



**AGENDA
REGULAR MEETING
RED OAK CITY COUNCIL
MONDAY, SEPTEMBER 14, 2026, 7:00 PM**

Mayor:
Mark L. Stanfill, DVM

Councilmembers:
Sean Flannery
Ricardo Miller

City Manager:
Todd Fuller

City Attorney:
Robert E. Hager

Mayor Pro Tem:
Willie G. Franklin, Jr.

Tim Lightfoot
Jeffrey Smith

Deputy City Manager:
Jonathan Phillips

City Secretary:
Caryn Stevens, TRMC

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 on Monday, September 14, 2026, at 7:00 p.m., at the Red Oak Government Center, Council Chamber, 101 S. Live Oak Street, Red Oak, Texas, and by videoconference as authorized by Section 551.127 of the Texas Government Code, at which time the following will be discussed and considered:

As authorized by Section 551.071 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 the Open Meetings Act.

INVOCATION AND PLEDGES OF ALLEGIANCE:

Honorable Councilmember Ricardo Miller

PRESENTATIONS:

Recognition & Pinning: Red Oak Police Department — Corporal Promotions

- W. Jackson
- R. Pevehouse
- M. Saenz
- G. Rosado

Proclamations:

- Prairie View A&M University 150th Anniversary (Mayor Pro Tem Franklin)
- IT Professionals Day, September 15, 2026 (John Binford)
- US Constitution Week, September 17–23, 2026 (Mayor Stanfill)
- National Preparedness Month, September 2026 (David Jones)
- National Library Card Sign-up Month, September 2026 (Heather Fuller)
- National Hispanic Heritage Month, September 15 – October 15, 2026 (Mayor Stanfill)

PUBLIC COMMENTS: The public is invited to address City Council on any topic. Speakers should complete a Public Comments form and submit it to the City Secretary. See the instructions and

deadlines for submitting a Public Comments form located at the bottom of this agenda. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager, or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by Mayor, Councilmember or City Manager, and acted upon separately.

1. Consider approval of the minutes of the Red Oak City Council for the August 10, 2026, Regular meeting, August 12, 2026, Special Called meeting, and the August 17, 2026, Special Called meeting. (Caryn Stevens)
2. Consider adoption of Resolution No. 26-044R of the City Council of the City of Red Oak, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, regarding the Company's 2026 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and, requiring delivery of this resolution to the Company and the ACSC's legal counsel. (Todd Fuller)
3. Consider adoption of Resolution No. 26-045R of the City Council of the City of Red Oak, Texas, accepting a Voluntary Annexation petition and authorizing the setting of a date, time, and place for one (1) public hearing on the contemplated Annexation ("Annexation Area") described and depicted in Exhibit "A", attached hereto and made a part hereof for all purposes, 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 approval of the annexation ordinance, to occur at a Regular City Council meeting, and to prepare a service plan for the annexation area; said annexation area being described and depicted in Exhibit "A"; and, providing an effective date. (Todd Fuller)
4. Consider adoption of Resolution No. 26-046R of the City Council of the City of Red Oak, Texas, authorizing the purchase order(s) to BAT Security, the BAT Security Master Services Agreement, in an amount not to exceed Four Hundred Ten Thousand Five Hundred Eighty-Six Dollars (\$410,586.00) for software, hardware and installation of enhancements and new security, access control, and surveillance systems; authorizing the City Manager, or designee, to issue and to approve the purchase order(s) and to execute the agreement; providing a repealing clause; providing a severability clause; and, providing an effective date. (John Binford)
5. Consider approval of Ordinance No. 26-028 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 1.03, "City Council," Division 2, "Conduct of Meetings," by repealing Section 1.03.034, "Addressing the City Council", in its entirety and adopting a new Section 1.03.034, "Public Hearings and Decorum"; providing a penalty clause; providing a repealing clause; providing severability clauses; providing a savings clause; and, providing an effective date. (Robert Hager)

