



**RED OAK, TEXAS**

**AGENDA  
REGULAR MEETING  
RED OAK CITY COUNCIL  
MONDAY, JULY 8, 2019 at 7:00 P.M.**

**Mayor:**  
**Mark Stanfill, DVM**

**Council Members:**  
**Michael Braly**  
**William Drake**  
**Ben Goodwyn**  
**Gordon Toney**  
**Ron Wilson**

**City Manager:**  
**Todd Fuller**  
**Assistant City Manager:**  
**Jonathan C. Phillips**  
**Assistant City Manager:**  
**Eric Thompson**  
**City Secretary:**  
**Dana Argumaniz**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Red Oak City Council to be held Monday, July 8, 2019, at 7:00 p.m., in the Council Chambers of the Red Oak Municipal Center, 200 Lakeview Parkway, Red Oak, Texas, at which time the following will be discussed and considered:

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

**CALL TO ORDER:** *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

**INVOCATION AND PLEDGE OF ALLEGIANCE:** (Braly)

**PRESENTATIONS**

- Introduction – New Assistant City Manager, Jonathan Phillips (Mayor Stanfill/City Manager Todd Fuller)
- Introduction – New Application Specialist, Chase Jenkins (IT Director John Binford)

**CONSENT AGENDA:** *Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.*

1. Consider approving the following Minutes: (Argumaniz)
  - ❖ June 10, 2019 – Regular Council Meeting
2. Consider adoption of Resolution No. 19-031R approving a new Contract with AMG Technology Investment Group, LLC, doing business as Nextlink, for the license of space on the City's Carson Elevated Storage Tank, and authorizing the City Manager to negotiate and the Mayor to execute after attorney review and approval of a 60-month Rental Agreement. (Binford)

**CITIZENS COMMENTS**

**COUNCIL BUSINESS – REGULAR SESSION:**

3. Conduct a public hearing and consider approving Ordinance No. 19-028 for a zoning change from Commercial-1 (C-1) zoning to Commercial-1 Specific Use Permit (C-1/SUP) to allow for an accessory

structure for approximately 0.271 acres, Robert Bell Survey, A-60, also known as 108 Methodist St, City of Red Oak, Ellis County, Texas, located at the southeast corner of College and Methodist, requested by Robert McKay. (Hartman)

4. Conduct a public hearing and consider approving Ordinance No. 19-029 for a zoning change from Commercial-1 (C-1) zoning to Commercial-1 Specific Use Permit (C-1/SUP) to allow for auto rental use for 309 E Ovilla Rd, Suite 500, Lot 1, Block B, Red Oak Industrial Park, Phase 3, being a 4.348 acre addition in the Benjamin E. Frazier Survey, A-371, City of Red Oak, Ellis County, Texas, requested by Jordan Woolf, Agent for Enterprise Car Rental and Red Oak Depot 1, Ltd, property owner. (Hartman)
5. Consider approval of Ordinance No. 19-030 amending Ordinance 18-037, amending the Fiscal Year 2019 Official Budget, appropriating funds to increase revenues and appropriate expenditures in the General Fund as per attached Exhibits A-1, approving the reduction of the original budget for the 2018 CO Bond Fund to account for the funds as separate rate issues as per Exhibit B-1, approving the reallocation of remaining project funds in the 2018 CO Bond Fund as per Exhibit B-2, appropriating funds to increase revenues and appropriate expenditures in the 2018 CO Bond Fund as per attached Exhibit B-3, appropriating funds to increase revenues and appropriate expenditures in the 2019 CO Bond Fund as per attached Exhibit C-1, and approving the reallocation of expenditures in the Red Oak Industrial Development Fund as per Exhibit D-1, providing that expenditures for said fiscal year be made in accordance with said amended budget, providing an amended budget; providing that expenditures for said fiscal year be made in accordance with said amended budget, providing an amended budget; providing a severability clause; and providing an effective date. (Richardson)
6. Consider adoption of Resolution No. 19-032R authorizing its attorneys in the case of City of McAllen, Et AL. V. State of Texas to expand the scope of that suit to include a challenge to S.B. No. 1152.; and providing an effective date. (Fuller)
7. Public Hearing and consideration of approving Ordinance No. 19-031 for the area of real property being 66.688 Acres, located in the Edmund Sherly Survey, Abstract No. 1013, Ellis County, Texas, within the jurisdictional boundary of the City of Red Oak, Ellis County, Texas, as Commercial-Industrial Tax Abatement Reinvestment Zone No. 5 under the provision of Chapter 312, Texas Tax Code (the "Act"). (McCleary)
8. Public Hearing and consideration of approving Ordinance No. 19-032 for the area of real property being 97.431 Acres, located in the Edmund Sherly Survey, Abstract No. 1013, Ellis County, Texas, within the jurisdictional boundary of the City of Red Oak, Ellis County, Texas, as Commercial-Industrial Tax Abatement Reinvestment Zone No. 6 under the provision of Chapter 312, Texas Tax Code (the "Act"). (McCleary)
9. Consider adoption of Resolution No. 19-033R approving terms and conditions of the Tax Abatement Agreement by and between the City of Red Oak and Alamo Mission, LLC. (McCleary)
10. Conduct a public hearing and consider approving Ordinance No. 19-033 for a zoning change from Planned Development 66, Revised 2 (PD-66R2) zoning to Planned Development 66, Revised 3 (PD-66R3) to amend the development regulations and providing for principal uses, accessory uses and development for approximately 165 acres, Edmund Sherly Survey, A-1013, City of Red Oak, Ellis County, Texas, located at the northwest corner of Ovilla Rd. and SH 342, requested by Walton Texas, LP & Walton Red Oak Crossing, LP; and a zoning change from Agriculture (AG) to Planned Development 66, Revised 3 (PD-66R3) providing for principal uses, accessory uses and development for approximately 19 acres, Edmund Sherly Survey, A-1013, City of Red Oak, Ellis County Texas, being a portion of that certain 92.0039 acre tract of land conveyed to ROIDC by Instrument No. 1526548, OPRECT, requested by the ROIDC, located north of Ovilla Rd and west of SH 342. (Hartman)
11. Consider approval of a Preliminary Plat for the Bonnet Addition, Lots 1-3, Block A, being an approximately 185-acre tract, Edmund Sherly Survey, A-101, Benjamin E Frazier Survey, A-371, City of Red Oak, Ellis County, Texas, requested by Walton Texas, LP & the ROIDC. (Hartman)

