



City of Saginaw
Meeting and/or Executive Session Agenda

Tuesday, May 20, 2025, 6:00 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

In accordance with Section 551.043 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation. The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

1. Call To Order

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

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--Dr. Mark Towns, First Baptist Church

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

All items listed are part of the Consent Agenda. Public hearing and review are held collectively unless opposition is presented, in which case the contested item will be heard separately.

2A. Action Regarding Minutes, May 6, 2025--Vicky Vega, City Secretary

2B. Action Regarding Minutes, May 13, 2025--Vicky Vega, City Secretary

2C. Action Regarding Appointment of Councilmember Place 5 Shawn Morrison to the Crime Control and Prevention District Board of Directors--Vicky Vega, City Secretary

2D. Action Regarding Appointment of Councilmember Place 5 Shawn Morrison to the Tax Increment Reinvestment Zone No. 1 Board of Directors--Vicky Vega, City Secretary

2E. Action Regarding Building Improvement Grant Application for 416 Belmont St.--Susy Victor-Trevino, Asst. Director of Economic & Community Engagement

2F. Action Regarding Approval of Purchase of Commissioned Artwork for the New Library--Ellen Ritchie, Library Director

2G. Action Regarding the Multi-Year Drone Show Contract -- Planning Tech, Maria Hernandez

3. Proclamations-Presentations

- 3A. Employee Recognitions/Presentations--Gabe Reaume, City Manager
- 3B. Mayor's Youth Advisory Council Recognition Ceremony-- Maria Hernandez, Planning Tech; Luisa Piña, PW Admin. Coordinator
- 3C. American Public Works Association (APWA) Recognition--Susy Victor, Asst. Director of Economic & Community Engagement
- 3D. Recognition of Service of Tenured Planning & Zoning Commissioners--Susy Victor, Asst. Director of Economic & Community Engagement
- 3E. Recognition of Councilmember Valerie Junkersfeld 10 Years of Service--Todd Flippo, Mayor

4. Business

- 4A. Consideration and Action Regarding Appointment of Council Subcommittee for Board Appointments--Todd Flippo, Mayor
- 4B. Election of Mayor Pro-Tem--Vicky Vega, City Secretary
- 4C. Consideration and Action regarding authorization of the sale of \$17,800,000 in General Obligation Bonds--Kim Quin, Finance Director
- 4D. Consideration and Action regarding adoption of a resolution of the City Council of the City of Saginaw, Texas, directing publication of notice of intention to issue combination tax and revenue certificates of obligation; and resolving other matters relating to the subject.--Kim Quin, Finance Director
- 4E. Discussion Regarding Warehouse Development on Spring Hollow Drive -- Nathan Goldberg, Saginaw Resident

5. Executive Session

The City Council may take action on any Executive Session item posted.

5A. 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:

5B. Any Posted Item

5C. 551.087. Texas Government Code. Deliberation regarding Economic Development Negotiations. 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 described above, including:

5D. Discussion on Public Facility Corporation (PFC) Proposal Located at Beltmill in the City of Saginaw.

6. Adjournment

6A. Adjournment--Todd Flippo, Mayor

Date Posted: _____ Time: _____ By:

Date Retrieved: _____ Time: _____ By:

Date Posted: May 15, 2025



City Council Memorandum

A. Action Regarding Minutes, May 6, 2025--Vicky Vega, City Secretary

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Consent Agenda Item: 2A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Draft minutes for the May 6, 2025 meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Draft Minutes--5-6-2025.pdf](#)

**** The following document is a draft of the minutes and the not the official approved minutes ****

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

May 6, 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
- Greg Clayton, I.T. Director

Visitors at the Meeting:

- Larry Little
- Elizabeth Thorp
- John Reynolds
- James Crippen
- Lynn Blackmon
- Aleena Davis
- Corey Burnett
- Diksha
- Shawn Morrison

- Bradyn Safford
- Alex Costet
- Nathan Goldberg
- Jesus Reyes
- Cesar Guerrero
- Coster Wilson
- Carmen Reyes

1. Call To Order

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

Mayor Flippo called the meeting 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--Pastor Joe Rangel, SOBA Church

Councilmember St. Clair gave the invocation in absence of Pastor Joe Rangel.

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 Councilmember Junkersfeld and seconded by Councilmember St. Clair to approve the following items: 2A, 2B, 2C and 2D. Motion passed unanimously 7-0-0-0.

2A. Action Regarding Minutes, April 15, 2025--Vicky Vega, City Secretary

Minutes approved for the April 15, 2025 Council meeting.

2B. Action Regarding Approval to Purchase Two Unmarked Units for use in the Police Department--Russell Ragsdale, Police Chief

Council approved authorization for the Police Department to purchase two unmarked units. Jerry's Chevrolet has two units on order that will be delivered during the current fiscal year 2024-25 and the purchasing price was below any of the co-op prices.

In the current budget FY2024-25, \$90,000 was approved during the budgeting process. The financial impact is roughly \$85,000 for both units with basic emergency equipment installed. This will include vehicle, emergency lights and radio for both cars and for a complete wrap for the one vehicle that will be used by our community policing officer.

2C. Action Regarding Approval of Professional Services Agreement with Campos Engineering for HVAC Commissioning - Lee Howell, Asst City Manager

Council approved professional Services agreement with Campos Engineering for HVAC Commissioning. Pursuant to the CMAR contract with Byrne Construction for the new Senior Center/Library, HVAC Commissioning is required to be "provided by owner" during the construction phase. HVAC commissioning is an extensive testing, adjusting, and balancing process of equipment and controls performed by professional engineers certified through the National Environmental Balancing Bureau (NEBB) to ensure efficient operation and compliance with the International Energy Conservation Code (IECC-2018). Campos Engineering responded to a request for a proposal.

Campos Engineering is certified as a Commissioning Consultant. Individuals must possess specific education and professional experience and pass comprehensive examinations. NEBB discipline certifications have unique prerequisite requirements and are anchored by a specific body of knowledge that provides guidelines for curriculum development and exams. NEBB Certified individuals must remain current with industry trends through continuing education in the related fields.

HVAC Commissioning for the new building will take several weeks to measure functional performance tests, make adjustment recommendations, and prepare reports. Campos Engineering comes recommended on the basis of demonstrated competence and qualifications to perform the service for a fair and reasonable price. Total fees for the basic services will be \$22,750 and come from 2022 bond funds budgeted for the construction contract.

2D. Action Regarding Bid Award for Opal Jo Jennings & Brian Schwengler Memorial Park--Randy Newsom, Director of Public Works

Council approved to award bid to Patcon Services, LLC for Opal Jo Jennings and Brian Schwengler Memorial Park. Kimley-Horn has reviewed Patcon Services, LLC qualifications and verified their bonding company is licensed in the State of Texas.

Opal Jo Jennings project consists of constructing concrete sidewalks, site furnishings and foundations, fencing and footings, a drinking fountain with water service, and installing new plant

material and irrigation system.

Brian Schwengler project consists of constructing pavilion foundations, concrete sidewalks, half-court basketball court, site furnishings and foundations, fencing and footings, a drinking fountain with water service, parking lot paving and striping, and installing new plant material and irrigation system.

2E. Action Regarding Funding of the 2025 Independence Celebration Fireworks Event -- Pedro Zambrano, Director of Economic & Community Engagement

**** Item was Removed from Consent**

Item was pulled from the Consent Agenda due to the lack of quorum at the Parks Board meeting on Monday, May 5, 2025, where the Board was scheduled to discuss funding for the 2025 Independence Celebration Fireworks event and make a recommendation to Council on whether to approve the funding.

Motion was made by Councilmember St. Clair and seconded by Councilmember Bighorse to table item. Motion passed 7-0-0-0

2F. Action Regarding Approval of Retired Fire Station Asbestos Abatement Consultant Proposal -- Doug Spears, Fire Chief

**** Item was Removed from Consent**

Council approved Asbestos Abatement Consultant Proposal for the Retired Fire Station. When consideration was given to perform demolition or re-purpose of some or all of the retired fire station and senior center buildings a required asbestos survey was required and completed in August-September of 2024. Asbestos was discovered in some areas of the fire station building requiring abatement.

In order to conduct the asbestos abatement, the next step is to engage a project consultant. The project consultant drafts the necessary scope of work, performs project management and conducts the air monitoring during the asbestos demo and removal, and ensures compliance of abatement regulations with regulatory authorities. The project consultant identifies and recommends a competent contractor for the demo and removal work.

The consultant work is considered professional services allowing the city to choose a company to contract with due to the specialized nature of the work scope with consideration to qualifications and experience or proven competency on previous similar projects. DFW Environmental Group has competently provided this service for the city on previous occasions and is the company that conducted the initial asbestos survey.

The period to perform the abatement is estimated not to extend beyond 15 days with and additional 10 days for the required interior demolition. \$13,800 to be paid from TIRZ funds. Staff recommends approval to engage DFW Environmental as the asbestos abatement project consultant.

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember St. Clair to approve item as presented. Motion passed 6-0-1-0 (Councilmember Junkersfeld Abstain)

2G. Action Regarding Approval of Retired Fire Station Asbestos Abatement Contractor Proposal -- Doug Spears, Fire Chief

**** Item was Removed from Consent**

Council approved the contractor proposal with HP EnviroVision for the Asbestos Abatement for the Retired Fire Station. When consideration was given to perform demolition or re-purpose of some or all of the retired fire station and senior center buildings a required asbestos survey was required and completed in August-September of 2024. Asbestos was discovered in some areas of the fire station building requiring abatement.

In order to conduct the asbestos abatement, the third step is to engage a project contractor. The project contractor performs the work based on the work scope created and monitored by the project consultant.

Asbestos abatement is considered professional services allowing the city to choose a company to contract with due to the specialized nature of the work scope with consideration to qualifications and experience or proven competency on previous similar projects.

The period to perform the abatement is estimated not to extend beyond 15 days with and additional 10 days for the required interior demolition. The overall project cost is \$99,679 to be paid from TIRZ funds. Staff recommends approval to engage HP EnviroVision as the asbestos abatement project contractor.

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember St. Clair to approve item as presented. Motion passed 6-0-1-0 (Councilmember Junkersfeld Abstain)

2H. Action Regarding Approval of Retired Fire Station Asbestos Abatement Ancillary Costs -- Doug Spears, Fire Chief

**** Item was Removed from Consent**

Council approved three ancillary cost for the asbestos abatement for the retired Fire Station. The site will require temporary electrical power. A pricing estimate was solicited from Tudor Electric

who performs electrical work for the City on occasion, is \$2,820.

The required demolition to perform the abatement will involve the HVAC units necessitating refrigerant recapture before dismantle and removal. A local HVAC contractor has estimated the refrigerant recapture for the multiple units not to exceed \$1,000 total.

The third and final ancillary cost related to the asbestos abatement is the mandatory Texas Department of State Health Services asbestos removal notification fee. The cost is estimated to be at the \$3,300 maximum that can be imposed due to the consultant estimated quantity of asbestos material being created for discarding.

This is invoiced directly from State to the City and payment made directly back to the State from the City after verification of discard quantity. \$7,120 to be paid from TIRZ funds. Staff recommends approval of ancillary expenditures as presented related to the retired fire station asbestos abatement project.

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember St. Clair to approve item as presented. Motion passed 6-0-1-0 (Councilmember Junkersfeld Abstain)

3. Proclamations-Presentations

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

Director of Economic & Community Engagement Mr. Zambrano introduced to Council the new Communication Specialist, Aleena Davis.

3B. Discussion Regarding Warehouse Development on Spring Hollow Dr.--Tan T. Nguyen, Saginaw Resident

Tan Nguyen 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.

Asst. City Manager Howell, gave a brief recap of the meeting that took place on April 24, 2025. The meeting consisted off city staff, members of the Spring Creek Community, three Councilmembers and the developer of Falcon Distribution.

Members of the community submitted requests to speak on the agenda item, Nathan Goldberg, Jesus Reyes, Cesar Guerrero, Alexandre Costet. All spoke against and expressed frustration.

Mayor Flippo announced there will be a follow up meeting for the April 24, 2025 meeting, in the coming weeks.

3C. Discussion Regarding NWECC Annual Report-- NWECC Director JT Manoushagian

Director JT. Manoushagian presented the 2024 NWECC Annual Report to Council, which outlined the organization's mission and values, introduced the team, highlighted staff achievements throughout the year, reviewed key program success measures, and discussed the core performance areas of telecommunicators.

No action was required; the update was informational.

3D. Discussion Regarding Carport Specific Use Permitting -- Doug Spears, Fire Chief

Fire Chief Spears has referred to Council a directive to either retain the carport SUP requirement or amend the ordinance to eliminate the SUP requirement.

Prior to October of 2022 and by zoning ordinance residential carports were only allowed in specifically defined geographic areas designated as the carport overlay district. In October 2002 the applicable zoning ordinance was amended to allow residential carports in all areas of the city through approval of a specific use permit or SUP, unless otherwise prohibited by HOA covenants.

The SUP requirement is used as a process for the City, through action and purview of the Planning and Zoning Commission and ultimately City Council, to ensure erected carports are compatible in design and materials to the primary residential structure to avoid detracting from the characteristics of a neighborhood or neighboring properties.

While construction methods and materials can be readily defined, design can be more subjective which is likely why the SUP requirement for carports was adopted.

Council discussed the options and directed staff to draft an ordinance revision, to be brought back for discussion at a future meeting.

3E. Economic & Community Engagement Department Update -- Pedro Zambrano, Director Economic & Community Engagement

Mr. Zambrano, Director Economic & Community Engagement gave an overview of the primary aspects of the department. In the economic development portion, he outlined key components including an introduction to the department, business recruitment and retention efforts,

workforce initiatives, collaboration with the Chamber of Commerce, current programs, and future programs. He also discussed the next steps in advancing these initiatives. For community engagement, Mr. Zambrano addressed the departments communication and outreach strategies, public art initiatives, and coordination of special events aimed at fostering community involvement and enhancing local culture.

No action was required; the update was informational.

4. Business

4A. Consideration and Action Regarding Enterprise Resource Planning System (ERP)--Kim Quin, Finance Director

The City of Saginaw has used financial software from STW, Inc for thirty-four years. STW was acquired by OpenGov in 2019. Open Gov has notified the City that it is going to discontinue supporting the version of the software currently being used by the City, making it necessary to either upgrade to OpenGov or change software providers.

A selection committee comprised of the Finance Director, the Director of Human Resources, the IT Director, the Finance Manager, and the Utility Billing Supervisor evaluated proposals from four different software vendors. The committee evaluated the software programs for general ledger, accounts payable, cash receipts, payroll, human resources, fixed asset, and utility billing functions. Consideration was given to functionality, ease of use, system integration, conversion and implementation, workflow enhancements, and cost of conversion and annual license fees. The committee unanimously recommends Oracle NetSuite.

Oracle NetSuite is on the State of Texas DIR cooperative purchasing platform which the City may use and receive discounted pricing.

The conversion costs are estimated to be \$327,558 and annual costs are estimated to be \$72,324. The contract is for 3 years with the option to renew for three additional years for \$79,800 per year. Conversion costs of \$204,000 were budgeted in the General Fund. A year end budget adjustment to the Enterprise Fund will appropriate the remaining \$123,558 cost of conversion and \$18,081 quarterly license fee. The conversion process is estimated take between nine and sixteen months.

Staff recommends approval of the contract with Oracle Netsuite to provide conversion and annual licensing of the ERP system.

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

4B. Consideration and Action Regarding the 2025 Business Survey--Pedro Zambrano, Director of Economic & Community Engagement

The City Council previously approved a three-year survey contract with OnPointe Insight. The 2025 Business survey presented will be the second survey conducted under this agreement. In February 2025, following the retirement of the Director of Economic Development in December 2024. The city merged the Economic Development and Communications departments to form the Department of Economic & Community Engagement. As part of the transition, a new team was established to lead the city's Economic Development initiatives. To help create the department's strategy moving forward, Economic Development staff are seeking to establish a baseline of the City's current relationship with the Saginaw business community. The department requested Council's approval to proceed with this Business Survey, which will provide insights into how the business community perceives City services and engagement efforts.

Survey topics will include:

- City permitting processes
- Planning and development
- Business outreach programs
- Relationship with the Chamber of Commerce
- And others

The financial impact for the cost of the survey and any marketing materials needed is \$10,500. The amount to cover the cost has been approved in the current budget and will be paid out of account: 01-7000-16-00. Staff recommends the City Council authorize the City Manager to enter into an agreement under the terms of the proposal..

Motion was by Councilmember St. Clair and seconded by Mayor Pro-Tem Felegy to approve item. Motion carried unanimously 7-0-0-0

4C. Consideration and Action Regarding Retail Retention, Recruitment and Development Services Proposal with the Retail Coach--Pedro Zambrano, Director Economic & Community Engagement

In March 2020, the City of Saginaw entered into a contract with The Retail Coach to provide assistance with Retail Retention, Recruitment and Development Services. During the past five years

years, significant progress has been made with the recruitment of potential commercial retail and restaurants. The Old Fire Station Redevelopment deal was due to the work with The Retail Coach.