6. Consider adoption of Resolution No. 26-047R of the City Council of the City of Red Oak, Texas, authorizing the City Manager, or designee, to execute a Regulatory Services Agreement with the Trinity River Authority of Texas for water, wastewater, laboratory analysis, and industrial pretreatment regulatory services in an amount not to exceed Ten Thousand Dollars (\$10,000.00); and, providing an effective date. (Jared Binford)
7. Consider adoption of Resolution No. 26-048R of the City Council of the City of Red Oak, Texas, approving an amendment to the contract with Library Systems & Services, LLC (LS&S) for library management and operation services to provide for the addition of one full-time Library Associate III position, as approved in the Fiscal Year 2026-2027 budget, effective October 1, 2026; authorizing the City Manager to execute the contract amendment; and, providing an effective date. (Heather Fuller)
8. Consider adoption of Resolution No. 26-049R authorizing approval of a Funding Agreement with the Red Oak Area Chamber of Commerce to provide funding in the amount of Eight Thousand Dollars (\$8,000.00) for events benefiting the business community and citizens of the City of Red Oak; authorizing the Mayor to execute the funding agreement with the Red Oak Area Chamber of Commerce, which is attached hereto as Exhibit "A", following review by the City Attorney; repealing all resolutions in conflict; providing a severability clause; and, providing an effective date. (Alexa Beasley)
9. Consider adoption of Resolution No. 26-050R of the City Council of the City of Red Oak, Texas, approving an amendment to the Memorandum of Understanding (MOU) between the Texas A&M Engineering Extension Service (TEEX), and the Red Oak Fire Department for selected members to participate in Texas A&M Task Force 1 (TX-TF1). (David Jones)
10. Consider approval of an expenditure of funds by the City of Red Oak Industrial Development Corporation ("CROIDC") in an amount of Forty Thousand Dollars (\$40,000.00) for a Workforce Development Training Grant Agreement between the CROIDC and The TSTC (Texas State Technical College) Foundation; and, providing an effective date. (Lee McCleary)
11. Consider approval of Ordinance No. 26-029 of the City of Red Oak, Texas, amending Ordinance No. 25-039, amending the Fiscal Year 2026 Official Budget, in the amounts attached in Exhibit "A"; providing a severability clause; and, providing an effect date. (Tim McRoberts)
12. Consider adoption of Resolution No. 26-051R of the City Council of the City of Red Oak, Texas, amending the Master Fee Schedule, by amending Chapter 3.00 "Parks, Libraries & Other Public Places", Section 3.002 "Rental of Parks, Pavillions and Meeting Rooms", Subsections (b) "Meeting Rooms" (1) "Red Oak Municipal Center", and Chapter 11 "Utility Fees", Section 11.001 "Water and Sewer Fees", of the Master Fee Schedule; and, providing an effective date. (Tim McRoberts)
13. Consider adoption of Resolution No. 26-052R of the City Council of the City of Red Oak, Texas, approving the terms and conditions of an Interlocal Cooperation Agreement by and between the City of Red Oak, Texas, and Ellis County, Texas, for the Houston School Road Improvement Project, attached hereto and incorporated herein as Exhibit "A"; authorizing the City Manager, or designee, to execute the Agreement and all necessary documents; and, providing an effective date. (Jared Binford)

COUNCIL BUSINESS – REGULAR AGENDA:

14. Consider adoption of Resolution No. 26-053R of the City of Red Oak, Texas, designating an official and alternate newspaper for the City of Red Oak, Texas. (Caryn Stevens)

15. Continue a Public Hearing and consider approval of Ordinance No. 26-023 of the City Council of the City of Red Oak, Texas, approving a zoning change from "C – 1" – Commercial District – 1 to "PD" – Planned Development – 192 (PD – 192) to allow a mix of "C – 1" – Commercial District – 1 uses, and modified landscape and parking requirements on the site, located at 211 S. State Highway 342, Property Identification Number 201524, in Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC26 – 12) *Requested by Lawana Denniston* (Ben Hartman)
16. Consider adoption of Resolution No. 26-054R of the City Council of the City of Red Oak, Texas, approving a contract for professional services for the renovation of and addition to the Red Oak Public Safety Campus, including architectural and engineering designs, furnishings and equipment selection, and construction administration services, between the City of Red Oak, Texas, and Hidell and Associates Architects, in an amount of One Million Eight Hundred Thirty Thousand Five Hundred Dollars (\$1,830,500.00). (Adrian Tijerina)
17. Presentation: Hilltop Securities to present transaction summary related to the "City of Red Oak, Texas, Special Assessment Revenue Bonds, Series 2026 (Red Oak Public Improvement District No. 1 Improvement Areas #2-3 Projects)" (Tim McRoberts)
18. Conduct a Public Hearing and consider the adoption of Ordinance No. 26-030 accepting and approving an amended and restated service and assessment plan and assessment rolls for Improvement Areas #2-3 in the Red Oak Public Improvement District No. 1, levying special assessments against certain property in Improvement Areas #2-3, and making certain findings and determinations relating to the District. (Tim McRoberts)
19. Consider adoption of Ordinance No. 26-031 approving the issuance and sale of "City of Red Oak, Texas, Special Assessment Revenue Bonds, Series 2026 (Red Oak Public Improvement District No. 1 Improvement Areas #2-3 Projects)" and approving various documents related to such bonds. (Tim McRoberts)
20. Consider adoption of Resolution No. 26-055R directing publication and posting of notice of intention to issue Certificates of Obligation, Series 2026, for public purposes as authorized by the Home Rule Charter and state law. (Tim McRoberts)

