



City of Red Oak

Minutes - Final City Council Regular Meeting

Monday, March 14, 2022

7:00 PM

Red Oak Municipal Center
200 Lakeview Parkway

A Regular Meeting of the Red Oak City Council was held in person and via teleconference on Monday, March 14, 2022, at 7:00 p.m., with the following members present to wit:

City Council (4):

Mayor Mark L. Stanfill
Mayor Pro Tem Michael Braly
Councilmember William Drake
Councilmember Ben Goodwyn
Councilmember Ron Wilson*

*Councilmember Ron Wilson joined virtually
Offline at 7:16 p.m.
Back Online at 7:20 p.m.

Absent (1)

Councilmember Willie G. Franklin, Jr.

CALL TO ORDER: Mayor Stanfill called the meeting to order at 7:07 p.m., declared a quorum and announced that notices were legally posted pursuant to the Open Meetings Act and in accordance with an Order of the Office of the Governor issued on March 16, 2020, and as amended on April 2, 2020, the City Council for the City of Red Oak, Texas, will conduct the regular meeting both in-person and via telephone conference to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) in an effort to slow the spread of the Coronavirus (COVID-19).

INVOCATION AND PLEDGE OF ALLEGIANCE: Councilmember Drake gave the Invocation and led the Pledge of Allegiance.

CITIZEN COMMENTS

Mike Gary, 1512 Stainback, Red Oak, Texas, spoke regarding new home growth and roadway issues.

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.*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:
 - ❖ February 14, 2022 – Regular Meeting
 - ❖ February 15, 2022 – Public Hearing and Special Called Meeting

Approved

2. Consider adoption of Resolution No. 22-018R of the City Council of the City of Red Oak, Texas, awarding the request for proposal for banking and depository services for the City of Red Oak, Texas, to Prosperity Bank; and authorizing the City Manager or his designee to negotiate the terms of the final Agreement; and, providing an effective date.

Adopted

3. Consider approval of Ordinance No. 22-003 of the City Council of the City of Red Oak, Texas, amending the Code of Ordinances of the City of Red Oak, Texas, by amending Chapter 1 “General

Provisions”, Article 1.06, “Finance”, Division 4, “Miscellaneous Fees Charged by the City” by amending Section 1.06.093, Subsection (B); providing a severability clause; providing a savings clause; and, providing an effective date; and consider adoption of Resolution No. 22-019R of the City Council of the City of Red Oak, Texas, amending the Master Fee Schedule by amending Chapter 2.00 “Administrative and Court Fees”, Section 2.002 “Credit Card Processing Fee”, Subsection (B); providing a repealing clause; providing a severability clause; and, providing an effective date.

Approved

4. Consider adoption of Resolution No. 22-020R of the City of Red Oak, Texas, approving the terms and conditions of the renewal purchase order, which is attached hereto and incorporated herein as Exhibit “A”, by and between the City of Red Oak, Texas, and Perry Weather, for software and outdoor warning system in the City of Red Oak in an amount not to exceed \$11,059.60; authorizing the City Manager to execute; and, providing an effective date.

Adopted

5. Consider approval of an expenditure of the Red Oak Economic Development Corporation (ROEDC) in the amount of \$24,413.00 for the renewal of a Professional Services Agreement with Catalyst Commercial and authorizing the City Manager to execute such agreement.

Approved

6. Consider adoption of Resolution No. 22-021R, supplementing Resolution No. 22-012R, extending and amending a State of Emergency as a result of COVID-19 Virus; providing for interim public safety measures; providing for a moratorium for enforcement of mobile food vending; providing for republishing of resolution; providing a severability clause; and providing an effective date.

Adopted

Mayor Stanfill read the Consent Agenda and explained that these items are considered routines 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 may be acted upon in one motion or separately.

Mayor made the following motion: Motion to approve the consent agenda as presented.

Councilmember Drake moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye

COUNCIL BUSINESS – REGULAR SESSION:

7. Consider approval of Ordinance No. 22-004 of the City Council of the City of Red Oak, Texas, providing for the **Voluntary Annexation** of territory generally described as being 147.47 acres, more or less, out of the Robert A. Lemmans Survey, Abstract No. 628, in the City of Red Oak ETJ, Ellis County, Texas, as described in Exhibit “A”, which is attached hereto and incorporated herein for all purposes, to the City of Red Oak, Texas, and extending the boundary limits of the city so as to include said property within the city limits and granting to all inhabitants and owners of said property all of the rights and privileges of other citizens and binding all inhabitants by all the ordinances, acts, resolutions and regulations of said city; providing for a service plan, which is attached hereto and incorporated herein by reference; providing a severability clause; and, providing an effective date.