The proposed agreement is to renew the agreement with The Retail Coach to provide assistance with Retail Retention, Recruitment and Development Services for one (1) additional year. Their scope of work continues to be:

- *Updated Research, Analysis, and 2024 Market Reports*
- *NEW 2024 Retailer Match List*
- *Continued and New Recruitment of Retailers and Developers*
- *Coaching and Support from The Retail Coach Team*
- *Designated Point of Contact for Recruitment and On-Demand Data Needs*
- *Access to GIS Mapping and Data Resources*
- *Retail Trade Show Representation (ICSC and Retail Live Events)*

The financial impact is a fee of \$20,000, plus reimbursable expenses. This expenditure is budgeted within the existing economic development budget.

Staff recommends the City Council authorize the City Manager to enter into an agreement under the terms of the proposal.

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

4D. Consideration and Action Regarding Approval of Restaurant Economic Development Agreement contemplating the sale and lease of real property located at 400 S. Saginaw Blvd & 405 S. Belmont St., and award of bid for same to Mad Concepts Group--Pedro Zambrano, Director of Economic & Community Engagement

In 2023, the Saginaw Fire Department vacated the former Fire Station located off Saginaw Blvd. In the Fall 2022, City Council approved a development agreement with Local Favorite's Triton Saginaw LLC for the property. However, that deal fell through. Following Council's direction, staff reopened the search for proposals, issuing a Request for Proposals (RFP) starting November 8, 2024. The RFP period closed on December 4, 2024, at 10:00 AM.

We received one completed bid in response from MAD, which was presented to City Council at the January 7, 2025, meeting. The bid proposed the redevelopment of the property and the

construction of two new restaurants, with one being a sit-down restaurant. A consensus of the City Council was to direct staff to move forward and creating an agreement with MAD.

Below is a summary of what the agreement includes:

Economic Development Agreement:

- The City agrees to convey the retired fire and senior center property to MAD
- The City will provide up to \$2.55 million in economic development grants (additional summary below in the Financial Impact Section)

Performance Requirements

- Minimum investment of \$7 million in construction and development.
- Completion and green-tagging of two restaurants by December 31, 2027
- MAD must provide a pre-approved loan guarantee letter within 120 days of signing
- MAD commits to creating/retaining at least 50 jobs in the first year of restaurant operation

The agreement also includes safeguards & conditions which are located in Article VII of the agreement.

Summary of the Economic Development Grant:

- Conveyance of the property: The city will convey the property of the retired fire station and former senior center. Per TAD the 2024 value of the property is \$1,206,917
 - The former Kiwanis Veterans park will not be included in the property conveyance instead the city will enter into a ground lease or license agreement with MAD
- Capital Investment Reimbursement: not to exceed \$2,550,000
 - \$500,000 will be paid upon conveyance of the property and execution of a ground lease
 - \$250,000 will be paid upon the issuance of a certificate of occupancy for both restaurants
 - \$250,000 annual payments (beginning with the first anniversary after the date of the issuance of a certificate of occupancy for both restaurants) until the total not to exceed amount of the Capital Investment Reimbursement is met
 - Waive the fees listed below shall be deducted from the Capital Investment Reimbursement
 - Plan submittal and review

- Platting
- Zoning
- Building and construction permits
- Surveys
- Inspection fees
- Public infrastructure or other project improvements that are eligible to be reimbursed pursuant to Texas Tax Code Ch. 311, may be reimbursed from tax increment funding available in the fund for the Zone in accordance with the project and financing plan for the Zone, subject to approval by the Board of Directors for the Zone

The Mad Concepts group presented to Council, providing an overview of the project's mission, goals, and vision. The presentation included a preliminary site plan, proposed design elements, and intended ambience. Council was briefed on how these aspects align with the overall concept and support the project's development objectives.

Council discussed the proposed development, posed questions, and commented that the overall concept was viewed positive.

City Attorney Meredith stated that there are pending revisions to the agreement.

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Bighorse to approve item as presented. Motion passed 6-0-1-0 (Councilmember Junkersfeld Abstain)

5. Executive Session

Mayor Flippo declared Executive Session at 8:50 p.m.

5A. 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:

5B. Any Posted Item-

5C. 551.087. Texas Government Code. Deliberation regarding Economic Development Negotiations. 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 described above, including:-

5D. Building Improvement Grant Application -- 416 Belmont St. -

Councilmember Junkersfeld Absent.

6. Adjournment

6A. Adjournment--Todd Flippo, Mayor

Mayor Flippo declared the meeting back in regular session at 9:00 p.m.

Motion was made by Councilmember Bighorse and seconded by Councilmember St. Clair to adjourn the meeting. Motion passed 6-0-0-1 (Councilmember Junkersfeld Absent)

Mayor Flippo declared the meeting Adjourned at 9:00 p.m.



City Council Memorandum

B. Action Regarding Minutes, May 13, 2025--Vicky Vega, City Secretary

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Consent Agenda Item: 2B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Draft minutes for the May 13, 2025 meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Draft Minutes--5-13-2025.pdf](#)

**** The following document is a draft of the minutes and the not the official approved minutes ****

City of Saginaw
Minutes of the City Council Meeting
Held on May 13, 2025
333 West McLeroy Boulevard

Present at the Meeting:

- 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
- Gabe Reaume, City Manager
- Kim Quin, Finance Director
- Russell Ragsdale, Police Chief
- Randy Newsom, Director of Public Works
- Pedro Zambrano, Director of Economic Development & Community Engagement
- Melanie McManus, Director of Human Resources
- Vicky Vega, City Secretary

Absent:

- Todd Flipp, Mayor
- Bryn Meredith, City Attorney
- Trenton Tidwell, City Engineer
- Lee Howell, Asst. City Manager
- Doug Spears, Fire Chief
- Ellen Ritchie, Library Director

Visitors at the Meeting:

- Shawn Morrison
- Kalee Morrison
- Doug Mark
- Rebecca Nieves
- Patti Felegy

- Matt Nieves
- Jennifer Ferguson
- John Peet
- Patrick O'Connor
- Tabitha O'Connor
- Siobhan Lilley
- Aaron Donaldson
- Deb Norris
- Mark Crenshaw
- Crystal Smithers
- Allen Smithers
- Mariah Smithers
- Melanie Hidalgo

1. Call To Order

1A. Call To Order -- Paul Felegy, Mayor Pro-Tem

In the absence of Mayor Flippo, Mayor Pro-Tem Felegy called the meeting to order at 6:00 p.m.

2. Business

2A. Consideration and Action Regarding Resolution No. 2025-09, Canvassing Return and Declaring the Results of an Election held on May 3, 2025, for the Purpose of Electing Councilmember Place 1, Councilmember 3, and Councilmember Place 5--Vicky Vega, City Secretary

City Secretary Vega stated that Resolution No. 2025-09 canvasses the official results of the May 3, 2025 Election. The results are as follows.

Councilmember Place 1

Paul Felegy - 571

Pedro Peña - 294

Councilmember Place 3

Valerie Junkersfeld - 678

Councilmember Place 5

Shawn Morrison - 500

Adhel Torres - 372

Motion was made by Councilmember St. Clair and seconded by Councilmember Bighorse to approve Resolution No. 2025-09 as presented. Motion passed unanimously. 6-0-0-1 (Mayor

Flippo Absent)

2B. Presentation to Outgoing Councilmember Cindy Bighorse--Paul Felegy, Mayor Pro-Tem
Mayor Pro-Tem Felegy presented flowers and a service recognition award to outgoing Councilmember Bighorse.

2C. Oath of Office for Councilmember Place 1, Councilmember 3, and Councilmember Place 5--
Vicky Vega, City Secretary

City Secretary Vega administered the Oath of Office to Paul Felegy, Councilmember Place 1;
Valerie Junkersfeld, Councilmember Place 3; and Shawn Morrison, Councilmember Place 5.

2D. Action Regarding Funding of the 2025 Independence Celebration Fireworks Event -- Pedro
Zambrano, Director of Economic & Community Engagement

The Advisory Recreation and Parks Board has voted to recommend approval of the funding for the 2025 Independence Celebration Fireworks Event. The event will be held at Saginaw High School on Saturday, June 28th. This year's event will include live music on stage. Turnip Blood Entertainment will handle this portion of the event. The estimated total for the event is \$27,085 (stage, bands, and production team: \$20,000; generators \$1,650; tables and chairs \$435; and activities such as face painting, bounce houses, caricature artist, rock climbing, etc. \$5,000). Total cost from the Parks Donation Fund is \$17, 085. Total cost from HOT (promotion of the arts) is \$10,000. All sponsorship funds and other fees will be used to offset the use of the donation funds.

Motion was made by Councilmember Junkersfeld and seconded by Councilmember Morrison to approve the funding for the 2025 Independence Celebration Fireworks Event as presented. Motion passed unanimously. 6-0-0-1 (Mayor Flippo absent)

3. Adjournment

3A. Adjournment--Paul Felegy, Mayor Pro-Tem

Motion was made by Councilmember Morrison and seconded by Councilmember Junkersfeld to adjourn the meeting. Motion carried unanimously. 6-0-0-1 (Mayor Flippo Absent)

Mayor Pro-Tem Felegy declared the May 13th City Council Meeting adjourned at 6:11 p.m.



City Council Memorandum

C. Action Regarding Appointment of Councilmember Place 5 Shawn Morrison to the Crime Control and Prevention District Board of Directors--Vicky Vega, City Secretary

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Consent Agenda Item: 2C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The purpose of this item is to appoint Councilmember Place 5 Shawn Morrison to the Crime Control and Prevention District Board of Directors. The members of the City Council serve on this board.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the removal of former Councilmember Bighorse and the appointment of Councilmember Morrison to the Crime Control and Prevention District Board of Directors.



City Council Memorandum

D. Action Regarding Appointment of Councilmember Place 5 Shawn Morrison to the Tax Increment Reinvestment Zone No. 1 Board of Directors--Vicky Vega, City Secretary

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Consent Agenda Item: 2D.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The purpose of this item is to appoint Councilmember Place 5 Shawn Morrison to the Tax Increment Reinvestment Zone No. 1 Board of Directors. The members of the City Council serve on this board along with representatives of Tarrant County, and the Tarrant County College District.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the removal of former Councilmember Bighorse and the appointment of Councilmember Morrison to the Tax Increment Reinvestment Zone No. 1 Board of Directors.



City Council Memorandum

E. Action Regarding Building Improvement Grant Application for 416 Belmont St.--Susy Victor-Trevino, Asst. Director of Economic & Community Engagement

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Consent Agenda Item: 2E.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The City of Saginaw Economic Department has received a Building Improvement Grant Application (*BIG*) from Del Mar Property, LP. for 416 Belmont St. Saginaw, TX 76179. The applicant is requesting \$10,000.00 for an interior renovation of which entails a HVAC upgrade of one of their two 7.5-ton HVAC systems to a 10-ton system in order to provide a better customer experience during the hot summer months.

On 05/06/25, the City Council and city staff met during an executive session to discuss the BIG application. During this session the City Council recommended to award \$5,000.00 to the applicant.

FINANCIAL IMPACT:

\$5,000.00

RECOMMENDATION:

N/A

Attachments

[Saginaw Laundry Center \(Memo, Redacted\).pdf](#)

[BIG Application \(Saginaw Laundry Center, Redacted\).pdf](#)

[Saginaw Laundry Center \(Online BIG Application\)_Redacted.pdf](#)

[BIG \(Policy\).pdf](#)

Building Improvement Grant Application for 416 Belmont St.

Date: May 20, 2025

To: City Council

From: Susy Victor-Trevino, Assistant Director of Economic and Community Engagement

Subject: Action Regarding Building Improvement Grant Application for 416 Belmont St.

Background/Discussion:

The Economic Development Department has received an application for a Building Improvement Grant as follows:

Applicant

Company: Del Mar Property, LP
DBA: [Saginaw Laundry Center](#)
Contact: Brian Brunckhorst, Partner

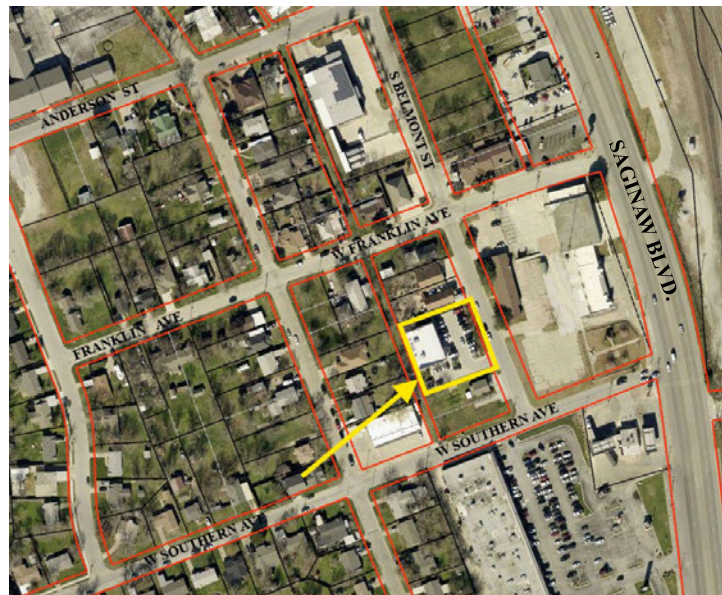
Owner Information

Current Owner:
DEL MAR PROPERTY LIMITED PARTNERSHIP

Primary Owner Address:
[REDACTED]
FORT WORTH, TX 76116

Deed Date: 12/12/2022
Deed Volume:
Deed Page:
Instrument: [REDACTED]

Property



Address: 416 Belmont St. Saginaw, Texas 76179

Legal Description: Saginaw, Block 5, Lot 4R (Not within the grant's prioritized areas)

Zoning: Neighborhood Commercial "NC"



P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use

City of Saginaw Land Use Table

Residential										Land Use Designation	Nonresidential						Supplemental Conditions		
A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I	
RESIDENTIAL LAND USES																			
											Laundry, Self Service		S		P				2

Request Permitted Use: Laundry, Self Service requires a SUP.
\$10,000 to “replace and increase the size of one of their two 7.5-ton HVAC systems to a 10-ton system.”

Reasoning “Provide a much better customer experience during the hot summer months, with increased air flow and cooler interior temperatures.”

Total Cost (Bid)

Section	Enhancement Type	Cost of Improvements	Policy Max %	Policy Max \$	Requested Amount	Approved Amount
4.4	Interior Renovation	\$31,759.18	50%	\$10,000.00	\$10,000.00	\$5,000.00 <i>Recommended by CC during executive session on 05/06/25.</i>

Contractor: [Lone Star HVAC](#)

Previous Awards

Section	Enhancement Type	Cost of Improvements	Policy Max %	Policy Max \$	Requested Amount	Approved Amount
4.4	Interior Renovation	\$51,141.64	50%	\$25,570.00	\$10,000.00	\$5,000.00 <i>(Awarded 01/02/24)</i>

Contractor: [Alliance Laundry Systems/Distribution](#)

Property Values

Owner Information

Current Owner:
DEL MAR PROPERTY LIMITED PARTNERSHIP

Primary Owner Address:
[REDACTED]
FORT WORTH, TX 76116

Deed Date: 12/12/2022
Deed Volume:
Deed Page:
Instrument: [REDACTED]

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information.](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$752,555	\$90,084	\$842,639	\$842,639
2024	\$749,916	\$90,084	\$840,000	\$840,000
2023	\$791,578	\$90,084	\$881,662	\$881,662
2022	\$604,916	\$90,084	\$695,000	\$695,000
2021	\$575,156	\$90,084	\$665,240	\$665,240
2020	\$575,156	\$90,084	\$665,240	\$665,240

Pending indicates that the property record has not yet been completed for the indicated tax year.
+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Photos



Exterior



Interior



Current A.C. Unit



New A.C. Unit

Eligibility

Good Standing: Property Taxes, No Code Violations, No City Liens

Interior Renovation:

The following are eligible enhancements except as noted otherwise:

- 4.4.1. Renovations: Renovations that enhance the commercial usability of the building.
- 4.4.2. Ineligible: Though not an allinclusive list, the following are specifically not eligible: painting, wallpaper, and other types of aesthetic treatments.

[Building Improvement Grant Policy](#)



BUILDING IMPROVEMENT GRANT

About Us

The Building Improvement Grant Program offers financial assistance to commercial property/business owners for a variety of eligible enhancements.

Services:

- ✓ **Funding**
Each category is eligible for up to 50% of the total cost of enhancements OR \$10,000, the lesser value.
- ✓ **Categories**
Categories include: facade, interiors, landscaping, lighting, pedestrian amenities, signage, code compliance, demolition, & public art installations. Each category is eligible for individual funding.
- ✓ **Applicants**
Property owners, or business owners with the property owner's authorization, within the CC, NC, OP, LI, HI, and PD zones are eligible to submit an application.