12. Public reading of Resolution No. 19-034R approving the projects of the Red Oak Economic Development Corporation (ROEDC) to include land acquisition and improvements for expansion of a municipal park, roadways, and a utility infrastructure, and economic development sites for commercial, retail and industrial and related purposes. (McCleary)
13. Consider adoption of Resolution No. 19-035R approving all matters incident and related to the issuance of sales tax revenue bonds by the Red Oak Economic Development Corporation (ROEDC), including the adoption of a resolution authorizing the ROEDC and appropriate personnel and consultants to proceed with arrangements and the preparation of documents for the issuance of such bonds. (McCleary)
14. Public reading and consideration of Resolution No. 19-034R approving the projects of the Red Oak Economic Development Corporation (ROEDC) to include land acquisition and improvements for expansion of a municipal park, roadways, and a utility infrastructure, and economic development sites for commercial, retail and industrial and related purposes. (McCleary)

**DEPARTMENTAL REPORTS:**

15. The City Council may deliberate and make inquiry into any item listed in the Departmental Reports.
  - A. Fire Department (Eric Thompson, Fire Chief)
    - ❖ Monthly Activity Report
  - B. Police Department (Garland Wolf, Police Chief)
    - ❖ Monthly Report
  - C. Engineering & Community Development Departments (Ben Hartman, City Engineer)
    - ❖ Code Services Report
    - ❖ Building Permit and Inspections Report
    - ❖ Administrative Monthly Report
  - D. Human Resources (Rhonda Lawson, HR Director)
    - ❖ Administrative Monthly Report
  - E. Finance Department (Ginger Richardson, Finance Director)
    - ❖ Finance Report
    - ❖ Monthly Investment Report
    - ❖ Financial Statement
  - F. IT Department (John Binford, IT Director)
    - ❖ Major Accomplishments
    - ❖ Current Initiatives
    - ❖ Challenges
  - G. Library (Logan Ragsdale, Library Director)
    - ❖ YTD Statistics
    - ❖ Monthly Newsletter
  - H. Municipal Court (Peggy Collins, Court Administrator)
    - ❖ Statistical Highlights
  - I. Public Works Departments (Scott Williams, PW Director)
    - ❖ Monthly Operational Report

**CLOSED SESSION:**

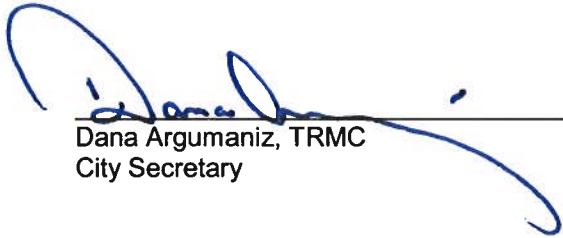
16. Pursuant to the Texas Government Code, Section §551.087 – **Deliberations Regarding Economic Development Negotiations.**
- A. Discuss or deliberate regarding commercial or financial information from a business prospect that seeks to locate, stay or expand in the City of Red Oak.
  - B. Discuss or deliberate the offer of a financial or other incentive, if any, with such business prospect.
17. Pursuant to the Texas Government Code, Section §551.072 – **Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property.**
- A. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of I-35E, west of SH 342, south of FM 664/Ovilla Road, and north of US 77, Red Oak, Texas.
  - B. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of I-35E, west of SH 342, south of Ellis County Line, and north of FM 664/Ovilla Road, Red Oak, Texas.
  - C. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of Uhl Road, west of I-35E, north of FM 664/Ovilla Road, and south of Ellis County line, Red Oak, Texas.
  - D. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of Uhl Road, west of I-35E, south of FM 664/Ovilla Road, and north of Stephenson Road, Red Oak, Texas.

**REGULAR SESSION:**

18. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

**ADJOURNMENT:**

**CERTIFICATION:** I certify that the above agenda of items to be considered by the Red Oak City Council was posted on the Red Oak Municipal Center bulletin board on July 5<sup>th</sup>, 2019, before 7:00 p.m. in accordance with the Texas Government Code, Chapter 551.

  
 Dana Argumaniz, TRMC  
 City Secretary



**ACCESSIBILITY STATEMENT**

The Red Oak Municipal Center is wheelchair accessible with an entry ramp and accessible parking spaces located in front of the building. Request for accommodations must be made 48 hours prior to the meeting by contacting Dana Argumaniz, City Secretary at (469) 218-1207.