Mayor Stanfill read Agenda Item No. 7 into the record. City Manager Fuller and City Engineer Hartman briefly spoke on this item and explained the locations on the map of the area.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 22-004.

Mayor pro Tem Braly moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Approved

Enactment No: ORD 22-004

8. Consider adoption of Resolution No. 22-022R of the City Council of the City of Red Oak, Texas, accepting a petition for **Voluntary Annexation** and authorizing the setting of a date, time, and place for a public hearing on the contemplated annexation described in Exhibit “A” and depicted in Exhibit “B” attached hereto and made a part hereof for all purposes (“Annexation Area”), by the City of Red Oak, Texas; authorizing and directing city staff to publish notice of such hearing, with the institution of the annexation proceedings, by adoption of the annexation ordinance to occur at a special called city council session, and to prepare a service plan for the annexation area; said annexation area being more particularly described in Exhibit “A” and depicted in Exhibit “B”; and, providing an effective date.

Mayor Stanfill read Agenda Item No. 8 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill made the following motion: Motion to adopt Resolution No. 22-022R.

Councilmember Goodywn moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Adopted

Enactment No: RES 22-022R

9. Conduct a Public Hearing and consider approval of Ordinance No. 22-005 of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a change in zoning from Agricultural District (AG) to Planned Development 137 (PD-137); for a mixture of retail uses on approximately 26.69 acres out of the 836 GC Parks Survey located at 100 Interstate 35E, City of Red Oak, Ellis County, Texas, said property being more particularly depicted in Exhibit “A” attached hereto and incorporated herein; providing for the concept plan, grading plan, utility plan, landscape plan and planned development regulations attached hereto as Exhibits “B” through “F”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and, providing an effective date. (Case ZC22-10) Requested by *Moore Eugene E Et Al*

Mayor Stanfill read Agenda Item No. 9 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill opened the Public Hearing up at 7:32 p.m.

Mathias Haubert, 6017 Main St, Frisco, Texas, spoke in favor of this item.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 7:34 p.m.

Mayor Pro Tem Braly moved the motion, seconded by Councilmember Wilson. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye

Councilmember Ron Wilson – Aye

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 22-005.

Councilmember Drake moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

**Approved
Enactment No: ORD 22-005**

10. Conduct a Public Hearing and consider approval of Ordinance No. 22-006 of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG) to Planned Development 134 (PD-134); for 114 single family lots, and one commercial lot, on approximately 84.665 acres out of the Lucy Vaughn Survey, Abstract Number 1103, generally located on the southeast corner of Vinson Lane and Pratt Road, City of Red Oak, Ellis County, Texas, said property being more particularly depicted in Exhibit "A", attached hereto and incorporated herein; providing for the planned development regulations, elevations, use summary, development plan and landscape plan attached hereto as Exhibits "B" through "F"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and, providing an effective date. (Case ZC22-05) *Requested by Wildwood Development Company*

Mayor Stanfill read Agenda Item No. 10 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill opened the Public Hearing up at 7:49 p.m.

Chad Adams, Oakhull Investments, Midlothian, Texas, spoke in favor of the item.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 7:52 p.m.

Councilmember Goodwyn moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 22-006.

City Manager Fuller asked about clarification on the fencing for this development.

City Engineer Hartman stated that the black decorative metal fencing will be the main fencing for the development. Hartman also stated that Planning and Zoning required that the development use a minimum of 48-inch-tall Nellie R. Stevens trees.

City Attorney Hager requested to add the condition of the green screen with decorative metal fencing in the landscape plan.

City Engineer Hartman and City Attorney Hager put together the motion for Ordinance No. 22-006. Containing the amendments of 2,400 sq. ft minimum of living area, Nellie R Stevens trees a minimum of 48 inches in height and spaced 6 feet apart. Also, prohibiting any interior fencing to be constructed of wood elements along Vinson Lane.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 22-006 with the following amendments: 2,400 sq. ft minimum of living area, minimum 48-inch-tall Nellie R. Stevens trees and spaced 6 ft apart, and prohibiting any interior fencing to be constructed of wood elements along Vinson Lane.