Project Information

Property Address: 416 Belmont St.

Applicant Name: Brian Brunckhorst (Partner)

Applicant E-Mail: [REDACTED]

Applicant Phone: [REDACTED]

Date of Application: _____

Years in Business: _____

Application Request:

To add more efficient cooling for our customers comfort by replacing and increasing the size of one of the two 7.5 ton HVAC systems to a 10-ton system, which will include include some increased interior ducting work. This will provide a much better customer experience during the hot summer months, with increased air flow and cooler interior temperatures.

Project Start Date: 05/19/25

Project Completion Date: 05/23/25

Project Requirements and Priorities

Project Eligibility				
Within City Limits	Yes	☒	No	☐
Non-Residentially Zoned	Yes	☐	No	☐
Ad-Valorem Property Tax Paying Entity	Yes	☒	No	☐
Good Standing with City (Taxes/Monies)	Yes	☒	No	☐
Good Standing (Business Taxes)	Yes	☒	No	☐
No Existing City Liens	Yes	☒	No	☐
Proof of Ownership/Lease	Yes	☒	No	☐
Owner Authorization Granted	Yes	☒	No	☐
No Outstanding Code Violations	Yes	☒	No	☐
Permissible Frequency of Grants (Sec.3.1.8)	Yes	☒	No	☐

Application Documentation				
Ownership/Lease Documentation	Yes	☒	No	☐
Photos of Existing Conditions	Yes	☒	No	☐
Drawing, Renderings, & Plans of the Proposed Enhancements	Yes	☒	No	☐
Written Description of the Enhancements (i.e. building materials and color schemes)	Yes	☒	No	☐
Construction Cost Estimate	Yes	☒	No	☐
Owner Support of the Grant Application	Yes	☒	No	☐

BIG Priorities

Located On: (Saginaw Blvd., Bailey Boswell Rd., Old Decatur Rd., Blue Mound Rd., or McLeroy Blvd.)	Yes ☐	No ☒
Located Within: "Downtown Areas"	Yes ☐	No ☒
Retail Business	Yes ☐	No ☒
Restaurant Business	Yes ☐	No ☒
Professional Office Business	Yes ☐	No ☒
Industrial and Manufacturing Business	Yes ☐	No ☒
Sales-Tax Generating Business	Yes ☐	No ☒

Enhancements

Please fill out the table below to identify enhancements and allocate your requested funding.

Section	Enhancement Type	Cost of Improvements	Policy Max %	Policy Max \$	Requested Amount	Approved Amount
4.3	Façade		50%	\$10,000.00		
4.4	Interior Renovation	\$31,759.18	50%	\$10,000.00	\$10,000.00	
4.5	Landscaping		50%	\$10,000.00		
4.6	Lighting		50%	\$10,000.00		
4.7	Parking & Driveways		50%	\$10,000.00		
4.8	Pedestrian Amenities		50%	\$10,000.00		
4.9	Signage		50%	\$10,000.00		
4.10	Code Compliance		50%	\$10,000.00		
4.11	Demolition		50%	\$10,000.00		
4.12	Public Art		50%	\$10,000.00		
Total Requested Amount:				\$ \$10,000.00		
BIG Approved Amount:				\$		

Please identify and describe any additional enhancements not applicable for grant funding:

N/A

Contractor Information

Contractor 1:

Company Name: Lone Star HVAC

Contractor Name: John Morris Contractor Title: _____

Contractor Address: _____

Contractor E-Mail: _____ Contractor Phone: _____

Contractor Cell: _____ Company Website: _____

Contractor 2:

Company Name: _____

Contractor Name: _____ Contractor Title: _____

Contractor Address: _____

Contractor E-Mail: _____ Contractor Phone: _____

Contractor Cell: _____ Company Website: _____

Contractor 3:

Company Name: _____

Contractor Name: _____ Contractor Title: _____

Contractor Address: _____

Contractor E-Mail: _____ Contractor Phone: _____

Contractor Cell: _____ Company Website: _____

Contractor 4:

Company Name: _____

Contractor Name: _____ Contractor Title: _____

Contractor Address: _____

Contractor E-Mail: _____ Contractor Phone: _____

Contractor Cell: _____ Company Website: _____

Applicant/Owner Certification

In accordance with Resolution 2018-23 adopting the [Building Improvement Grant Policy](#), the undersigned do hereby certify the following:

Section 7.1 – Application Accuracy:	The information in the application, and all that may have been affixed thereto, is true and correct, and that the city may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
Section 7.2 - Compliance	I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an application nor payment of a grant upon completion of the project shall constitute approval of the project by any city department, board member or staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
Section 7.3 - Insurance	I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
Section 7.4 - Maintenance	I (we) certify that the enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.
Section 7.5 - Discretionary Rights:	I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching grant relative to the application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a grant on terms and conditions that are contrary to the guidelines of this policy.
Section 7.6 - Policy Promotion:	I (we) authorize the City to use an approved project to promote the merits of this policy, including but not limited to displaying a sign at the property or business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the city's website.
Section 7.7 - Indemnification:	I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the board, and I or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an application, agree to indemnify the City, the board and I or their agents, employees, officers, and I or directors from any claims or damages resulting from the project, including reasonable attorney fees.

☒ I hereby acknowledge the above information

☐ I do not acknowledge the above information

Owner Name: Del Mar Property, LP

Signature: _____

Date: 04/23/25

Applicant Name: Brian Brunckhortst

Signature: _____

Date: 04/23/25

LETTER FROM
OWNER GRANTING
AUTHORIZATION



Del Mar Property, LP

Fort Worth, TX 76116

Phone:

Email:

City Grant Office
City of Saginaw
333 W McLeroy Blvd
Saginaw, TX 76179

April 23, 2025

Subject: Support for King Laundry, LP's City Grant Application for Saginaw Laundry Center HVAC Replacement Project

Dear Grant Officers,

I am writing on behalf of Del Mar Property, LP, the property owner of 416 Belmont St, Saginaw, TX 76179, to express our strong support for the grant application submitted by King Laundry, LP, for upgrading the HVAC system at Saginaw Laundry Center.

King Laundry has consistently demonstrated dedication to enhancing customer comfort and satisfaction. Their initiative to replace an existing 7.5-ton HVAC unit with a new, more efficient 10-ton HVAC unit, coupled with increased ducting and airflow enhancements, is crucial for improving air quality and maintaining a comfortable environment for customers and employees alike.

The upgrade in HVAC capacity and airflow improvements directly aligns with community needs, particularly in providing a more comfortable and pleasant facility for laundry services. Improved air conditioning not only ensures customer comfort, especially during Texas' warmest months, but also supports healthier indoor air quality and contributes to overall customer satisfaction and retention.

Furthermore, these enhancements will significantly improve operational efficiency and long-term sustainability of the laundry center, ultimately benefiting the broader community by ensuring reliable and comfortable access to essential laundry services.

As a partner at Del Mar Property, LP, I fully endorse King Laundry's commitment and integrity in enhancing the Saginaw community's well-being and local economy through continuous facility improvements.

We kindly urge the City Grant Office to provide favorable consideration to King Laundry's HVAC replacement project grant application.

Thank you very much for your attention and ongoing support of local businesses and community improvements.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Brunckhorst', with a stylized flourish at the end.

Brian Brunckhorst
Partner, Del Mar Property, LP

PROPERTY LEASE

COMMERCIAL LEASE

1. **PARTIES:**

This Lease is made and entered into this 12 day of December, 2022 by and between: DEL MAR PROPERTY, LP (hereinafter referred to as "Landlord") and KING LAUNDRY LP. (hereinafter referred to as "Tenant").

2. **PREMISES:**

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, on the terms and conditions hereinafter set forth, that certain real property and building and other improvements located thereon, and situated in the City of Fort Worth, State of Texas, commonly known as 416 Belmont St, Saginaw, Texas 76179 (the "Premises").

3. **USE:**

Tenant shall use the premises as a Laundromat.

4. **ORIGINAL TERM:**

The original term of this Lease shall be for ten (10) years and nineteen (19) days, commencing on December 12, 2022 and ending on December 31, 2032.

5. **OPTION TO EXTEND TERM:**

The Tenant shall have the option to extend the term of this Lease for two (2) additional terms of five (5) years each. The "1st Option Term" commences on the termination of the original term and the "2nd Option Term" commences on the termination of the 1st Option Term. The options must be exercised, if at all, by a written notice to the Landlord, prior to the termination of the original term or the 1st option term respectfully.

6. **RENT AND RENT ADJUSTMENTS:**

6.1 Rent for Original Term

Tenant shall pay to Landlord rent for the Premises as follows:

- (a) December 12, 2022 through December 31, 2027: **\$9,500** per month
- (b) January 1, 2028 through December 31, 2032: **\$10,000** per month

Tenant Initials ()

Landlord Initials ()

19. **EXECUTION:**

The parties hereto have executed this Lease at Hayward, California.

LANDLORD:



DEL MAR PROPERTY, LP
BRIAN BRUNCKHORST – PRESIDENT
THE BRUNCKHORST GROUP, INC.
GENERAL PARTNER

12/5/2022

DATE

TENANT:



KING LAUNDRY, LP
BRIAN BRUNCKHORST – PRESIDENT
THE BRUNCKHORST GROUP, INC.
GENERAL PARTNER

12/5/2022

DATE

Tenant Initials ()

Landlord Initials ()

PROOF OF PAID PROPERTY TAXES



RICK D. BARNES
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR



@TarrantCoTax



Facebook.com/TarrantCountyTAC

100 E. Weatherford, Fort Worth, TX 76196
(817) 884-1100

e-mail: taxoffice@tarrantcountytx.gov
web: www.tarrantcountytx.gov

DUPLICATE RECEIPT

IN GOD WE TRUST

1
V1.3

DATE: 04/23/2025

LEGAL: SAGINAW BLOCK 5 LOT 4R

ACCOUNT: [REDACTED]

OWNER: DEL MAR PROPERTY LIMITED PARTNERS

PARCEL ADDRESS: 0000416 S BELMONT ST

EXEMPTIONS:

ACRES: 0.0517

RECEIPT #: [REDACTED]

CHECK #: [REDACTED]

DEPOSIT #: [REDACTED]

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2024	SAGINAW CITY	\$840,000.00	0.493747	L	01/24/2025	\$4,147.47	\$0.00
2024	TARRANT COUNTY	\$840,000.00	0.187500	L	01/24/2025	\$1,575.00	\$0.00
2024	T C HOSPITAL	\$840,000.00	0.182500	L	01/24/2025	\$1,533.00	\$0.00
2024	T C COLLEGE	\$840,000.00	0.112280	L	01/24/2025	\$943.15	\$0.00
2024	EAGLMT/SAG ISD	\$840,000.00	1.245700	L	01/24/2025	\$10,463.88	\$0.00

AMOUNT TENDERED \$18,662.50

AMOUNT PAID - THANK YOU!

BASE TAX \$18,662.50

TOTAL PAID \$18,662.50

REMAINING AMOUNT DUE
AS OF 04/23/2025
0.00

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

DEL MAR PROPERTY LIMITED PARTNERSHIP **THIS IS A RECEIPT ***

REMAINING AMOUNT DUE
AS OF 04/23/2025
0.00

CONSTRUCTION BID & PROJECT DESCRIPTION



Lone Star HVAC

Saginaw Laundry
416 Belmont St
Saginaw, TX 76179



ESTIMATE	#4
SERVICE DATE	Mar 12, 2025
EXPIRATION DATE	Apr 10, 2025
TOTAL	\$31,759.18

CONTACT US

[Redacted]

[Redacted]



Service completed by: John Morris

ESTIMATE

Services	qty	unit price	amount
Remove and haul away existing 7.5-Ton Daikin gas heat roof top unit.	1.0	\$28,887.00	\$28,887.00

Furnish and install one new, American Standard, 10-Ton, gas heat, roof top unit to be mounted on existing curb with curb adapter and per code an economizer. New RTU will utilizes existing plenums, supply and return ductwork and thermostat with wireless temp sensor.

- Includes:
- Reconnect all low voltage and high voltage electrical lines to code.
 - Reconnect pvc drain lines ensuring proper slope.
 - Reconnect gas line to code.
 - Adding three additional supply drops along North dryer wall.
 - Adding one addition return air duct.
 - Verify proper refrigerant charge.
 - Set correct air flow CFM for unit configuration.

*** at time of quote, transition curb and economizer are 2-3-week lead time***

Cost includes crane fees and all equipment, labor, supplies, and overhead to complete job scope.

One year labor warranty.
One year manufacturers warranty on parts, five year warranty on the compressor(s).

Price listed is to be paid with an 60% deposit of \$17,332.20 with remainder of \$11,554.80 upon completion of work, for a total of \$28,887.00, payments to be made via Check or Cash, a 2.5% Fee will be applied for payments with Credit Card.

City of Saginaw mechanical permit fee	1.0	\$489.00	\$489.00
---------------------------------------	-----	----------	----------

Final permitting fee to be determined by city of Saginaw before commencement of job

Services subtotal: \$29,376.00

Subtotal	\$29,376.00
----------	-------------

Tax (TX-Saginaw-2220139 8.25%)	\$2,383.18
--------------------------------	------------

Total	\$31,759.18
--------------	--------------------

Thank you!

Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711,1-800-803-9202,512-463-6599







Assembled in USA
Run Test Results

Date.....09/22/14
Time.....11:36
User ID.....3702
Model.....DCG0902103BXXXAB
Serial.....
Blower Test Result.....Pass
Cooling Test Result.....Pass
Heating Test Result.....Pass
Appearance.....Pass
Pass:----->

Precedent Packaged Rooftop

Unit Overview - YSJ120A3S0L**000000000000000000000000

Application	Unit Size	Supply Fan		External Dimensions (in.)			Operating Weight	Elevation
DX Cooling / Gas Heat	10 Ton	Airflow	Total Static Pressure	Height	Width	Length	1006.0 lb	0.00 ft
		4000. cfm	0.783 in H2O	4.24 ft	4.44 ft	7.34 ft		

Unit Features

Unit Efficiency	Standard Efficiency
Refrigerant	R-410A
EER @ AHRI	11.00 Number
IEER @ AHRI	14.60 Number

Unit Electrical

Voltage/phase/hertz	208-230/60/3
MCA	54.00 A
MOP	70.00 A
Condenser Fan FLA	2.80 A
Evaporator Fan FLA	8.80 A
Compressor 1 RLA	25.80 A
Compressor 2 RLA	9.70 A
Compressor Power	8.68 kW
System Power	11.28 kW



Controls

Unit Controls Symbio 700

Cooling Section

Cooling Section		Capacity	
Entering Dry Bulb	80.00 F	Gross Total	124.44 MBh
Entering Wet Bulb	67.00 F	Gross Latent	28.31 MBh
Ambient Temp	95.00 F	Gross Sensible	96.13 MBh
Leaving Coil Dry Bulb	57.81 F	Net Total	120.15 MBh
Leaving Coil Wet Bulb	56.96 F	Net Sensible	91.84 MBh
Leaving Unit Dry Bulb	59.48 F	Net Sensible Heat Ratio	76.44 %
Leaving Unit Wet Bulb	57.63 F	Fan Motor Heat	2.19 MBh
Saturated Discharge Temperature	119.00 F	Refrig Charge-Circuit 1	10.1 lb
Saturated Suction Temperature	51.17 F		

Heating Section

Heating	Low Gas Heat
Input Heating Capacity	150.00 MBh
Output Heating Capacity	121.50 MBh
Heating EAT	65.00 F
Heating LAT	92.86 F
Heating Temp Rise	27.86 F
Heating Stages	2

