official Mr. Little gave an overview of the new door hanger initiative, explaining their creation and use. He reported that the door hangers have helped foster open conversations with residents, providing an educational and informal approach to discussing code violations. Overall, feedback from the community has been positive. Mr. Little also discussed the efficient utilization of the door hangers, highlighting that they reduced cost associated with stamped envelopes and save staff time.

HR Director McManus informed the Council the committee met with Mr. Roberson, reviewed his proposal, and unanimously recommended approval of \$5,000 to be split between the four individuals who developed the suggestion. The City Manager approved the suggestion, and now it is being presented to Council for final approval.

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Lawson to approve the item as presented. Motion carried unanimously 7-0-0-0

6. Executive Session

No Executive Session

6A. 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:-

6B. Any Posted Item-

7. Adjournment

7A. Adjournment--Todd Flippo, Mayor

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

Mayor Flippo declared the meeting adjourned at 8:55 p.m.

Attest:

Approved:

Vicky Vega, City Secretary

Todd Flippo, Mayor