Councilmember Goodwyn moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

**Approved
Enactment No: ORD 22-006**

11. Consider approval of a Preliminary Plat for the proposed Planned Development 134 (PD-134) for approximately 114 single-family homes, associated open spaces, and one commercial lot on approximately 84.54 acres out of the Lucy Vaughn Survey, Abstract Number 1103, further described as being generally located on the southeast corner of Vinson Lane and Pratt Road, City of Red Oak, Texas. (Case PS22-02) Requested by *Wildwood Development Company*

Mayor Stanfill read Agenda Item No. 11 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill made the following motion: Motion to approve the Preliminary Plat for the proposed Planned Development 134 (PD-134).

Councilmember Drake moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Approved

12. Conduct a Public Hearing and consider approval of Ordinance No. 22-007 of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a change in zoning from Commercial District 1 (C-1) to Planned Development 136 (PD-136), to allow for commercial/retail use and to allow for a reduction in landscaping, lot depth and parking requirements on approximately .347 acres at the property addressed as 501 North State Highway 342, City of Red Oak, Ellis County, Texas, said property being more particularly depicted in Exhibit "A" attached hereto and incorporated herein; providing for the site plan, floor plan, floor plan and site photos attached hereto as Exhibit "B" through "E"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and, providing an effective date. (Case ZC22-07) Requested by *Ameer Ediab*

Mayor Stanfill read Agenda Item No. 12 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill opened the Public Hearing up at 8:12 p.m. No one spoke.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 8:13 p.m.

Councilmember Goodwyn moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Mayor Stanfill made the following motion: Motion to approve of Ordinance No. 22-007.

Councilmember Drake moved the motion, seconded by Councilmember Wilson. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

**Approved
Enactment No: ORD 22-007**

13. Conduct a Public Hearing and consider approval of Ordinance No. 22-008 of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a change in zoning from Planned Development 10 (PD-10) to Planned Development 10 Revised 1 (PD-10R1) to allow for a reduction in parking and landscaping resulting from right of way expansion by the Texas Department of Transportation (TxDOT) for the widening of FM 664 on approximately 1.155 acres on Lot 1R, Block C, of S&H Business Park, Phase 1, located at 109 Harris Avenue, City of Red Oak, Ellis County, Texas, said property being more particularly depicted in Exhibit "A"; providing for the renewal of the site plan, landscape plan, elevation plan and pole sign plan attached hereto as Exhibits "B" through "E"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and, providing an effective date. (Case ZC22-08) Requested by *Golden Arch Limited Partnership*

Mayor Stanfill read Agenda Item No. 13 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill opened the Public Hearing up at 8:23 p.m.

Matthew D. Korte, Civil Engineer, 8951 Cypress Waters Boulevard, Dallas, Texas, spoke in favor of this project.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 8:24 p.m.

Councilmember Goodywn moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 22-008.

Mayor Pro Tem Braly moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

**Approved
Enactment No: ORD 22-008**

14. Conduct a Public Hearing and consider approval of Ordinance No. 22-009 of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a change in zoning Planned Development 34 (PD-34) as previously revised to Planned Development 34 Revised 5 (PD-34R5) to allow for reduction of landscaping due to

right of way expansion by the Texas Department of Transportation (TxDOT) for the widening of FM 664 on approximately 1.417 acres on Lot 2, Block A, of Red Oak Corners Retail, located at 109 East Ovilla Road, City of Red Oak, Ellis County, Texas, said property being more particularly depicted in Exhibit "A"; providing for the renewal of the site plan, landscape plan and sign plan attached hereto as Exhibits "B" through "D"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and, providing an effective date. (Case ZC22-04) Requested by *Brenna Wadleigh*

Mayor Stanfill read Agenda Item No. 14 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill opened the Public Hearing up at 8:32 p.m.

Lisa Swift, GSO Architects, 53 Town Harvest Trail, Dallas, Texas, spoke in favor of this project.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 8:33 p.m.

Mayor Pro Tem Braly moved the motion, seconded by Councilmember Goodwyn. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 22-009.

Councilmember Goodwyn moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

**Approved
Enactment No: ORD 22-009**

- 15.** Conduct a Public Hearing and consider approval of Ordinance No. 22-010 of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a change in zoning from Planned Development 86 (PD-86) to Planned Development 86 Revised 1 (PD-86R1) for twenty-six (26) single-family lots with a minimum six thousand, five hundred square foot (6,500 sq. ft.) lots and associated open spaces on approximately 6.694 acres out of the Robert Bell Survey, Abstract Number 60, described as being generally located north of Pierce Road and approximately 157 feet west of Dunn Street, City of Red Oak, Ellis County, Texas, being more particularly depicted in Exhibit "A", which is attached hereto and incorporated herein; providing development plan, development regulations, entryway plan, landscape plan, mailbox plan, and detention plan attached hereto as Exhibits "B" through "G"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and, providing an effective date. (Case ZC22-09) Requested by *JTMN Corp/Johnny and Tommy Nguyen*

Mayor Stanfill read Agenda Item No. 15 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill opened the Public Hearing up at 8:40 p.m. No one spoke.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 8:41 p.m.