Fan Section

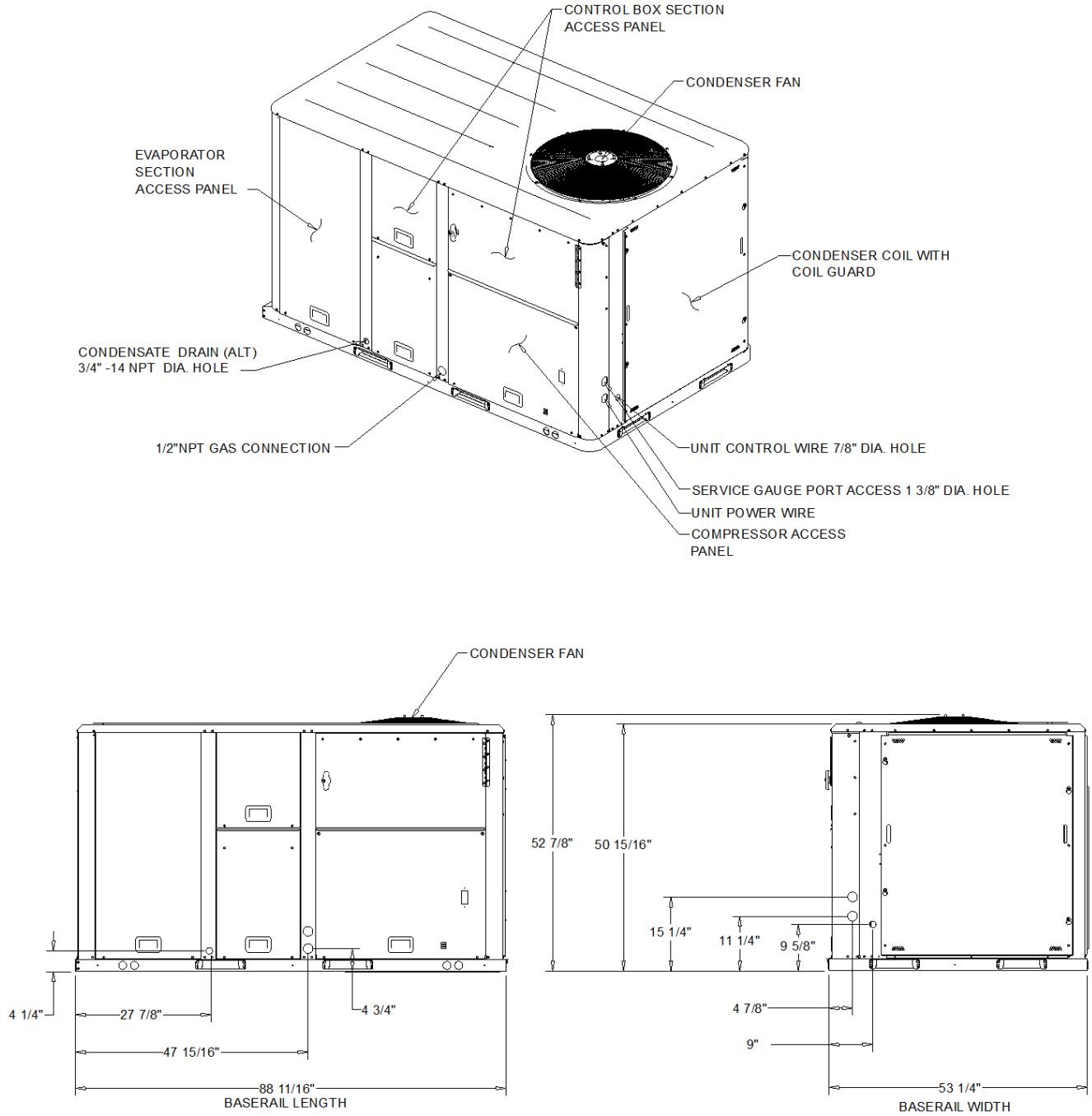
Indoor Fan Data		Indoor Fan Performance	
Airflow Application	Downflow	Airflow	4000. cfm
Design ESP	0.500 in H2O	Supply Motor Horsepower	3.000 hp
Component SP	0.000 in H2O	Total Supply Motor Operating Power	1.706 hp
Heat SP	0.283 in H2O	Indoor RPM	1366 rpm
Total SP	0.783 in H2O	Outdoor Fan Data	
Indoor Fan Drive Type	Variable Direct	Outdoor Fan Drive Type	Direct
Indoor Fan Quantity	1.00 Number	Outdoor Fan Quantity	1
Indoor Fan Type	BC Plenum	Outdoor Fan Type	Propeller
		Filters	
		1st Filter Size and Qty	2 - 18 x 24 x 2
		2nd Filter Size and Qty	3 - 24 x 16 x 2

Acoustics								
Sound Path	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Ducted Discharge	86 dB	86 dB	78 dB	71 dB	66 dB	64 dB	64 dB	64 dB
Ducted Inlet	82 dB	75 dB	72 dB	60. dB	57 dB	56 dB	56 dB	56 dB
Outdoor Noise	86 dB	87 dB	86 dB	83 dB	81 dB	77 dB	73 dB	67 dB

Note:Ducted Discharge/Ducted Inlet prediction data conform to AHRI 260

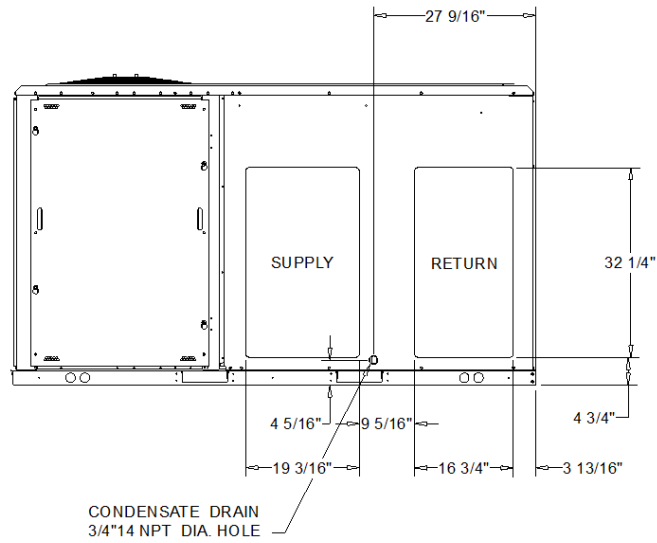
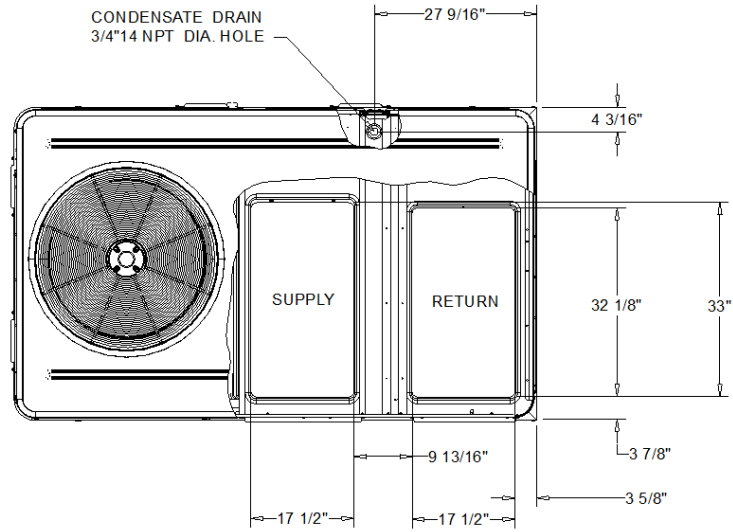
NOTES:

1. VERIFY WEIGHTS, CONNECTIONS, AND ALL DIMENSIONS WITH INSTALLER DOCUMENTS BEFORE INSTALLATION



DX COOLING / GAS HEAT STANDARD EFFICIENCY

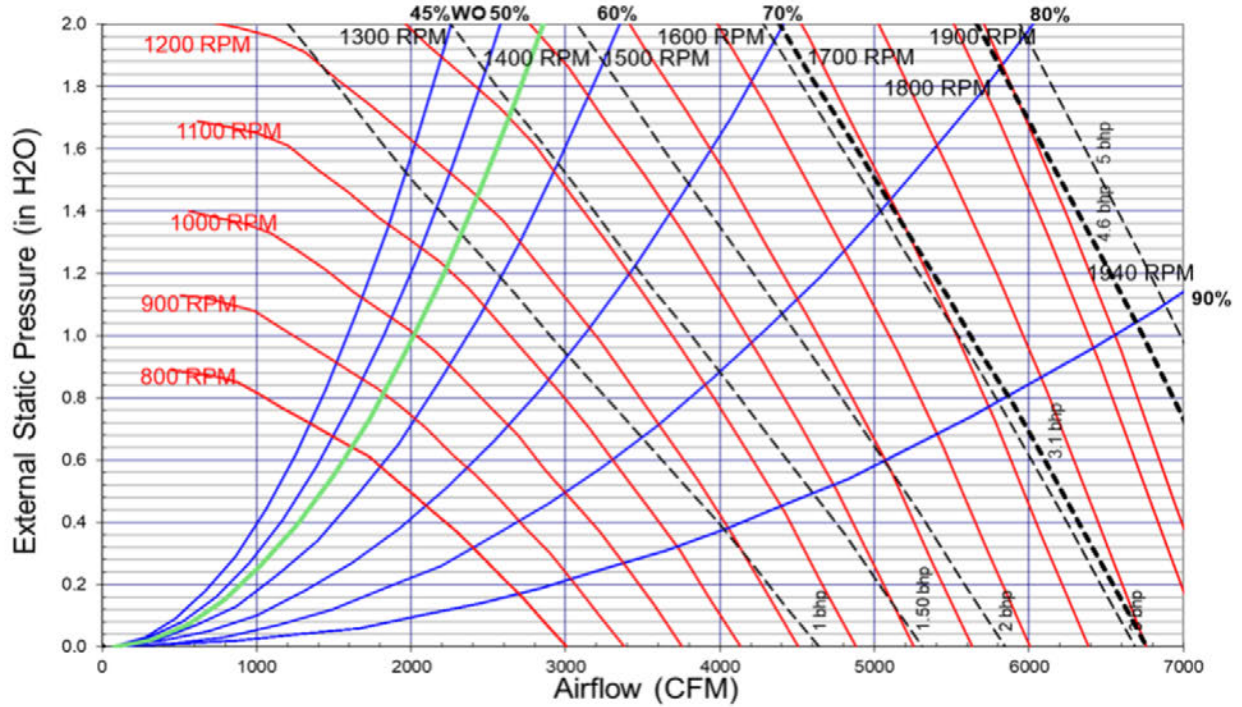
DIMENSION DRAWING



DX COOLING / GAS HEAT STANDARD EFFICIENCY

DIMENSION DRAWING

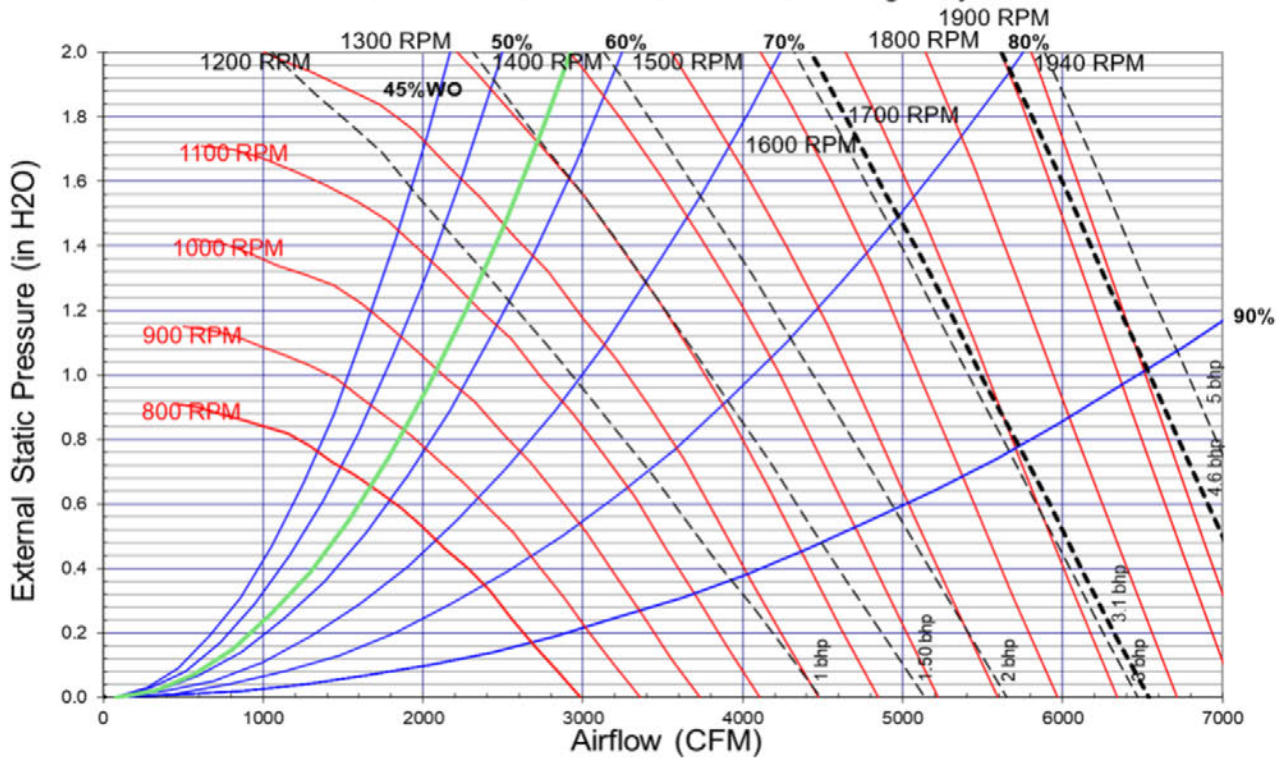
TSJ072-120*, Downflow, Std Filter, Wet Coil, Cooling Only



Note: Fan Curves are for TSJ/WSJ units. For YSJ units, add additional static pressure for Gas Heat Exchanger (ref. RT-PRC098*, table 47)

Saved to L: Drive

TSJ072-120*, Horizontal, Std Filter, Wet Coil, Cooling Only



Note: Fan Curves are for TSJ/WSJ units. For YSJ units, add additional static pressure for Gas Heat Exchanger (ref. RT-PRC098*, table 47)

NOTES:

1. APPROX. INSTALLED WEIGHT INCLUDES ALL SELECTED OPTIONS AND ACCESSORIES.
2. CORNER WEIGHTS ARE FOR BASE UNIT ONLY AND DO NOT INCLUDE OPTIONS OR ACCESSORIES.
3. WEIGHT INCLUDES BOTH FACTORY AND FIELD INSTALLED ACCESSORY.

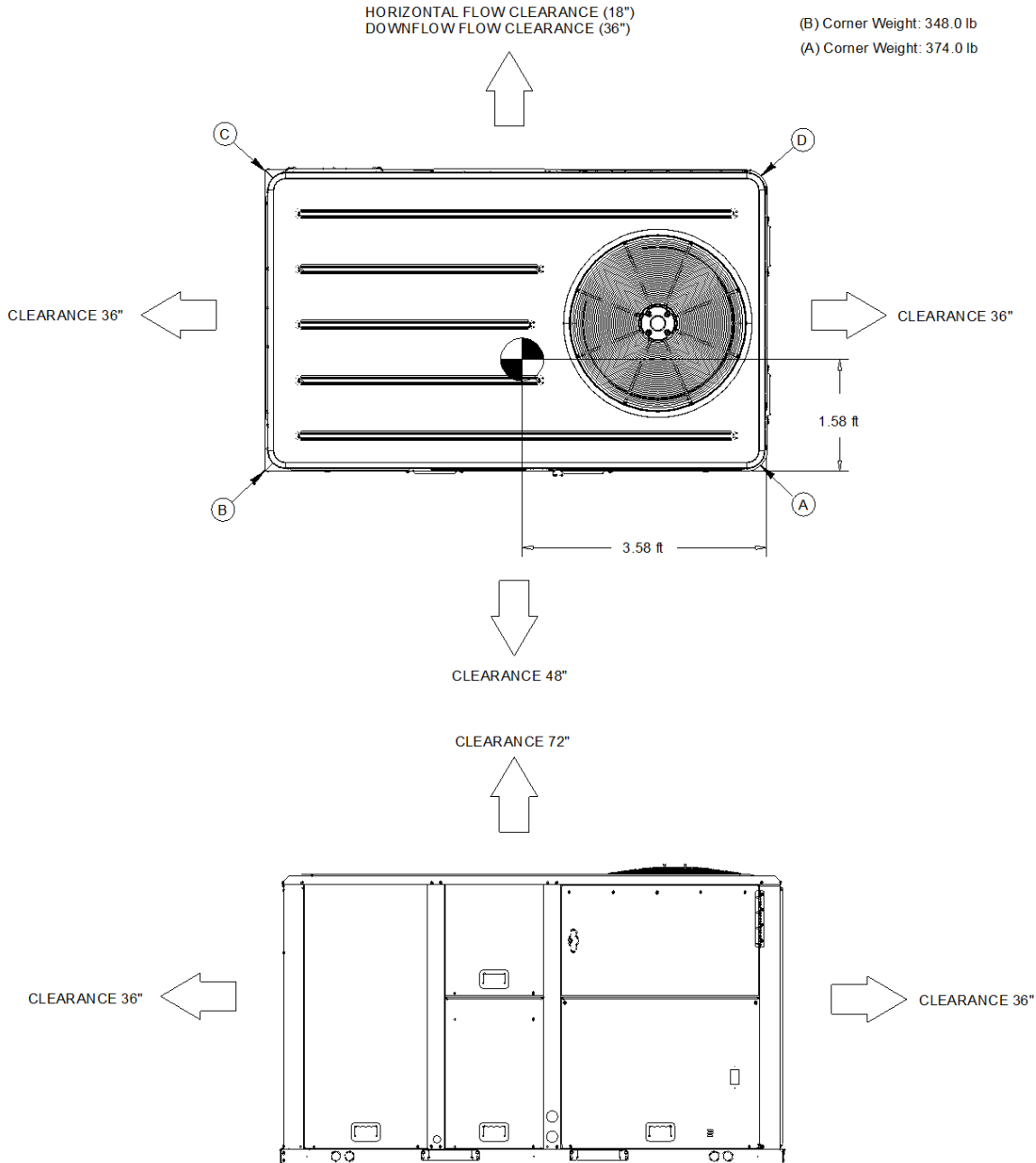
Approximate Installed Weight: 1,006.0 lb

