



RED OAK, TEXAS

**AGENDA
REGULAR MEETING
RED OAK CITY COUNCIL
MONDAY, JUNE 10, 2024, 7:00 P.M.**

Mayor:
Mark L. Stanfill, DVM

Councilmembers:
Willie G. Franklin, Jr.
Ben Goodwyn
Ricardo Miller
Tim Lightfoot
Jeffrey Smith

City Manager:
Todd Fuller

Deputy City Manager:
Jonathan Phillips

City Attorney:
Robert E. Hager

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, June 10, 2024, at 7:00 p.m., in the 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: (Councilmember Franklin)

PRESENTATION:

- In Memoriam: Charles G. Allen, Red Oak City Council, Councilmember Place 2

CITIZENS COMMENTS: *The public is invited to address City Council on any topic. Speakers should complete a Citizens Comments form and submit it to the City Secretary prior to the beginning of the meeting. To submit written comments via email, see instructions at the bottom of the 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 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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.*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 minutes of the May 13, 2024, Regular meeting of the Red Oak City Council. (Stevens)
2. Consider adoption of Resolution No. 24-045R of the City Council of the City of Red Oak, Texas, relinquishing and adjusting any and all Extraterritorial Jurisdiction described herein pursuant to and in accordance with the property owner's request and petitions; such that the City of Red Oak Extraterritorial Jurisdiction shall be and is hereby adjusted and contracted to relinquish the properties described and depicted in Exhibit "A", attached hereto and incorporated herein; to release said properties; and, providing an effective date. *Requested by Richard William Walton (Hartman)*
3. Consider adoption of Resolution No. 24-046R of the City Council of the City of Red Oak, Texas, accepting and approving Amendment #2 to the Individual Project Order 064449266 with Kimley-Horn and Associates, Inc., in accordance with the terms of the Master Agreement for continuing professional services between the City of Red Oak, Texas, and Kimley-Horn and Associates, Inc., dated December 20, 2011, for the preparation of construction plans and specification, and



construction administrative service for the East Ovilla Road TxDOT utility relocations; authorizing the City Manager or his designee to execute the necessary documents in a form approved by the City Attorney; and, providing an effective date. (Williams)

4. Consider adoption of Resolution No. 24-047R of the City Council of the City of Red Oak, Texas, approving the amendment to the terms and conditions of the Standard Utility Agreement with the State of Texas, acting by and through the Texas Department of Transportation ("TxDOT"), related to the adjustment, removal, and/or relocation of certain infrastructure facilities of the City of Red Oak; authorizing the City Manager to execute said agreement, which is attached hereto and incorporated herein as Exhibit "A"; providing a repealing clause; providing a severability clause; and, providing an effective date. (Williams)
5. Consider approval of Ordinance No. 24-022 of the City of Red Oak, Texas, approving the 2024 Annual Service Plan Update and 2024 Assessment Roll for Public Improvements for the Red Oak Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, as amended; making various findings and provisions related to the subject, which is attached hereto and incorporated herein as Exhibit "1"; and, providing an effective date. (Platt)

COUNCIL BUSINESS – REGULAR AGENDA:

6. Consider Mayor's recommendation for the annual appointment of a Mayor Pro Tem. (Mayor Stanfill)
7. Consider adoption of Resolution No. 24-048R of the City Council of the City of Red Oak, Texas, approving the update to the City's Water Master Plan, which is attached hereto and incorporated herein as Exhibit "A"; authorizing the City Manager and Mayor to execute any and all necessary documents to effectuate the updates; and, providing an effective date. (Williams)
8. Consider adoption of Resolution No. 24-049R of the City Council of the City of Red Oak, Texas, terminating the offer of an agreement for Architectural Services Agreement with Hoefer Welker, attached hereto and incorporated herein as Exhibit "A"; and, approving the terms and conditions of the Architectural Services Agreement, which is attached hereto and incorporated herein as Exhibit "B", by and between the City of Red Oak, Texas, and Komatsu for Fire Station 3 in the amount not to exceed Six Hundred Sixty-Four Thousand Two Hundred Thirty-Three Dollars (\$664,233.00); authorizing the City Manager to execute a contract in a form approved by the City Attorney; and, providing an effective date. (Blanton)
9. Consider adoption of Resolution No. 24-050R of the City Council of the City of Red Oak, Texas, terminating the offer of an agreement for Construction Manager Services Agreement with Fitzpatrick Design Construction Services Group, LLC, attached hereto and incorporated herein as Exhibit "A"; and, approving the terms and conditions of the Construction Manager Services Agreement, which is attached hereto and incorporated herein as Exhibit "B", by and between the City of Red Oak, Texas, and Johnson, Mirmiran & Thompson, Inc. (JMT), for Construction Manager Agent Service (Project Management) for the design and construction of Fire Station 3 in the amount not to exceed Two Hundred Seventy-Six Thousand Five Hundred Twenty Dollars (\$276,520.00); authorizing the City Manager to execute said agreement; and, providing an effective date. (Blanton)
10. Continue a Public Hearing and consider approval of Ordinance No. 24-020 of the City Council 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 66 Revised 5 (PD-66R5) to Planned Development 66 Revised 6 (PD-66R6) to allow for the use, construction and maintenance of a data center and auxiliary structures on the property described as Lot 2, Block A (39.915± acres) of the Benjamin Frazier Survey, Abstract No. 371, Edmund Sherly Survey, Abstract No. 1013, and the John Spoon Survey, Abstract No. 1014, (property) located approximately 1,000 feet north of Ovilla Road and east of North Austin Boulevard, in the City of Red Oak, Ellis County, Texas; said properties being more particularly described in Exhibit "A", which is attached hereto and incorporated herein; providing site plan, landscape plan and elevation plan, which are attached hereto and incorporated herein as Exhibits "B" through "D", respectively; 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 ZC24-08) *Requested by Alamo Mission, LLC. (Hartman)*