Mayor Pro Tem Braly moved the motion, seconded by Councilmember Goodwyn. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 22-0010 with amendments of adding carriage style doors and lighting at mailbox.

Councilmember Goodwyn moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn
Councilmember Ron Wilson – Aye

**Approved
Enactment No: ORD 22-010**

16. Consider approval of a Preliminary Plat for the proposed Planned Development District-86R1 (PD-86R1) for the development of twenty-six (26) single-family residential lots and seven (7) common area lots on approximately 6.694 acres out of the Robert Bell Survey, Abstract Number 60, further described as being generally located north of Pierce Road and approximately 157 feet west of Dunn Street, City of Red Oak, Texas. (Case PS22-04) Requested by *JTMN Corp/Johnny and Tommy Nguyen*

Mayor Stanfill read Agenda Item No. 16 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill made the following motion: Motion to approve the Preliminary Plat for the proposed Planned Development District-86R1.

Councilmember Drake moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Approved

CLOSED SESSION:

25. Pursuant to the Texas Government Code, Section §551.071 – **Consultation with the City Attorney** concerning pending litigation: *Rockett Special Utility District v. Botkin, et al.*, Civil Action No. 19-cv-1007-RP, W.D. Tex.; *City of Red Oak, Tex. v. USDA et al.*, Civil Action No. 19-cv-02761-S, N.D. Tex.; *ex Parte-City of Red Oak v. 201st Judicial District Court of Travis County*, Cause No. D-1GN-20-002116; *Rockett Special Utility District v. City of Red Oak, Texas*, Case No. 3:20-cv-1320; *City of Red Oak v. USDA, et al.*, Case No. 1:20-cv-00483-RP, W.D. Tex.; and *Rockett Special Utility District v. Botkin, et al.*, Civil Action No. 20-cv-1207-RP, W.D. Tex.

26. Pursuant to the Texas Government Code, Section §551.071 – **Consultation with the City Attorney** regarding pending litigation styled as *Cassandra Preston Insurance and Financial Services, Inc. v. City of Red Oak*, et al, Cause Number 103467, filed in 443rd Judicial District Court of Ellis County, Texas.

27. 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.

28. 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, lease or value of Real Properties generally located east of Lowrance Road, west of Batchler Road, north of FM 2377/Louise Ritter Road, and south of the city limits line, Red Oak, Texas.
- B. Discuss and deliberate acquisition, sale and/or exchange, lease or value of Real Properties generally located east of Uhl Road, west of I-35E, north of The Oaks Boulevard, and south of FM664/Ovilla Road, Red Oak, Texas.
- C. Discuss and deliberate acquisition, sale and/or exchange, lease or value of Real Properties generally located east of Uhl Road, west of I-35E, north of FM664/Ovilla Road, and south of Harmony Way, Red Oak, Texas.

Mayor Stanfill moved the Council into Closed Session at 8:49 p.m. City Manager Fuller invited Assistant City Manager Phillips, Economic Development Director McCleary, City Engineer Hartman, and City Attorney Hager into Closed Session.

REGULAR SESSION:

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

The Mayor, City Council and City staff reconvened into Regular Session at 9:21 p.m. No action taken.

COUNCIL BUSINESS – REGULAR SESSION:

17. Conduct a Public Hearing and consider approval of Ordinance No. 22-011 of the City of Red Oak, Texas, amending the City of Red Oak Future Land Use Plan and the Map thereof, as amended, by amending the land uses from single family residential to Industrial for Plan Area 5 (PA5) in the City of Red Oak, Ellis County, Texas, as provided in Exhibit "A" which is attached hereto and incorporated herein; providing a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty clause of a fine not to exceed two thousand dollars (\$2,000.00) for each offense; and, providing an effective date.

Mayor Stanfill read Agenda Item No. 17 into the record. City Engineer Hartman briefly explained this item.

Mayor Stanfill opened the Public Hearing up at 9:26 p.m. No one spoke.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 9:27 p.m.