(B) Corner Weight: 348.0 lb

(C) Corner Weight: 200.0 lb

(A) Corner Weight: 374.0 lb

(D) Corner Weight: 215.0 lb

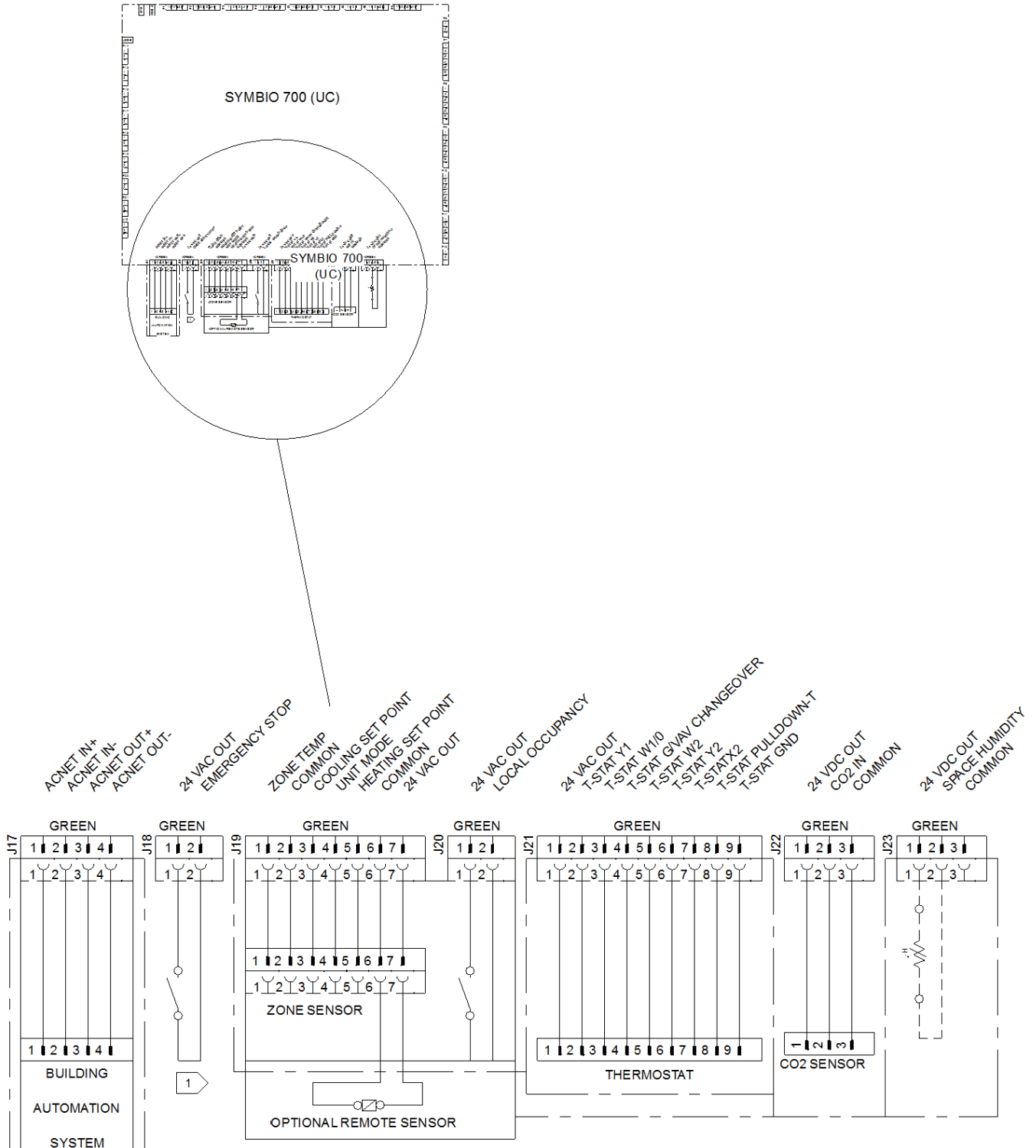


DX COOLING / GAS HEAT STANDARD EFFICIENCY

WEIGHTS AND CLEARANCES

NOTES:

1. VERIFY WEIGHT, CONNECTION, AND ALL DIMENSION WITH INSTALLER DOCUMENTS BEFORE INSTALLATION



SYMBIO 700 (J17, J18, J19, J20, J21, J22, AND J23)

FIELD WIRING DRAWING

General

- Packaged rooftop units cooling, heating capacities, and efficiencies are AHRI Certified within scope of AHRI Standard 210-240 for 6 to 25 Tons and ANSI Z21.47 and 10 CFR Part 431 pertaining to Commercial Warm Air Furnaces (all gas heating units).
- Convertible airflow.
- Symbio controls operating range is from 0-125.0 F from factory; if designing for cooling mode operation below 40.0 F ambient temp, add low ambient kit to assure continuous and reliable operation.
- Factory assembled, internally wired, fully charged with R-410A, and 100 percent run tested to check cooling operation, fan and blower rotation, and control sequence before leaving the factory.
- Colored and numbered wiring internal to the unit for simplified identification.
- Units cULus listed and labeled, classified in accordance for Central Cooling Air Conditioners.

Casing

- Zinc coated, heavy gauge, galvanized steel.
- Weather resistant pre-painted metal with galvanized substrate.
- Meets ASTM B117, 672 hour salt spray test.
- Removable single side maintenance access panels.
- Lifting handles in maintenance access panels (can be removed and reinstalled by removing fasteners while providing a water and air tight seal).
- Exposed vertical panels and top covers in the indoor air section insulated with a cleanable foil-faced, fire-retardant permanent, odorless glass fiber material.
- Base pan shall have no penetrations within the perimeter of the curb other than the raised 1 inch high downflow supply/return openings to provide an added water integrity precaution, if the condensate drain backs up.
- Base of the unit insulated with 1/8 inch, foil-faced, closed-cell insulation.
- Unit base provisions for forklift and/or crane lifting on three sides of unit.

Hail Guards

- Provides condenser coil protection.

Microchannel Coils

- Optimal heat transfer performance due to flat, streamlined tubes with small ports, and metallurgical tube-to-fin bond.
- Reduce system refrigerant charge by up to 50% leading to better compressor reliability.
- Compact all-aluminum microchannel coils reduce the unit weight.
- Recyclable all aluminum coils All aluminium construction minimizes galvanic corrosion.
- Strong aluminum brazed structure provides better fin protection.
- Flat streamlined tubes more dust resistant and easy to clean.
- Coils leak tested at the factory to ensure the pressure integrity.

Compressors

- All units have direct-drive, hermetic, scroll type compressors with centrifugal type oil pumps.
- Suction gas-cooled motor with voltage utilization range of plus or minus 10 percent of unit nameplate voltage.
- Internal overloads standard with scroll compressors.
- All units have dual compressors.
- Three stages of cooling available on 6 to 17.5 tons units and four stages of cooling available on 20 and 25 tons units.

Filters

- Two inch standard filters shall be factory supplied on all units.

Frostat

- Utilized as a safety device.
- Opens to prevent freezing temperatures on evaporator coil.
- Temperature will need to rise to 50°F before closing.
- Utilized in low airflow or high outside air applications (cooling only).

Gas Heating Section

- The heating section shall have a progressive tubular heat exchanger with corrosion-resistant aluminized steel tubes and burners as standard on all models.
- Stainless steel heat exchanger with 409 stainless steel tubes and 439 stainless steel burners shall be optional.
- Induced draft combustion blower shall be used to pull the combustion products through the firing tubes.
- Heater shall use a direct spark ignition (DSI) system.
- On initial call for heat, the combustion blower shall purge the heat exchanger for 20 seconds before ignition.
- After three unsuccessful ignition attempts, entire heating system shall be locked out until manually reset at the thermostat/zone sensor.
- Units shall be suitable for use with natural gas or propane (field-installed kit).

Indoor Fan

- Direct drive plenum fan design - 6 to 25 tons units.
- Plenum fan design - backward-curved fan wheel along with an external rotor direct drive variable speed indoor motor.
- Supply fan speed adjustments can be made using the Symbio 700 or Mobile App.
- Motors are thermally protected.
- Variable speed direct drive motors are high efficiency - 6 to 25 tons.

Heat Exchanger

- Compact cabinet features a tubular heat exchanger in low, medium and high heat capacities.
- Corrosion-resistant aluminized steel tubes and burners are standard on all models.
- Induced draft blower to pull the gas mixture through the burner tubes.
- Direct spark ignition and a flame sensor as a safety device to validate the flame.

Building Improvement Grant Application

Print

Del

Submitted by:

Submitted On:

Submission IP:

Status: Open

Priority: Normal

Assigned To: Pedro Zambrano

Due Date: Open

Attachments

- [Letter for Saginaw Grant Application for King Laundry HVAC.pdf](#) 2025 04 23 12:00:50 pm
- [Saginaw Laundry Center HVAC Picture4.jpeg](#) 2025 04 23 12:00:41 pm
- [Commercial Lease King Laundry LP pg 1 n 5.pdf](#) 2025 04 23 12:00:49 pm
- [Lone Star HVAC Bid.pdf](#) 2025 04 23 12:00:47 pm
- [Lone Star HVAC Bid.pdf](#) - 2025-04-23 12:00:45 pm
- [Saginaw Laundry Center HVAC Picture1.jpeg](#) - 2025-04-23 12:00:39 pm
- [2024 Tax Statement 416 Belmont St Saginaw Tx.pdf](#) - 2025-04-23 12:00:37 pm
- [10 Ton HVAC to be installed.pdf](#) - 2025-04-23 12:00:43 pm

City of Saginaw Application for Building Improvement Grant

For more information, contact Susy Victor at 817-230-0440 or svictor@saginawtx.org

Project Information

* Property Address	Years at this location
416 Belmont St, Saginaw, TX 76179	3 Years
Estimated Begin Work Date:	Estimated Completion Date:
05/19/2025	05/23/2025
Format: MM/DD/YYYY	Format: MM/DD/YYYY
Reason(s) for Requesting Grant:*	
To add more efficient cooling for our customers comfort.	
Today's Date	
04/23/2025	
Format: MM/DD/YYYY	

Eligibility of Property

* Within the City?

- ☒ Yes
- ☐ No

Notes

* Commercially Zoned?

- ☒ Yes
- ☐ No

Notes

Del Mar Property, LP

* Tax Paying Entity?

- ☒ Yes
- ☐ No

Notes

* City Taxes in Good Standing?

- ☒ Yes
- ☐ No

Notes

None

* No City Liens Existing?

- ☒ Yes
- ☐ No

Notes

* Proof of Ownership Provided?

- ☒ Yes
- ☐ No

Notes

Del Mar Property, LP

* Outstanding Code Violations?

- ☐ Yes
- ☒ No

Notes

None

* Frequency of Grants Okay?

- ☒ Yes
- ☐ No

Notes

Eligibility of Business

* Business Taxes in Good Standing?

- ☒ Yes
- ☐ No

Notes

King Laundry, LP, DBA Saginaw Laundry Center

* If not owner, authorization provided?

- ☒ Yes
- ☐ No
- ☐ Not Applicable

Notes

Letter from Del Mar Property, LP

Enhancements

Facade Notes: (Section 4.3)

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Interior Renovation Notes: (Section 4.4)

To replace and increase the size of one of the two 7.5 ton HVAC systems to a 10 ton system, which will include some increased interior ducting work. This will provide a much better customer experience during the hot summer months, with increased air flow and cooler interior temperatures.

Total Cost	Amount Requested	Amount Approved:
\$31,759.18	\$10,000	
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Landscaping Notes: (Section 4.5)

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Lighting Notes: (Section 4.6)

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Parking / Driveways Notes: (Section 4.7)

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Pedestrian Amenities Notes: (Section 4.8)

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Signage Notes: (Section 4.9)

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Code Compliance Notes: (Section 4.10)

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Total Cost	Amount Requested	Amount Approved:
	(Policy Max: 50%, Policy Max \$10,000)	To be completed by city Staff

Grant Priorities:

☐ Yes

☒ No

☐ N/A

Preferred Business?	Notes
☒ Retail ☐ Restaurants ☐ Professional Office ☐ Industrial and Manufacturing ☐ Any sales-tax generating business ☐ N/A	

Attachments and Exhibits:

This is the property tax statement for 2024

* Photos of Existing Conditions

☒ Yes
☐ No

Upload Photo

No file chosen

Upload Photo

No file chosen

Notes

This is the old HVAC system to be replaced

* Drawings, renderings, plans of the proposed enhancements.

☒ Yes
☐ No

Upload Document

No file chosen

Upload Document

No file chosen

Notes

This is the product brochure for the new HVAC to be installed.

* Written description of the enhancements including building materials and color schemes.*

☒ Yes
☐ No

Upload Document

No file chosen

Notes

* Construction cost estimate:*

☒ Yes
☐ No

Upload Document

No file chosen

Notes

This is the contractors bid for the project

* Copy of signed lease agreement (if applicant is not property owner).

☒ Yes
☐ No
☐ N/A

Upload Document

No file chosen

Notes

* Written support of the grant application from the owner (if applicant is not property owner).

☒ Yes
☐ No
☐ N/A

Upload Document

No file chosen

Notes

Contractor Information

Contractor For:

King Laundry LP; DBA Saginaw Laundry Center

Contractor Name:

Lone Star HVAC

Contact Person:

John Morris

Title

Address:

Fort Worth, TX 76108

Work Phone:

Cell Phone:

Fax Phone

Email:

Website:

http://TexasLoneStarHVAC.com

Additional Contractors (please list like shown above)

Applicant/Owner Certifications:

In accordance with Resolution 2018-23 adopting the Building Improvement Grant Policy, the undersigned do hereby certify the following:

Section 7.1 – Application Accuracy: The information in the Application, and all that may have been affixed thereto, is true and correct, and that the City may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.

Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.

Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.

Section 7.4 Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.

Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this policy.

Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.

Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and I or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and I or their agents, employees, officers, and I or directors from any claims or damages resulting from the project, including reasonable attorney fees.

* I read and understand the above information

- ☒ Yes
- ☐ No

Confirmation

* Property Owner/Company Name	Address
Del Mar Property LP	Fort Worth TX 76116

* Name	Title
Brian Brunckhorst	Partner

* Work Phone:	* Cell Phone:

* Email

I (we) hereby affirm the Certifications noted above and approve this Application for Building Improvement Grant incentives and the Enhancements identified herein.

* Signature (please type your full name):	Date
Brian Brunckhorst	04/23/2025
Format: MM/DD/YYYY	

Saginaw, Texas
Building Improvement Grant Policy

WHEREAS, the City Council of the City of Saginaw, Texas (Council) desires to implement a matching grant program to encourage the development, retention, or expansion of business enterprises in the City; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to establish and provide for the administration of programs that promote economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City Council on December 4, 2018 considered and approved Resolution 2018-23 approving this Building Improvement Grant Policy (Policy).

BE IT KNOWN THAT, the terms and conditions of the Policy, having been reviewed by the Council and found to be acceptable and in the best interest of the City and its citizens and businesses, are hereby approved.

Section 1.
Introduction & Goals

This program is a matching grant program that reimburses commercial property owners or business operators for Eligible Enhancements made to the Property. The goals of this Policy are to:

- 1.1. Enhance the commercial viability and sustainability of commercial properties in the City;
- 1.2. Improve the physical appearance of businesses and visibly enhance the City's commercial corridors;
- 1.3. Aid in the retention and expansion of existing businesses;
- 1.4. Increase the taxable value of commercial properties in the City;
- 1.5. Enhance commercial areas through the placement of Public Art;
- 1.6. Increase the marketability and occupancy rate of commercial buildings hindered by an outdated appearance;
- 1.7. Increase the safety of a commercial area and stimulate more public interaction; and
- 1.8. Provide incentives in areas and to businesses most likely to stimulate similar enhancements by other private entities.

Section 2.
Definitions

The following definitions shall apply to the terms used in this Policy:

Agreement: A written performance agreement between the Board and the Applicant.

Applicant: Shall mean the Property owner or business occupant signing the Application for a Building Improvement Grant.

Application: Shall mean the Application for Building Improvement Grant Policy Incentives as maintained by Staff.

Board: Shall mean the Board of the Saginaw Economic Development Corporation of the City. Prior to formulation of the Board or in its absence in the future, the City Council shall perform all duties of the Board.

Building Improvement Grant: Shall mean the financial support to make designated Property Enhancements as approved, and sometimes referred to as "Grant."

City: The City of Saginaw, Texas.

City Council: The City Council of the City.