11. Conduct a Public Hearing and consider approval of Ordinance No. 24-023 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 66 Revised 5 (PD-66R5) to Planned Development 173 (PD-173), to revise the development regulations to provide for the development of a convenience store with gas pumps on site on approximately 1.883± acres of real property located on the northwest corner of Cole Road and Ovilla Road within the Edmond Shirley Survey, Abstract No. 1013, City of Red Oak, Ellis County, Texas, as provided in Exhibit "A", which is attached hereto and incorporated herein; providing for development plan, concept plan, landscape plan, elevation plans, and planned development regulations, attached hereto and incorporated herein as Exhibits "B" through "F", respectively; 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. (ZC24-09) *Requested by Vaquero (Hartman)*

BOARD/COMMISSION BUSINESS:

12. Consider approval of the appointment, reappointment, resignation or removal of membership on the City of Red Oak Boards and Commissions as follows:
 - A. Economic Development Corporation:
 - Reappointment of Alan Hugley, Greg Bennett, Jack Edwards and Karen O. Stanfill as Regular Members for two-year terms from June 2024 – June 2026.
 - B. Planning & Zoning Commission:
 - Reappointment of Michael Braly, Susie Mendoza and Karen O. Stanfill as Regular Members for two-year terms from June 2024 – June 2026.
 - Reappointment of Bryan Bell as an Alternate Member for a two-year term from June 2024 – June 2026.

DEPARTMENTAL REPORTS:

13. The City Council may deliberate and make inquiry into any item listed in the Departmental reports.
 - A. Fire (Ben Blanton, Fire Chief)
 - Monthly Activity Report
 - Project Updates/Initiatives
 - B. Police (Garland Wolf, Police Chief)
 - Monthly Report
 - Hiring Status
 - Update on Animal Control Building Renovations
 - C. Communications & Marketing (Alexa Beasley, Director)
 - Monthly Report
 - D. Development Services (Ben Hartman, City Engineer and Director)
 - Development Projects Status
 - Building Permit and Inspections Report
 - Code Compliance Report
 - E. Finance (Gloria Platt, Director)
 - Finance Report
 - Monthly Investment Report
 - Financial Statement
 - Municipal Court Statistical Highlights



- F. Human Resources (Amanda Monsivais, Director)
 - Administrative Monthly Report
- G. Information Technology (John Binford, Director)
 - Major Accomplishments
 - Current Initiatives
 - Challenges
- H. Library (Elise Cook, Director)
 - YTD Statistics
 - Monthly Newsletter
- I. Parks & Recreation (Kyle Kelley, Director)
 - Update on Projects, Events & Operations
- J. Public Works (Scott Williams, Director)
 - Monthly Operational Report
 - Project Updates/Initiatives

CLOSED SESSION:

14. 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.

REGULAR SESSION:

- 15. Reconvene into Regular Session and take any action necessary as a result of the Closed 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 June 7, 2024, before 7:00 p.m. in accordance with Texas Government Code, Chapter 551.


Caryn Stevens, TRMC
City Secretary



ACCESSIBILITY STATEMENT

The Red Oak Government Center is wheelchair accessible with entry ramps and accessible parking spaces located in the front and east side of the building. Request for accommodations must be made 48 hours prior to the meeting by contacting the City Secretary's office at (469) 218-1207.

Instructions for Citizens Comments:

To speak during Citizens Comments, you must attend the City Council meeting in person. Speakers should complete a Citizens Comments Form and submit it to the City Secretary prior to the meeting. Forms are available online (see [Link to Citizens Comments Form](#) below) and at the Council 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 "Citizens Comments." Alternatively, you may click on the link below entitled **Link to Citizens Comments Form** to submit your comments electronically. Your comments must be received by 5:00 p.m. on the day of the meeting or they will not be accepted.

Link to Citizens Comments Form:

<http://www.redoaktx.org/FormCenter/Meetings-9/City-Meetings-Citizens-Comments-62>

Citizens may watch the meeting via live-stream at:

<https://www.youtube.com/channel/UCntzB1px9caZvdivvHlnEMQ/>