Councilmember Goodwyn moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 22-011.

Councilmember Goodwyn moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Approved
Enactment No: ORD 22-0011

18. Consider approval of an expenditure of the City of Red Oak Industrial Development Corporation (CROIDC) in the amount of \$7,614,150.00, plus additional closing costs, if any, for the acquisition of 203.044± acres land located east of Lowrance Road, west of Pratt Road, south of Pierce Road, and north of FM 2377, Red Oak, Ellis County, Texas.

Mayor Stanfill read Agenda Item No. 18 into the record. City Manager Fuller briefly spoke on this item.

Mayor Stanfill made the following motion: Motion to approve expenditure of the City of Red Oak Industrial Development Corporation (CROIDC) in the amount of \$7,614,150.00, plus additional closing costs, if any, for the acquisition of 203.044± acres land located east of Lowrance Road, west of Pratt Road, south of Pierce Road, and north of FM 2377, Red Oak, Ellis County, Texas.

Councilmember Goodwyn moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Approved

19. Consider approval of an expenditure of the City of Red Oak Industrial Development Corporation (CROIDC) in the amount of \$6,126,236.00, plus additional closing costs, if any, for the acquisition of 159.123± acres of land located east of Lowrance Road, west of Pratt Road, south of Pierce Road, and north of FM 2377, Red Oak, Ellis County, Texas.

Mayor Stanfill read Agenda Item No. 19 into the record. City Manager Fuller briefly spoke on this item.

Mayor Stanfill made the following motion: Motion to approve an expenditure of the City of Red Oak Industrial Development Corporation (CROIDC) in the amount of \$6,126,236.00, plus additional closing costs, if any, for the acquisition of 159.123± acres of land located east of Lowrance Road, west of Pratt Road, south of Pierce Road, and north of FM 2377, Red Oak, Ellis County, Texas.

Councilmember Drake moved the motion, seconded by Mayor Pro Tem Braly. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Approved

20. Consider a plan of financing prepared by Hilltop Securities for the issuance of Industrial Development Corporation Sales Tax Revenue Refunding and Improvement Bonds, Taxable Series 2022, authorizing city staff and financial advisors to move forward with the proposed financing plan to issue bonds.

Mayor Stanfill read Agenda Item No. 20 into the record. City Manager Fuller briefly spoke on this item.

Mayor Stanfill made the following motion: Motion to approve a plan of financing prepared by Hilltop Securities for the issuance of Industrial Development Corporation Sales Tax Revenue Refunding and Improvement Bonds, Taxable Series 2022, authorizing city staff and financial advisors to move forward with the proposed financing plan to issue bonds

Councilmember Drake moved the motion, seconded by Councilmember Goodwyn. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Approved

21. Consider approval of an expenditure of the Red Oak Economic Development Corporation (ROEDC) in the amount of \$650,000.00, plus related costs, for acquisition of certain real property located east of Uhl Road, west of Interstate 35E, south of Red Oak Road, and north of the Oaks Boulevard, Red Oak, Ellis County, Texas, and authorize the City Manager and City Attorney to execute the appropriate documents.

No action taken on this item.

22. Discuss the Comprehensive Land Use Plan and Park Plan.

Mayor Stanfill read Agenda Item No. 22 into the record. City Engineer Hartman stated that there will be more information on this item in April.

Mayor, Council and staff discussed this item at length.

BOARD APPOINTMENTS:

23. Appointments/Reappointments/Resignations for Boards & Commissions – Consider approval regarding the following Boards/Commissions:

A. Library Advisory Board:

- Appointment of Kevin Lee as a Regular Member for the remainder of a two-year term from October 2020 – October 2022.
- Appointment of Lauren Crain as an Alternate Member for the remainder of a two-year term from October 2020 – October 2022.

Mayor Stanfill read Agenda Item No. 23 into the record.

Mayor Stanfill made the following motion: Motion to approve the appointments as presented.

Mayor Pro Tem Braly moved the motion, seconded by Councilmember Goodwyn. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

Approved

DEPARTMENTAL REPORTS:

24. The City Council may deliberate and make inquiry into any item listed in the Departmental Reports.

- A. Fire
 - Monthly Activity Report
- B. Police
 - Monthly Report
- C. Communications & Marketing
 - Monthly Report
- D. Development Services
 - Code Services Report
 - Building Permit and Inspections Report
 - Administrative Monthly Report
- E. Human Resources
 - ❖ Administrative Monthly Report
- F. Finance
 - Finance Report
 - Monthly Investment Report
 - Financial Statement
 - Municipal Court Statistical Highlights
- G. Information Technology
 - Major Accomplishments
 - Current Initiatives
 - Challenges
- H. Library
 - YTD Statistics
 - Monthly Newsletter
- I. Parks & Recreation
 - Monthly Report
- J. Public Works
 - Monthly Operational Report
- K. Administration
 - Monthly Report on Municipal Center Project

All departmental reports were submitted to Council and addressed individually as needed/ mayor Stanfill asked the Directors to present anything significant if needed.