Code Violations: Shall be any violation of the City's code of ordinances.

Construction Costs: The cost of permits, fees, construction materials, and installation labor. All other associated costs are deemed excluded, including, but not exclusively, the following costs: design, construction document preparation, bidding, sweat equity and construction financing.

Eligible Enhancements: Shall mean the Enhancements identified as eligible in Section 4 herein.

Enhancements: Shall be as defined in Section 4 herein.

Façade: Shall mean the exterior of a building.

Notice to Proceed: A written notice authorizing the Applicant to begin construction as approved.

Policy: Shall mean this Building Improvement Grant Policy.

Property: Shall mean the physical lot and / or building to which Enhancements are being made.

Public Art: Shall mean sculptures, murals, architectural features and similar tangible exhibits, and specifically excludes performing arts.

Staff: The City Manager or their designee.

Section 3. **Eligibility**

The following Properties and Businesses are eligible to receive Grants.

- 3.1. Properties: Only properties meeting the following requirements at the time an Application is submitted shall be eligible to receive Grants as outlined by this Policy:
 - 3.1.1. Within the City: Property must be located within the City's municipal boundaries.
 - 3.1.2. Non-Residentially Zoned: Property must be zoned for uses other than residential uses and the current use of the Property may not be residential.
 - 3.1.3. Tax-Paying Entity: The Property must be subject to the City's Ad Valorem property tax.
 - 3.1.4. Financial Standing: Property shall be in good standing as it relates to taxes or any monies due to the City.
 - 3.1.5. City Liens: Property shall be in good standing as it relates to any liens held by the City.
 - 3.1.6. Ownership: Property owners must provide sufficient proof of ownership.
 - 3.1.7. Code Violations: Property must not have any outstanding code violations.
 - 3.1.8. Frequency: Property must not have received a Grant for the same category of Enhancement (e.g. Façade, Landscaping) in a twelve month period.
- 3.2. Businesses: Only businesses meeting the following requirements shall be eligible to receive benefits outlined by this Policy:
 - 3.2.1. Financial Standing: The business shall be in good standing as it relates to taxes or any monies due to the City.
 - 3.2.2. Tax-Paying Entity: The business must be a tax-paying entity.
 - 3.2.3. Property Owner Approval: Businesses, if not the owner of the property to be occupied, must provide a copy of their lease agreement and support of the Application from the Property owner prior to approval of the Application.

Section 4.

Enhancements

- 4.1. **Aspirations:** As with any policy or regulation, it is difficult to precisely regulate factors that are not easily defined. With that in mind, the following are to be considered aspirations for contemplated Enhancements:
- Enhancements should be compatible with the character and architecture of the individual building and those in proximity;
 - Where appropriate, Enhancements may act as a catalyst to create a unique environment;
 - Enhancements should make the Property more inviting to the public; and
 - Enhancements should be functional as well as visually appealing.
- 4.2. **General Enhancement Eligibility:** Property Enhancements shall be deemed as eligible or ineligible for the benefits of this Policy as defined below. In general, the following Enhancements, though not exclusively, are ineligible for all Grants:
- Any Enhancement that does not comply with existing ordinances of the City;
 - Any Enhancements made prior to the Notice to Proceed;
 - Sweat equity or “in-kind” services;
 - New construction which is not specifically listed in this Policy as an Eligible Enhancement;
 - Any Enhancements to eliminate Code Violations of a Property or Business;
 - Fees for designing, engineering, surveying, legal services, financing, etc.; or
 - Any Enhancements not identified as eligible below. A potential applicant may discuss an enhancement not identified below with City staff to ascertain whether or not the enhancement meets the Purpose and Intent of this Policy. If so, an amendment to this Policy may be placed before the City Council to determine the merits of including a new eligible enhancement.
- 4.3. **Façade Enhancements:** The following are Eligible Enhancements except as noted otherwise:
- 4.3.1. **Façade Materials:** Replacing deteriorated or unsafe façade materials with brick, stone, tile, wood, or siding meeting the City’s masonry requirements and / or architectural standards. Removal of “slip” coverings of prior façade materials and re-establishment of historic façade details. Repointing of mortared joints, replacement or repair of damaged masonry.
- 4.3.2. **Cleaning:** Pressure washing or sand blasting existing facades, cleaning of tiles.
- 4.3.3. **Painting:** Scraping, priming and otherwise preparing the surface and painting.
- 4.3.4. **Window / Doors:** Replacement of or improvements to existing windows or doors that are visible from a public street. New windows and doors matching replaced windows or doors. Replacement of broken glass panes.
- 4.3.5. **Awnings / Canopies:** Replacement of or improvements to existing awnings or canopies. New awnings or canopies.
- 4.3.6. **Historical Restoration:** Restoration of architectural details of historic significance and / or removal of elements covering such details.
- 4.3.7. **Roof Repair:** Replacement or repair of all or portions of the roof.
- 4.3.8. **Gutters and Downspouts:** Replacement or repair of existing gutters and / or downspouts.

- 4.3.9. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: burglar bars, painting a new building.
- 4.4. Interior Renovation: The following are Eligible Enhancements except as noted otherwise:
 - 4.4.1. Renovations: Renovations that enhance the commercial usability of the building.
 - 4.4.2. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: painting, wallpaper, and other types of aesthetic treatments.
- 4.5. Landscaping: The following are Eligible Enhancements except as noted otherwise:
 - 4.5.1. Edging: Providing a perimeter to shrub beds with materials deemed to be of a long life, e.g. brick, stone, concrete, steel.
 - 4.5.2. Shrubs and Trees: Shrubs and / or trees of a variety that are sustainable in the area when combined with removal of existing shrubs and / or trees that are either overgrown or of poor quality. Preference is given to xeriscape approaches using drought-tolerant plant species.
 - 4.5.3. Seasonal Color: Providing one-time planting of annual or perennial flowers in critical areas adequate to provide an appealing impact.
 - 4.5.4. Irrigation: Automatic irrigation system complying with all code requirements. Preference is given to water conservation measures and approaches (e.g. drip irrigation).
 - 4.5.5. Lawn Renovation: Removal or re-establishment of an existing lawn with a desirable type of lawn. (An automatic irrigation system is required with this Enhancement.)
 - 4.5.6. Fencing: Replacement of fencing or installation of new fencing that is visually appealing.
 - 4.5.7. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: landscape pruning, mowing and / or maintenance.
- 4.6. Lighting: The following are Eligible Enhancements:
 - 4.6.1. Interior: Lighting of a permanent nature that enhances the commercial viability of a building.
 - 4.6.2. Pedestrian: Increases in lighting in pedestrian areas on or adjacent to the Property, e.g. sidewalks, parking lots.
 - 4.6.3. Accents: Lighting that accentuates exterior features of the building or Property creating a pleasant ambience on the Property.
 - 4.6.4. Signage: Lighting that illuminates signage identifying the business.
- 4.7. Parking / Driveways: The following are Eligible Enhancements except as noted otherwise:
 - 4.7.1. Reconstruction: Removal of existing pavement, gravel, curbing, drives, accessibility ramps, etc. and replacement with reconstruction meeting City requirements.
 - 4.7.2. Resurfacing: Re-topping asphalt parking areas.
 - 4.7.3. Restriping: Repainting of parking stall stripes and / or fire lane graphics meeting the City's requirements.
 - 4.7.4. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: Installation, repair or replacement of any surface that is not an all-weather hard surface as required by the City's code of ordinances.

-- The remainder of this page purposefully left blank. --

- 4.8. Pedestrian Amenities: The following are Eligible Enhancements:
- 4.8.1. Paving: Paving of a unique nature in areas that allow customers to congregate.
 - 4.8.2. Seating Areas: Provisions for seating in areas where customers may congregate before, during or after supporting the business.
 - 4.8.3. Shade: Provisions for shading pedestrian areas to include permanent or temporary canopies, awnings, umbrellas or similar shade structures.
 - 4.8.4. Music: Provisions for permanent installation of fixtures to accommodate providing music in areas where customers congregate.
 - 4.8.5. Trash Receptacles: Trash receptacles establishing or matching a design theme utilized throughout the pedestrian areas.
 - 4.8.6. Play Equipment: Recreational equipment intended for the entertainment of children when placed on private property in close proximity to the primary building.
- 4.9. Signage: The following are Eligible Enhancements. The replacement of signs that do not conform to current City requirements is a priority for the City.
- 4.9.1. Replacing Signs: Replacing existing signs, with new signage that complies with all City requirements.
- 4.10. Code Compliance: The following are Eligible Enhancements:
- 4.10.1. Public Accessibility: Reconstruction or new construction to comply with public accessibility requirements.
 - 4.10.2. Fire Suppression Systems: Replacement, upgrade, or installation of fire suppression systems in compliance with current codes.
- 4.11. Demolition: The costs of demolishing and removing existing structures on a Property may be considered for Property Enhancements.
- 4.12. Public Art: Providing for the placement of Public Art on the Property.
- 4.13. Participation Limitations: The potential matching Grant for each type of Enhancement would be the lesser of the Maximum Percentage or Maximum Per Enhancement Category Amount. The Applicant is responsible for the remaining costs of the Enhancement and must complete the full Enhancement to be eligible for the matching Grant.
- 4.13.1. Maximum Percentage: A Maximum Percentage of fifty percent (50%) shall be the maximum percentage of the total cost of any Enhancement that the City will grant the Applicant.
 - 4.13.2. Maximum Per Enhancement Category: A Maximum Amount of five thousand dollars (\$5,000) is the maximum dollar amount to be granted for any category of Enhancement.
 - 4.13.3. Accumulative Maximum Grant: Notwithstanding the Maximum Percentage and Maximum Per Enhancement Category limitations for each type of Enhancement, no Property or Business may receive more than five thousand dollars (\$5,000) in matching Grants during one 12-month period. The following examples are provided to clarify different application scenarios:
 - A. Example 1: Applicant desires to do \$12,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$6,000, but the maximum Grant allowed by the Max Per Category would be \$5,000. The lesser of the two is \$5,000 which would be the maximum matching Grant for the \$12,000 landscaping project. Further, within a 12-month period the Applicant cannot receive additional grants for any Enhancements (per Section 4.13.3).

- B. Example 2: Applicant desires to do \$8,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$4,000, and the maximum Grant allowed by the Max Per Category would be \$5,000. The lesser of the two is \$4,000 which would be the maximum matching Grant for the \$8,000 landscaping project. Further, within a twelve-month period the Applicant cannot receive more grants for Landscape Enhancements (per Section 3.1.8), but may apply and receive a second matching Grant, not to exceed \$1,000 (\$5,000 max - \$4,000 Grant) for any Enhancement category *other than* Landscaping.

Section 5.

Grant Priorities

The City has determined that the following are priorities for the benefits of this Policy. The evaluation of the merits of any Application shall take into consideration whether or not the Application also meets these priorities.

- 5.1. Preferred Areas: The following areas of the City are areas of priority for implementation of this Policy:
- 5.1.1. Transportation Corridors including; Saginaw Blvd, Bailey Boswell Rd, Old Decatur Rd, Blue Mound Rd (west side), McLeroy Blvd; and
 - 5.1.2. Downtown areas.
- 5.2. Preferred Businesses: The following types of businesses are a priority for implementation of this Policy:
- 5.2.1. Retail;
 - 5.2.2. Restaurants;
 - 5.2.3. Professional Office;
 - 5.2.4. Industrial and manufacturing; and
 - 5.2.5. Any sales-tax generating business.

Section 6.

Administrative Procedures

Following are the Administrative Procedures regarding the Application for and approval of Building Improvement Grants:

- 6.1. Pre-Submittal: All Applicants are encouraged to meet with Staff prior to preparation of an Application. Applicants should contact the following to set up a meeting.
- Department of Economic Development
333 West McLeroy Blvd, Saginaw, TX 76179
(817) 230-0331
- 6.2. Application: The submittal of an Application is required prior to any evaluation of the request for Building Improvement Grants. The Application shall be on a form prepared by Staff and available on the City's website or at the location noted in 6.1.
- 6.2.1. Required Information: The following shall be included with the Application:
- A. Proof of ownership of the Property;
 - B. Photographs of the existing Property;
 - C. Drawings, renderings, plans of the proposed Enhancements;

- D. Written description of the Enhancements including building materials and color schemes to be used;
 - E. Construction Cost estimate; and
 - F. If Applicant is not the Property owner:
 - i. Written approval of the Application from the owner; and
 - ii. Copy of the signed lease agreement.
- 6.2.2. Amendments: Staff may amend the form of the Application as needed to more efficiently evaluate the merits of requested Enhancements.
- 6.3. Review & Evaluation: Following are criteria to review and evaluate the Application:
 - 6.3.1. Review Criteria:
 - A. Completeness of Application: Completeness of the Application; including all required attachments.
 - B. Grant Priorities: Whether the Application includes a targeted business classification or whether it is located in a targeted improvement area as defined in Section 5.
 - C. Impact: An estimation of the impact that the Enhancements might have, particularly as a catalyst for continued private investment.
 - D. Non-funded Improvements: Are the improvements associated with the Grant part of a larger effort to enhance the Property.
 - E. Elimination of a Non-Conformity: Do the Enhancements eliminate a legal non-conforming aspect of the Property.
 - 6.3.2. Staff Evaluation and Recommendation: The coordinating Staff member shall convene a team of the appropriate persons to evaluate the Application. Upon review, such team shall prepare a recommendation to forward to the Board.
 - A. Site Visit: Prior to formal evaluation of the Application, the Applicant shall allow Staff the opportunity to visit the Property to verify its status prior to any Enhancements.
- 6.4. Approval: The Board shall make the final decision regarding the merits of the Application and the appropriate Property Enhancement Grant to be given, if any, if funds are available as pre-approved by the Council for the funding period. If approval of the Application requires funds not pre-approved by the Council, the board will prepare a recommendation to forward to the Council for final approval. Upon approval of a matching Grant, the Board shall enter into an Agreement with the Applicant on a form acceptable to the City Attorney. The Agreement, at a minimum, must contain the following:
 - 6.4.1. Enhancements: List the specifications of the proposed Enhancements on the Property.
 - 6.4.2. Access: Provide the City and Staff access to the Property to ensure that the Enhancements or repairs are made according to the specifications and conditions in the Agreement.
 - 6.4.3. Grant: Provide for the procedures of the matching Grant payment.
 - 6.4.4. Recapture Provisions: Provide for the repayment of a Grant if the Applicant or the condition of the Property do not fulfill all obligations required under the Agreement. The City may take any remedy necessary to recover the funds, including filing a lien on the Property.
- 6.5. Pre-Construction Meeting: If the matching Grant is approved as noted above, and if deemed necessary by Staff, the Applicant must attend a pre-construction meeting with Staff to coordinate any required permits, execute Grant documents, and resolve any questions either party might have.

- 6.6. Notice to Proceed: Upon approval as noted above, Staff shall prepare and issue a written Notice to Proceed authorizing the Applicant to begin work on the Enhancements. The Notice to Proceed shall in no event be regarded as the issuance or approval of a building permit or any other construction permits.
 - 6.6.1. Required: All Grant documents, including the Agreement with the City, must be executed and all required permits must be received prior to issuance of the Notice to Proceed.
 - 6.6.2. Beginning of Work: All work must begin within sixty (60) days of the issuance of the Notice to Proceed.
 - 6.6.3. Completion of Work: All work for approved projects must be complete within ninety (90) days of the Notice to Proceed unless an Applicant's written request for extension is granted in writing by the Board.
- 6.7. Construction: All construction shall be in accordance with all requirements for permitting and inspection required by the City.
- 6.8. Verification: Upon completion and approval of the work by the City, Staff shall verify that the work has been performed as authorized in the approval action.
 - 6.8.1. Documentation: The Applicant shall provide Staff with documentation necessary to determine the Construction Costs of the Enhancements as approved, e.g. copies of paid contractor invoices, receipts or processed checks. Construction Costs not supported by adequate documentation shall not be eligible for reimbursement.
- 6.9. Payment: Upon verification of compliance with the approval action, Staff shall cause a check to be issued to the Applicant in the approved amount.
 - 6.9.1. Cost Overruns: Any costs above and beyond the amounts approved shall be the responsibility of the Applicant.

Section 7.

Applicant / Owner Certifications

The Application shall include the following certifications which shall be affirmed by the Applicant / Owner by signing the Application.

- 7.1. Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
- 7.2. Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Grant upon completion of the project shall constitute approval of the project by any City department or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
- 7.3. Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
- 7.4. Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.

- 7.5. Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this policy.
- 7.6. Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
- 7.7. Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board, and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.

Section 8.