DEPARTMENTAL REPORTS:

21. The City Council may deliberate and make inquiry into any item listed in the Departmental reports.
 - A. Communications & Marketing (Alexa Beasley, Director)
 - Monthly Report
 - B. Development Services (Ben Hartman, City Engineer and Director)
 - Development Projects Status
 - Building Permit and Inspections Report
 - Code Compliance Report
 - C. Finance (Tim McRoberts, Director)
 - Finance Report
 - Monthly Investment Report
 - Financial Statement
 - Municipal Court Statistical Highlights

- D. Fire (David Jones, Interim Fire Chief)
 - Monthly Activity Report
 - Project Updates/Initiatives
- E. Human Resources (Amanda Monsivais, Director)
 - Administrative Monthly Report
- F. Information Technology (John Binford, Director)
 - Major Accomplishments
 - Current Initiatives
 - Challenges
- G. Library (Heather Fuller, Director)
 - YTD Statistics
 - Monthly Newsletter
- H. Parks & Recreation (Kyle Cooper, Director)
 - Update on Projects, Events & Operations
- I. Police (Adrian Tijerina, Police Chief)
 - Monthly Report
 - Hiring Status
 - Training & Community Engagement
- J. Public Works (Jared Binford, Director)
 - Monthly Operational Report
 - Project Updates/Initiatives

EXECUTIVE SESSION: The City Council will convene into Executive Session as authorized by Section 551.071 of the Texas Government Code for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein and pursuant to the following sections below. Executive Session items are discussed in closed session, but any and all action is taken in regular open session.

- 22. Pursuant to Texas Government Code, § 551.071 - **Consultation with the City Attorney** regarding pending litigation styled *Villegas, et al. v. City of Red Oak, et al.*, Cause No. 121677, filed in the 40th Judicial District Court, Ellis County, Texas.
- 23. Pursuant to Texas Government Code, §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.

REGULAR SESSION:

- 24. Reconvene into Regular Session and take any action necessary as a result of the closed Executive Session.

ADJOURNMENT:

CERTIFICATION: I hereby certify that the above agenda of items to be considered by the Red Oak City Council was posted in the Red Oak Government Center kiosk on September 8, 2026, in accordance with the Texas Government Code, Chapter 551.



Caryn Stevens, TRMC
City Secretary



ACCESSIBILITY STATEMENT

The Red Oak Government Center is readily accessible to individuals with disabilities including accessible parking, building entrances, and restrooms. Requests for specific accommodations must be made 48 hours prior to the meeting by contacting the City Secretary's office at (469) 218-1207.

Instructions for Public Comments:

To speak during Public Comments, you must attend the City Council meeting in person. Speakers should complete a Public Comments Form and submit it to the City Secretary. Forms are available online (see Link to Public Comments Form below) and at the meeting. If you cannot attend in person, but still wish to comment, you may submit written comments via email. To submit comments, email your name, address, phone number, email address and topic to citysecretary@redoaktx.org, and title the subject of the email "Public Comments." Alternatively, you may click on the link below to submit your comments electronically. If the comments are not received by the following deadlines, they will not be accepted:

DEADLINE to receive Public Comments by online submission or email on day of meeting:	5:00 p.m.
DEADLINE to receive Public Comments Form in person on day of meeting:	7:00 p.m.

Link to Public Comments Form:

<https://www.redoaktx.org/FormCenter/Public-Meetings-9/City-Meetings-Public-Comments-62>

Link to City Council meeting via live-stream:

<https://www.youtube.com/channel/UCntzB1px9caZvdivvHInEMQ/>