Fire:

Fire Chief Blanton reported that two Fire personnel went to the Texas Panhandle with Texas Intrastate Fire Mutual Aid System. The personnel assisted with several fires around the Amarillo area. Chief Blanton also reported that the fire department will be going to Appleton, Wisconsin in April for the kickoff of their Quint Fire Truck. The truck is on schedule to be built and completed by the end of the year. Chief Blanton ended his report asking everyone to be mindful of the weather alerts due to future severe storms.

Police:

Chief Wolf reported that two new recruits started the Police Academy at the North Central Texas Council of Governments, and they should be finished sometime in August. Chief Wolf ended his report by informing Council of the first quarter of the year 2022 Officer of the Year was nominated and awarded to Andrew Trim.

Communications and Marketing:

Director of Communications and Marketing Beasley reported an increase in social media engagement this month due to the winter weather. Beasley ended her report by informing Council that the Citizens National Bank (CNB) sponsor was secured for the Red Oak White and Blue event in July.

Development Services:

City Engineer Hartman reported that there has been a large number of new home construction in 2022. Hartman stated that the department is on-track for a record-breaking year for construction. Hartman also reported that In the months of January through March 2022, there have been over 50 new home constructions each month.

Human Resources:

Director of Human Resources Monsivias reported that with recruitment there have been three new hires. Two hires were Police Officers and one was the administrative assistant position for Parks and Recreation that was approved in October by Council. Monsivias also reported that she is currently in the process of interviewing for the Assistant Police and Fire Chief positions.

Finance:

Finance Director Platt reported stats of revenues, sales Tax and propositions. Platt also reported that the department has hired the new Assistant Finance Director and she will be starting next week.

Information Technology:

IT Director Binford reported that the department installed a few PC's this Month and set up a new PC for the Parks & Recreation Administrative Assistant. Binford also reported that the department has started the new Windows 11 upgrades for the computers and has worked over at the new City Hall on Live Oak with cabling.

Library:

Library Director Ragsdale reported that the department has registered 24 new patrons for the month of March. January through February, the Library registered 33 new patrons.

Parks & Recreation:

Director of Parks & Recreation Kelley welcomed his new Administrative Assistant Sarah Zuñiga. Kelley stated that Sarah's previously worked with the City of Ennis. The department currently has an open position for Park Maintenance Technician I. He further stated that three regular board members, and two alternate board members are needed on the Parks & Recreation Commission. Kelley also informed Council of a Movies in the Park event on March 18, 2022 in collaboration with the Library. Kelley ended his report by inviting Council to the Red Oak Easter Egg hunt on Wednesday, April 13, 2022, at 6:30 p.m.

Public Works:

Director of Public Works Williams updated the Council on the status of the retaining wall. The wall should be finished by the end of March.

Administration:

Assistant City Manager Phillips updated Council on the City Hall Project. The contractor mobilized on March 7th; fencing went up on March 9th for demolition. The construction demolition has started and it's an official work site. The contractor started tearing down what will be the Municipal Court area and are moving their way back east of the building. Also, electricians have come in and are working on the wiring of the building. Phillips stated that Public Works helped move lockers and

other items that were salvageable which will be auctioned off and/ or scrapped. Phillips stated that the department is always looking for ways to save money and be cost effective. Phillips ended his report informing Council of an event being planned for a "Wall Breaking Ceremony" for the date of March 28, 2022.

ADJOURNMENT:

Mayor Stanfill made the following motion: Motion to adjourn the City Council Meeting at 9:56 p.m.

Councilmember Goodwyn moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Roll Call Vote: Mayor Pro Tem Michael Braly – Aye
Councilmember William Drake – Aye
Councilmember Ben Goodwyn – Aye
Councilmember Ron Wilson – Aye

PASSED AND APPROVED by the Red Oak City Council at a Regular Meeting held on April 11, 2022.



Approved:

Mark L. Stanfill, DVM
Mayor

Attest:

Caryn Stevens, TRMC
City Secretary