General Provisions

- 8.1. Termination: The City has the right to terminate any agreement under this Policy for any reason.
- 8.2. Changes During Construction: If an Applicant seeks to change the scope of their project after a Grant has been approved, the Applicant shall meet with Staff to discuss the desired change. Staff has the authorization to approve minor modifications during construction. Any other desired modification shall be placed before the approving body for reconsideration.
- 8.3. Flexibility: The terms and conditions of this Policy are a guideline for the Board during their deliberation and evaluation. The City reserves the right to modify the terms and conditions herein at any time, including for any pending application, and may approve a Grant on terms and conditions contrary to the guidelines set forth in this policy.
- 8.4. Section or Other Headings: Section or other headings contained in this Policy are for reference purposes only and shall not affect in any way the meaning or interpretation of this Policy.
- 8.5. Severability: In the event that any provision of this Policy is determined to be illegal, invalid, or unenforceable, then, and in that event, it is the intention that the remainder of this Policy shall not be affected thereby.

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City Council Memorandum

F. Action Regarding Approval of Purchase of Commissioned Artwork for the New Library--Ellen Ritchie, Library Director

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Consent Agenda Item: 2F.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

To honor the history of our community and to continue Saginaw's tradition of prioritizing public art, The Library Board recommends the purchase of a commissioned artwork commemorating the railroad history of Saginaw for the new Library building. The Board and Library Director have worked for several months with Dolan Geiman, an artist from Denver, Colorado, to create a design for a wall-hanging reclaimed metal sculpture that would be installed in a prominent place in the new Library. Geiman is not a local, but he is a regular at the Fort Worth Main Street Arts Festival, and was chosen because his unique style fit the vision we had for a historical/train-themed art piece. This would be a one-of-a-kind piece.

The cost of the commissioned artwork is \$8,650 (\$8,500, less the \$500 deposit the Board Paid for design, plus \$650 shipping and handling) please see the invoice for details. The money would come from the Library's Donations Fund.

Please see the attached images of the design and samples of the artist's work. The Board intends this to be a lasting symbol of the heritage of Saginaw, and just one of many ways the new building will emphasize our community's "Train & Grain" theme.

Passed unanimously by the Library Board 4 March 2025

FINANCIAL IMPACT:

\$8,650 from the Library's Donations Fund.

RECOMMENDATION:

Staff recommends approval of the purchase of the artwork.

Attachments

[Library Board Recommendation 03-04-2025.pdf](#)

[Dolan Geiman Invoice.pdf](#)



LIBRARY ADVISORY BOARD

RECOMMENDATION

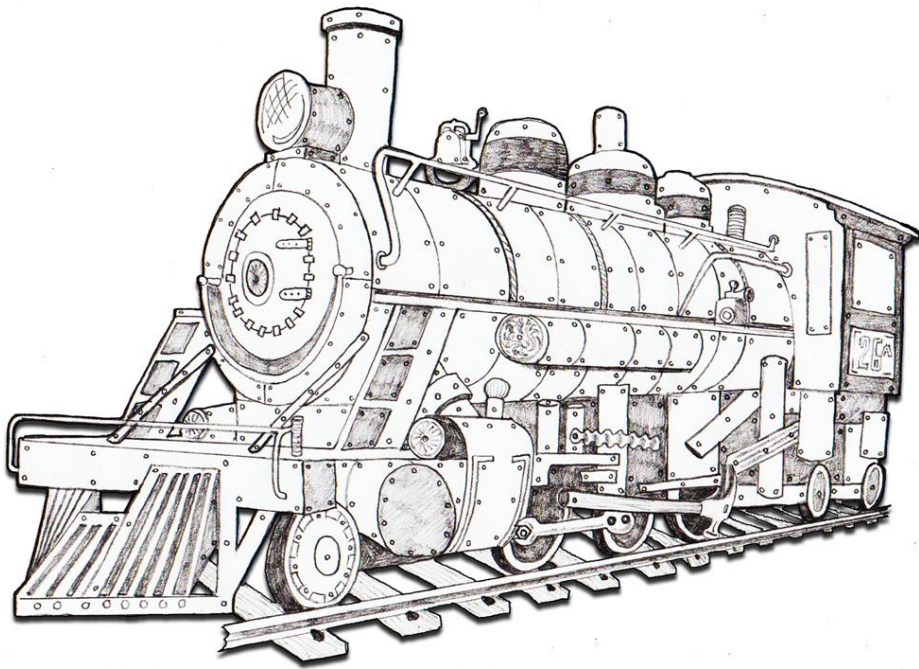
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Please see the attached images of the design and samples of the artist's work. The Board intends this to be a lasting symbol of the heritage of Saginaw, and just one of many ways the new building will emphasize our community's "Train & Grain" theme.

Passed unanimously by the Library Board 4 March 2025

Artwork Design



Examples of the Artist's Previous Works



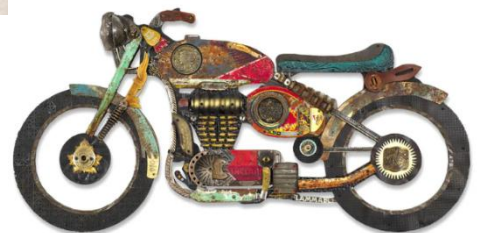
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INVOICE

Dolan Geiman

600 W Bates Ave

Englewood, CO 80110

hello@dolangeiman.com

+1 (303) 736-2437



Bill to
Ellen Ritchie
Saginaw Public Library
355 W McLeroy Blvd
Saginaw, TX 76179

Ship to
Ellen Ritchie
Saginaw Public Library
355 W McLeroy Blvd
Saginaw, TX 76179

Shipping info
Ship via: iTransport4u
Ship date: 08/28/2025

Invoice details
Invoice no.: 18663
Terms: Net 30
Invoice date: 04/09/2025
Due date: 05/09/2025

P.O. Number: 2025 Commission

#	Product or service	Description	Qty	Rate	Amount
1.	DC - Custom Woodshop	Custom Metal Wall Sculpture / Train 4' H x 6' W	0.9411765	\$8,500.00	\$8,000.00
2.	Shipping/Handling	Shipping	1	\$650.00	\$650.00

Total **\$8,650.00**

Ways to pay



To mail a check, send to Dolan Geiman 600 W Bates Ave
Englewood, CO 80110.

View and pay



City Council Memorandum

G. Action Regarding the Multi-Year Drone Show Contract -- Planning Tech, Maria Hernandez

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Consent Agenda Item: 2G.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

With the Parks Board direction, Staff requested vendor's to submit a proposal for a 3-year contract for the annual Holiday Drone Show.

The request for proposal was posted on April 4th and closed on April 25 at 10:00 AM.

Proposals were opened on Tuesday, April 29th at 2:00 PM. The City received four proposals for review from the following vendors:

1. FlyLight Drone Shows, LLC
2. SkyLight LLC
3. Sky Elements
4. Grizzly Entertainment

A scoring committee, comprised of city staff evaluated each proposal using the following scoring rubric:

- Company Background 15 points
- Related Experience & Qualifications 36 points
- Project Schedule 30 points
- Pricing 8 points
- References 13 points

The Sky Elements proposal scored the highest. Please see the attachment for further details.

Parks Board will review and make a recommendation at the May 19th meeting.

FINANCIAL IMPACT:

Sky Elements Proposal:

Annual Cost: \$24,300

3-Yr Contract: \$72,900

RECOMMENDATION:

Staff recommends the approval of the highest scoring proposal, Sky Elements.

Attachments

[Drone Show - RFP Scoring Guide \(AVG\).pdf](#)

			Average Scores from the Scoring Committee			
Evaluation Criteria	Max Points	% of Total	FlyLight Drone Shows, LLC	SkyLight LLC	Sky Elements	Grizzly Entertainment
Introduction						
Provided a signed Vendor Statement with Contact Info	40		5	13	20	20
Background Info includes year of experience and staff qualifications	20		15	17	18	14
Total Points	60	15%	20	30	38	34
Experience						
Answered all five (5) General Questions located in Exhibit A	36		4	33	30	33
Vendor has recent experience with similarly scaled shows.	36		14	27	36	36
Vendor specified the conditions needed on site to safely perform the event.	36		27	27	30	13
Vendor has provided the safety procedures set in place to ensure public safety.	36		22	33	36	30
Total Points	144	35%	45	87	96	82
Project Schedule						
Included a Project Schedule that outlines key events needed for an annual event.	60		60	50	60	46
Vendor stated the number of revisions allowed per event.	60		36	31	50	31
Total Points	120	29%	96	81	110	77
References						
Vendor provided referrals	52		39	39	39	39
Total Points	52	13%	39	39	39	39
Price						
Overall Cost	32		32	8	22	14
Total Points	32	8%	32	8	22	14
Grand Total Points Awarded	408	100%	232	245	305	246



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

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Proclamations-Presentations Item: 3A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Employee Recognition/Presentations

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City Council Memorandum

B. Mayor's Youth Advisory Council Recognition Ceremony-- Maria Hernandez, Planning Tech; Luisa Piña, PW Admin. Coordinator

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Proclamations-Presentations Item: 3B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The 2025 Mayor's Youth Advisory Council will conclude its term with the debut of a graduation video that highlights their journey and participation. This presentation includes a short-form video capturing key moments of their experience. A full-length version, along with additional content developed, will serve as educational resources, continuing the legacy and recommendations of previous Mayor's Youth Advisory Councils.

These videos were recorded and edited by our City Videographer Kevin Morales, who played a key role in bringing this vision to live. Students also played an active role by conducting short interviews with staff and documenting their experiences using disposable cameras provided for the project. Their unique perspectives were thoughtfully incorporated into the final production.

We extend our sincere appreciation to the students for their commitment and meaningful contributions throughout the year.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City Council Memorandum

C. American Public Works Association (APWA) Recognition--Susy Victor, Asst. Director of Economic & Community Engagement

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Proclamations-Presentations Item: 3C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The City of Saginaw Public Works Department is proud to recognize that our organization has achieved accreditation from the American Public Works Association (APWA), a prestigious honor awarded to public works agencies that demonstrate full compliance with nationally established best management practices.

On behalf of the American Public Works Association, the City of Saginaw has the honor to be presented the APWA accreditation plaque by Regional Director Ramirez, P.E, CPM, CFM.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[APWA Recognition \(Memo\).pdf](#)

[Letter of Accreditation.pdf](#)



To: City Council
From: City of Saginaw Public Works Department
Re: Recognition of APWA Accreditation
Date: 05/20/25

The City of Saginaw Public Works Department is proud to recognize that our organization has achieved accreditation from the American Public Works Association (*APWA*), a prestigious honor awarded to public works agencies that demonstrate full compliance with nationally established best management practices.

This achievement is the result of years of dedication, teamwork, and a strong commitment to public service. From operations and maintenance to strategic planning and community engagement, every facet of the organization was evaluated against APWA's high standards. Through APWA's rigorous accreditation process, the City of Saginaw Public Works Department demonstrated adherence to more than 525 best practices in public works management, proving its dedication to transparency, innovation, and continuous improvement.

We commend the entire team for this outstanding accomplishment and for setting a standard of excellence that others will strive to follow. Only a select number of agencies across North America hold this distinction, of which only 20 cities are in Texas. By joining their ranks, The City of Saginaw Public Works Department has reaffirmed our agency's pledge to enhance the quality of life for residents, ethical governance, and a strong focus on sustainability and customer satisfaction.

Achieving APWA Accreditation is not just a milestone—it is a testament to the hard work, dedication, and professionalism of the entire team. We congratulate the City of Saginaw Public Works Department for joining the distinguished group of public works agencies across North America that have achieved this benchmark of operational excellence.

On behalf of the American Public Works Association, the City of Saginaw has the honor to be presented the APWA accreditation plaque by Regional Director Ramirez, P.E, CPM, CFM.

Respectfully,

Susy Victor-Trevino
APWA Accreditation Manager
City of Saginaw
817-230-0440
svictor@saginawtx.org



AMERICAN PUBLIC WORKS ASSOCIATION

**Your Comprehensive
Public Works Resource**

www.apwa.org

1200 Main Street, Suite 1400
Kansas City, MO 64105-2100
816-472-6100 800-848-2792
fax 816-472-1610

25 Massachusetts Ave NW
Suite 500A
Washington, DC 20001
202-408-9541

March 17, 2025

Director of Public Works Randy Newsom
City of Saginaw Public Works Department
Saginaw, TX

Dear Randy,

I am pleased to inform you that the APWA Accreditation Council has reviewed the evaluation results and the recommendation of the evaluation team and has granted accreditation to the City of Saginaw Public Works Department. Your Accreditation is granted for a four-year period, which expires March 17, 2029.

Congratulations to the accreditation manager, every member of the agency, and you on achieving your first accreditation. Your team's dedication and hard work in earning this distinction reflect your commitment to excellence in department operations and service to your community. We trust you have experienced the many benefits of the accreditation process and recognize the value of continually improving your operations.

Once again, congratulations on a job well done.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike Skibbe". The signature is fluid and cursive, with the first name "Mike" being more legible than the last name "Skibbe".

Mike Skibbe, Chair
Accreditation Council

CC: Susy Victor-Trevino, Accreditation Manager

PRESIDENT
Dominick A. Longobardi

CHIEF EXECUTIVE OFFICER
Scott D. Grayson, CAE



City Council Memorandum

D. Recognition of Service of Tenured Planning & Zoning Commissioners--Susy Victor, Asst. Director of Economic & Community Engagement

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Proclamations-Presentations Item: 3D.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The City of Saginaw Planning & Zoning Division would like to recognize the service of Planning and Zoning Commissioners, Jason LaBruyere and William Barngrover, of whom have both retired from their positions with 10+ years of service. Mr. LaBruyere was appointed on June 07, 2011, and devoted 14 years of service to the city. Mr. Barngrover was appointed on June 03, 2014, and devoted 11 years of service to the city.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[P&Z Commissioner Recognition.pdf](#)



To: City Council
From: City of Saginaw Planning and Zoning Division
Re: Recognition of Service of Tenured Planning & Zoning Commissioners
Date: 05/20/25

The City of Saginaw Planning & Zoning Division would like to recognize the service of Planning and Zoning Commissioners, Jason LaBruyere and William Barngrover, of whom have both retired from their positions with 10+ years of service. Mr. LaBruyere was appointed on June 07, 2011, and devoted 14 years of service to the city. Mr. Barngrover was appointed on June 03, 2014, and devoted 11 years of service to the city.

During their tenure, Commissioners LaBruyere and Barngrover have exemplified the very qualities that make great public servants: integrity, vision, and an unwavering dedication to our community's best interests. Their leadership has been instrumental in shaping the growth and development of our city, ensuring that the city's planning and zoning decisions reflect the values, needs, and aspirations of our residents, while also promoting sustainable development and environmental stewardship.

Commissioners LaBruyere and Barngrover have shown a remarkable ability to navigate the challenges of urban planning, offering fresh perspectives, resolving conflicts, and maintaining a focus on long-term community goals. Their collective vision has influenced countless zoning decisions, development projects, and land use policies that will continue to benefit future generations in the community for many years to come.

As they retire from the Planning & Zoning Commission, we extend our heartfelt appreciation for their outstanding contributions, their passion for public service, and their unwavering commitment to the public good. Their influence extends far beyond the policies they've shaped—through their leadership, they have inspired all of us to think critically, act responsibly, and work together to build a community that serves the needs of all.

Their combined efforts have left an indelible mark on the city, and their legacy of service will be felt for many years to come. We wish them both all the best in their future endeavors and extend our deepest gratitude for their years of exceptional service. They will be greatly missed by their colleagues, the city, and the community they served so well.

Respectfully,

Planning & Zoning Division
City of Saginaw
817-230-0440/0444
pz@saginawtx.org



City Council Memorandum

E. Recognition of Councilmember Valerie Junkersfeld 10 Years of Service--Todd Flippo, Mayor

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Proclamations-Presentations Item: 3E.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

text placeholder

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City Council Memorandum

A. Consideration and Action Regarding Appointment of Council Subcommittee for Board Appointments--Todd Flippo, Mayor

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Business Item: 4A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

text placeholder

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City Council Memorandum

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

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Business Item: 4B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Each year following the election, the City Council must choose one of its members to serve as Mayor Pro-Tem.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City Council Memorandum

C. Consideration and Action regarding authorization of the sale of \$17,800,000 in General Obligation Bonds--Kim Quin, Finance Director

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Business Item: 4C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Voters in Saginaw approved three bond propositions on May 1, 2021. The Bond propositions were: \$37,550,000 for street and roadway improvements, \$18,700,000 for a new library, and \$11,200,000 for park improvements and a new senior citizen's center. The proposed \$17,800,000 debt issuance for street and roadway improvements is the remaining authorized balance from the 2021 bond propositions. At the June 18, 2024 City Council meeting, City Council approved allocating the remaining bonds for construction of W McLeroy Phase 3, design of E McLeroy Phase 2A, and construction of North Old Decatur Road.

FINANCIAL IMPACT:

A preliminary tax rate impact analysis and draft timetable is attached and will be presented to the City Council by SAMCO Capital Markets.

RECOMMENDATION:

Staff recommends approval of issuing \$17,800,000 in voter approved general obligation bonds.

Attachments

[SAGINAW CITY OF_2025_TRIA TNT 3.17.25.pdf](#)

[Saginaw Timetable 2025 GO-CO-r2.pdf](#)

City of Saginaw, Texas Bond Election Tax Rate Impact Analysis – 49.37 Cent Target (Existing Bond Authorization (2021)) March 17, 2025											
Assumptions							Current Tax Rate (2024)				
2024 Certified TAV: \$3,100,823,573					2025		Total		M&O	\$	0.2753
Expected Growth Rate: 2025 - 2030: 5%, and 0% thereafter					2021 Authorization	\$	17,800,000	\$	17,800,000	I&S	0.2184
I&S Fund Balance (9/30/23): \$1,397,952									Total	\$	0.4937
FYE (9/30)	Projected Taxable Value	Current General Fund Debt	Excess I&S Collections	Current Net General Fund Debt	Required I&S Tax Rate ⁽¹⁾	\$17,800,000 Series 2025 ⁽²⁾	New Total Debt Service	I&S Contribution	Required I&S Tax Rate ⁽¹⁾	M&O Rate	Total Tax Rate
2025	\$ 3,100,823,573	\$ 6,835,504	\$ 62,767	\$ 6,772,737	0.2184		\$ 6,772,737		0.2184	0.2753	0.4937
2026	3,255,864,752	6,630,500	62,767	6,567,733	0.2017	\$ 867,750	7,435,483	\$ 325,651	0.2184	0.2753	0.4937
2027	3,418,657,989	6,753,351	-	6,753,351	0.1975	901,000	7,654,351	189,027	0.2184	0.2753	0.4937
2028	3,589,590,889	6,953,652	-	6,953,652	0.1937	1,046,500	8,000,152	161,563	0.2184	0.2753	0.4937
2029	3,769,070,433	6,895,170	-	6,895,170	0.1829	1,135,250	8,030,420	-	0.2131	0.2753	0.4884
2030	3,957,523,955	6,877,738	-	6,877,738	0.1738	1,269,500	8,147,238	-	0.2059	0.2753	0.4812
2031	3,957,523,955	6,765,376	-	6,765,376	0.1709	1,547,000	8,312,376	-	0.2100	0.2753	0.4854
2032	3,957,523,955	6,770,024	-	6,770,024	0.1711	1,546,000	8,316,024	-	0.2101	0.2753	0.4855
2033	3,957,523,955	6,768,199	-	6,768,199	0.1710	1,548,425	8,316,624	-	0.2101	0.2753	0.4855
2034	3,957,523,955	6,197,520	-	6,197,520	0.1566	1,544,050	7,741,570	-	0.1956	0.2753	0.4709
2035	3,957,523,955	6,196,700	-	6,196,700	0.1566	1,548,100	7,744,800	-	0.1957	0.2753	0.4710
2036	3,957,523,955	5,696,150	-	5,696,150	0.1439	1,545,125	7,241,275	-	0.1830	0.2753	0.4583
2037	3,957,523,955	5,689,600	-	5,689,600	0.1438	1,545,350	7,234,950	-	0.1828	0.2753	0.4581
2038	3,957,523,955	5,159,700	-	5,159,700	0.1304	1,543,550	6,703,250	-	0.1694	0.2753	0.4447
2039	3,957,523,955	5,163,400	-	5,163,400	0.1305	1,544,725	6,708,125	-	0.1695	0.2753	0.4448
2040	3,957,523,955	5,159,800	-	5,159,800	0.1304	1,543,650	6,703,450	-	0.1694	0.2753	0.4447
2041	3,957,523,955	3,737,350	-	3,737,350	0.0944	1,545,325	5,282,675	-	0.1335	0.2753	0.4088
2042	3,957,523,955	3,209,150	-	3,209,150	0.0811	1,544,525	4,753,675	-	0.1201	0.2753	0.3954
2043	3,957,523,955	1,305,200	-	1,305,200	0.0330	1,546,250	2,851,450	-	0.0721	0.2753	0.3474
2044	3,957,523,955	-	-	-	-	1,545,275	1,545,275	-	0.0390	0.2753	0.3144
2045	3,957,523,955	-	-	-	-	1,546,600	1,546,600	-	0.0391	0.2753	0.3144
2046	3,957,523,955	-	-	-	-	-	-	-	-	0.2753	0.2753
2047	3,957,523,955	-	-	-	-	-	-	-	-	0.2753	0.2753
2048	3,957,523,955	-	-	-	-	-	-	-	-	0.2753	0.2753
2049	3,957,523,955	-	-	-	-	-	-	-	-	0.2753	0.2753
		\$ 108,764,085			\$ 108,638,551	\$ 28,403,950	\$ 137,042,501	\$ 676,241			

⁽¹⁾ Assumes 100% collections rate.

⁽²⁾ Assumes 4.50% interest rate.

\$17,800,000*
CITY OF SAGINAW, TEXAS (THE "CITY")
GENERAL OBLIGATION BONDS, SERIES 2025 (THE "BONDS")

\$5,000,000*
CITY OF SAGINAW, TEXAS (THE "CITY")
COMBINATION TAX AND REVENUE CERTIFICATES OF
OBLIGATION, SERIES 2025 (THE "CERTIFICATES")

TOGETHER (THE "OBLIGATIONS")

May							June							July							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3	1	2	3	4	5	6	7			1	2	3	4	5					1	2	
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
25	26	27	28	29	30	31	29	30						27	28	29	30	31			24	25	26	27	28	29	30
																					31						

Tuesday, May 20, 2025

- City Council authorizes a Notice of Intention Resolution ("NOI") to issue the Certificates.
- City Council authorizes city staff and advisors to proceed with the issuance of Bonds.

Wednesday, May 21, 2025

City posts Notice of Intention Resolution to the City's formal internet website (at least 45 days prior to the Ordinance adoption) for the Certificates

Thursday, May 22, 2025

SAMCO Capital Markets, Inc. ("SAMCO") sends Request for Information ("RFI") to the City

Wednesday, May 28, 2025

- First Publication of NOI published to the City's legal newspaper (at least 46 days prior to the Ordinance adoption) for the Certificates
- RFI returned to SAMCO

Tuesday, June 3, 2025

First drafts of the Notice of Sale ("NOS") / Preliminary Official Statement ("POS") sent to McCall Parkhurst & Horton L.L.P., Bond Counsel for review and comments and the Rating Agency

Wednesday, June 4, 2025

Second Publication of NOI published to the City's legal newspaper for the Certificates

Monday, June 9, 2025

Comments due on the first drafts of the Obligations NOS/POS

Wednesday, June 11, 2025

Second draft of the Obligations NOS/POS sent to the City and Bond Counsel and Rating Agency for review and comments

Week of June 23, 2025

Rating conference call

Wednesday, June 27, 2025

Comments due on the second draft of the Obligations NOS/POS

Tuesday, July 8, 2025

- Post the Obligations NOS/POS to SAMCO website and email links to the Working Group
- Rating due back

Tuesday, July 15, 2025

Receive electronic bids for the Certificates (10:00 A.M.) via internet and the "i-Deal LLC Parity" bidding program
 Receive electronic bids for the Bonds (11:00 A.M.) via internet and the "i-deal LLC Parity" bidding program

City Council authorizes the sale of the Obligations

Tuesday, July 22, 2025

Print and distribute Final Official Statements and post to SAMCO website

Wednesday, August 6, 2025

SAMCO notifies all parties of closing/delivery instructions

Wednesday, August 13, 2025

Obligations Closing; Funds wired to the City's depository bank

**Preliminary; subject to change.*

Holidays are highlighted in Blue



City Council Memorandum

D. Consideration and Action regarding adoption of a resolution of the City Council of the City of Saginaw, Texas, directing publication of notice of intention to issue combination tax and revenue certificates of obligation; and resolving other matters relating to the subject.--Kim Quin, Finance Director

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Business Item: 4D.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

During City Council deliberations of the Fiscal Year 2024/2025 budget for the Enterprise Fund (Water and Wastewater) presentations were made describing the need for the Fairmont 12" Sanitary Sewer Phase 2 replacement and water line replacement as part of the Opal Street Phase 1 reconstruction. Engineering for both projects is near completion and we anticipate beginning construction before fiscal year end. The issuance of certificates of obligation will fund both of these projects. The action of directing publication of notice and approving Resolution No 2025-10 will begin the process of funding these projects.

FINANCIAL IMPACT:

Annual debt service requirements will average \$379,100 over 20 years.

RECOMMENDATION:

Consider and act upon approval of a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation; and resolving other matters related to the subject.

Attachments

[Saginaw Timetable 2025 GO-CO-r2.pdf](#)

[SAGINAW CITY OF 2025_UF Proforma 5.14.25.pdf](#)

[Notice Resolution \(Saginaw 2025 CO\) v1.pdf](#)

\$17,800,000*
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COMBINATION TAX AND REVENUE CERTIFICATES OF
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TOGETHER (THE "OBLIGATIONS")

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				1	2	3	1	2	3	4	5	6	7			1	2	3	4	5					1	2	
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11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
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**Preliminary; subject to change.*

Holidays are highlighted in Blue

City of Saginaw, Texas
Utility System Proforma
May 14, 2025

FYE (9/30)	Revenues ⁽¹⁾	Expenditures ⁽¹⁾	Available for Debt Service	Existing Debt Service	Certificates of Obligation, Series 2025			Surplus/ (Deficiency) of Revenues
					Principal	Interest ⁽²⁾	Total	
2024	\$ 15,148,554	\$ 12,753,716	\$ 2,394,838	\$ 167,672				\$ 2,227,166
2025	15,148,554	12,753,716	2,394,838	169,603				2,225,235
2026	15,148,554	12,753,716	2,394,838	166,435	\$ 160,000	\$ 221,400	\$ 381,400	1,847,003
2027	15,148,554	12,753,716	2,394,838	168,267	165,000	214,088	379,088	1,847,484
2028	15,148,554	12,753,716	2,394,838	-	175,000	206,438	381,438	2,013,401
2029	15,148,554	12,753,716	2,394,838	-	180,000	198,450	378,450	2,016,388
2030	15,148,554	12,753,716	2,394,838	-	190,000	190,125	380,125	2,014,713
2031	15,148,554	12,753,716	2,394,838	-	195,000	181,463	376,463	2,018,376
2032	15,148,554	12,753,716	2,394,838	-	205,000	172,463	377,463	2,017,376
2033	15,148,554	12,753,716	2,394,838	-	215,000	163,013	378,013	2,016,826
2034	15,148,554	12,753,716	2,394,838	-	225,000	153,113	378,113	2,016,726
2035	15,148,554	12,753,716	2,394,838	-	235,000	142,763	377,763	2,017,076
2036	15,148,554	12,753,716	2,394,838	-	245,000	131,963	376,963	2,017,876
2037	15,148,554	12,753,716	2,394,838	-	260,000	120,600	380,600	2,014,238
2038	15,148,554	12,753,716	2,394,838	-	270,000	108,675	378,675	2,016,163
2039	15,148,554	12,753,716	2,394,838	-	285,000	96,188	381,188	2,013,651
2040	15,148,554	12,753,716	2,394,838	-	295,000	83,138	378,138	2,016,701
2041	15,148,554	12,753,716	2,394,838	-	310,000	69,525	379,525	2,015,313
2042	15,148,554	12,753,716	2,394,838	-	325,000	55,238	380,238	2,014,601
2043	15,148,554	12,753,716	2,394,838	-	340,000	40,275	380,275	2,014,563
2044	15,148,554	12,753,716	2,394,838	-	355,000	24,638	379,638	2,015,201
2045	15,148,554	12,753,716	2,394,838	-	370,000	8,325	378,325	2,016,513
				\$ 671,977	\$ 5,000,000	\$ 2,581,875	\$ 7,581,875	

⁽¹⁾ Revenues and expenditures based upon audited financials for FYE 9/30/2024. Revenues include Investment Earnings, Intergovernmental, Transfers In. Expenditures exclude Depreciation and Amortization as well as Transfers Out.

⁽²⁾ Preliminary, subject to change. Interest calculated at 4.50% for illustrative purposes only.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF SAGINAW §

I, the undersigned officer of the City of Saginaw, Texas (the “City”), hereby certify as follows:

1. The City Council of the City (the “City Council”) convened in REGULAR MEETING ON THE 20TH DAY OF MAY, 2025 (the “Meeting”), and the roll was called of the duly constituted officers and members of the City Council, to-wit:

Todd Flippo	Mayor
Paul Felegy	Mayor Pro Tem/Place 1
Nicky Lawson	Place 2
Valerie Junkersfield	Place 3
Brack St. Clair	Place 4
Shawn Morrison	Place 5
Mary Copeland	Place 6

and all of such persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW,
TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION;
AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT

was duly introduced for the consideration of the City Council (the “Resolution”). It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried with all members present voting “AYE” except the following:

NOES: _____ ABSTAIN: _____

2. That a true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; that the Resolution has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full, and correct excerpt from the City Council's minutes of the Meeting pertaining to the adoption of the Resolution, that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting, and each of such officers and members consented, in advance, to the holding of the Meeting for such purpose; and that the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED this the 20th day of May, 2025.

City Secretary

[CITY SEAL]

CERTIFICATE FOR A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW,
TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION
TAX AND REVENUE CERTIFICATES OF OBLIGATION; AND RESOLVING OTHER MATTERS
RELATING TO THE SUBJECT

**CITY OF SAGINAW
RESOLUTION NO. 2025-10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT.

WHEREAS, the City of Saginaw expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described in Exhibit A to this Resolution prior to the issuance of the Certificates of Obligation hereinafter described; and

WHEREAS, the City Council hereby finds, considers and declares that the reimbursement of the payment by the City of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the hereinafter described Certificates of Obligation; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

Section 1. Attached hereto and marked "Exhibit A" is a form of notice, the form and substance of which are hereby passed and approved.

Section 2. The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of said City, once a week for two consecutive weeks, with the date of the first publication to be before the 45th day before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates, and, if the City maintains an Internet website, continuously on the City's website for at least forty-five (45) days before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates.

Section 3. The facilities and improvements to be financed with proceeds from the proposed Certificates of Obligation are to be used for the purposes described in the attached Notice of Intention.

Section 4. All costs to be reimbursed pursuant to this Resolution will be capital expenditures; the proposed Certificates of Obligation shall be issued within eighteen (18) months of the later of (i) the date the expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the Certificates of Obligation will not be issued pursuant to this Resolution on a date that is more than three years after the date any expenditure which is to be reimbursed is paid.

Section 5. This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED by the Saginaw, Texas City Council this the 20th day of May, 2025.

Mayor

ATTEST:

City Secretary

[CITY SEAL]

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF SAGINAW, TEXAS

NOTICE IS HEREBY GIVEN that the City Council of the City of Saginaw, Texas, at its meeting to commence at 6:00 P.M. on July 15, 2025, at its regular meeting place at the City Hall Council Chambers, 333 West McLeroy Boulevard, Saginaw, Texas, tentatively proposes to adopt an ordinance authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$5,000,000 for paying all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system, including the acquisition of land and rights-of-way therefor; and (ii) legal, fiscal and engineering fees in connection with such projects. The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a pledge of limited surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271.

In accordance with the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended ("Chapter 271"), the following information has been provided by the City: (i) the principal amount of all outstanding debt obligations of the City is \$78,530,000; (ii) the current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$109,409,789; (iii) the maximum principal amount of the certificates of obligation to be authorized is \$5,000,000; (iv) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$7,581,875; (v) the maximum interest rate for the certificates of obligation to be authorized may not exceed the maximum legal interest rate; and (vi) the maximum maturity date of the certificates of obligation to be authorized is February 1, 2054.

CITY OF SAGINAW, TEXAS



City Council Memorandum

E. Discussion Regarding Warehouse Development on Spring Hollow Drive -- Nathan Goldberg, Saginaw Resident

Meeting	Agenda Group
Tuesday, May 20, 2025, 6:00 PM	Business Item: 4E.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Mr. Goldberg submitted request to be placed on the agenda.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Request to be Placed on the City Council Agenda--Goldberg.pdf](#)

Request to be on the docket for May13th

From Nathan Goldberg

Date Thu 5/8/2025 10:51 AM

To Vicky Vega <vvega@saginawtx.org>; tflippo@saginawtx.org <tflippo@saginawtx.org>; Paul Felegy <pfelegy@saginawtx.org>; Nick Lawson <nlawson@saginawtx.org>; Valerie Tankersley <vtankersley@saginawtx.org>; Brack St.Clair <bstclair@saginawtx.org>; Cindy Bighorse <cbighorse@saginawtx.org>; Mary Copeland <mcopeland@saginawtx.org>

Cc Alex Costet ; Alicia Jimenez ; Cesar Guerrero

Vicky,

I am requesting to be on the docket for May 13th council meeting, to discuss the warehouse development and the entrance on Spring Hollow Dr.

My self and several other residents will be speaking on this with new evidence to present.

Please let me know if you have any questions or concerns.

Thank you,

Nathan Goldberg
Resident of Spring Creek

[Yahoo Mail: Search, Organize, Conquer](#)