



A G E N D A
RED OAK CITY COUNCIL
REGULAR MEETING
MONDAY, MAY 12, 2025 | 7:00 P.M.

Mayor:
Mark L. Stanfill, DVM

Councilmembers:
Willie G. Franklin, Jr.
Ben Goodwyn

City Manager:
Todd Fuller

City Attorney:
Robert E. Hager

Mayor Pro Tem:
Jeffrey Smith

Ricardo Miller
Tim Lightfoot

Deputy City Manager:
Jonathan Phillips

City Secretary:
Caryn Stevens, TRMC

Councilmember-Elect
Sean Flannery

Pursuant to Chapter 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, May 12, 2025, at 7:00 p.m., in 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: (Councilmember Miller)

PRESENTATIONS:

- **Introductions:**
 - Kyle Sugg, Assistant Director of Public Works (Jared Binford)
 - Tim McRoberts, Finance Director (Jonathan Phillips)
- **Proclamations:**
 - National Police Week, May 11-17, 2025 and National Peace Officers Memorial Day, May 15, 2025 (Garland Wolf)
 - Economic Development Week, May 11-17, 2025 (Lee McCleary)
 - National Public Works Week, May 18-24, 2025 (Jared Binford)
 - National EMS Week, May 18-24, 2025 (Christopher Young)
 - Motorcycle Safety and Awareness Month, May 2025 (Mayor Stanfill)

ADMINISTER OATH OF OFFICE AND PRESENT CERTIFICATE OF ELECTION:

- Sean Flannery, Councilmember Place 2
- Tim Lightfoot, Councilmember Place 4
- Jeffrey Smith, Councilmember Place 5

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 approval of the minutes of April 14, 2025, regular meeting of the Red Oak City Council. (Caryn Stevens)
2. Consider adoption of Resolution No. 25-026R of the City Council of the City of Red Oak, Texas, approving and authorizing an Agreement for Professional Services for quality control (QC) testing services for the construction of Fire Station 3, which is attached hereto and incorporated herein as Exhibit "A", by and between the City of Red Oak, Texas, and Mas-Tek Engineering & Associates, Inc., in an amount not to exceed One Hundred Fifteen Thousand Fifty Dollars (\$115,050.00); authorizing the City Manager, or designee, to execute said agreement subject to final approval as to form by the City Attorney; and, providing an effective date. (Ben Blanton)
3. Consider adoption of Resolution No. 25-027R of the City Council of the City of Red Oak, Texas, approving the terms and conditions of the amended Card Services Agreement by and among the City of Red Oak, Texas, and OpenEdge Payments, LLC, an affiliate of Global Payments Direct, Inc., for merchant processing services for city departments as provided in Exhibit "A", attached hereto and incorporated herein; authorizing the City Manager, or designee, to execute the necessary documents; and, providing an effective date. (Tim McRoberts)
4. Consider adoption of Resolution No. 25-028R of the City of Red Oak, Texas, approving the amendment of authorized signers of the bank accounts and electronic banking users for the City of Red Oak ("City"), Red Oak Economic Development Corporation ("ROEDC"), and City of Red Oak Industrial Development Corporation ("CROIDC") located at Prosperity Bank of Texas; providing a repealing clause; providing a severability clause; and, providing an effective date. (Tim McRoberts)
5. Consider approval of Ordinance No. 25-013 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 5, Fire Prevention and Protection, Article 5.03, Fire Code, by repealing Sections 5.02.001 and 5.02.002 and replacing with new Sections 5.02.001 and 5.02.002 to provide for the adoption of the International Fire Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a savings clause; providing a repealing clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Blanton)
6. Consider approval of Ordinance No. 25-014 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Article 3.02, Division 2, Building Code, by repealing Sections 3.02.052 and 3.02.053 and replacing with new Sections 3.02.052 and 3.02.053 to provide for the adoption of the International Building Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a savings clause; providing a repealing clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Hartman)
7. Consider approval of Ordinance No. 25-015 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Article 3.02, Division 9, Building Code, by repealing Sections 3.02.551 and 3.02.552 and replacing with new Sections 3.02.551 and 3.02.552 to provide for the adoption of the International Existing Building Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a savings clause; providing a repealing clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Hartman)



8. Consider approval of Ordinance No. 25-016 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Article 3.02, Division 7, International Fuel Gas Code, by repealing Sections 3.02.451 and 3.02.452 and replacing with new Sections 3.02.451 and 3.02.452 to provide for the adoption of the International Fuel Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a savings clause; providing a repealing clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Hartman)
9. Consider approval of Ordinance No. 25-017 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Division 2, International Residential Code 2012 and amendments thereto, by repealing in its entirety and replacing with a new Division 3, International Residential Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a savings clause; providing a repealing clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Hartman)
10. Consider approval of Ordinance No. 25-018 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Article 3.02, Division 8, International Energy Conservation Code, by repealing Sections 3.02.501 and 3.02.502 and replacing with new Sections 3.02.501 and 3.02.502 to provide for the adoption of the International Energy Conservation Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a savings clause; providing a repealing clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Hartman)
11. Consider approval of Ordinance No. 25-019 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 6, Article 6.08, Maintenance and Operation of Swimming Pools, by repealing Article 6.08 in its entirety and replacing with a new Article 6.08 to provide for the adoption of the International Swimming Pool and Spa Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a savings clause; providing a repealing clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Hartman)
12. Consider approval of Ordinance No. 25-020 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Building Regulations, Division 5, International Plumbing Code, by repealing Part II, Code, in its entirety and replacing with a new Part II, Code, providing for the adoption of the International Plumbing Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a savings clause; providing a repealing clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Hartman)
13. Consider approval of Ordinance No. 25-021 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Building Regulations, Division 4, Electricity, by repealing Part III, Code, Sections 3.02.251 and 3.02.253 in their entirety and replacing with new Sections 3.02.251 and 3.02.253 of said Chapter, Division and Part, providing for the adoption of the National Electrical Code, 2023 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a repealing 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. (Ben Hartman)
14. Consider approval of Ordinance No. 25-022 of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Building Regulations, Sections 3.02.401 and 3.02.402 by repealing in their entirety and replacing with new Sections 3.02.401 and 3.02.402 to provide for the adoption of the International Mechanical Code, 2024 Edition; providing for amendments and exceptions thereto; providing a severability clause; providing a repealing clause; providing a



savings clause; providing a penalty for violation of this ordinance not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (Ben Hartman)

COUNCIL BUSINESS – REGULAR AGENDA:

15. Consider adoption of Resolution No. 25-029R of the City of Red Oak, Texas, approving the Annual Comprehensive Financial Report audited by Patillo, Brown & Hill, LLP., which is attached hereto and incorporated herein as Exhibit "A"; providing for filing in the office of the City Secretary; and, providing an effective date. (Tim McRoberts)
16. Conduct a Public Hearing and consider approval of Ordinance No. 25-023 of the City Council of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance of the City of Red Oak, Texas, as heretofore amended, by amending Chapter 14A Zoning Ordinance, Article 14 Basic Definitions and Interpretations, Section 14.1.2 Specific Definitions, by repealing the definition of motorcycle sales in its entirety and adopting a new definition of new motorcycle and powersports sales; 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. (ZC25-06) *Requested by City Staff* (Ben Hartman)
17. Consider approving a Preliminary Plat for property zoned Planned Development District 177 (PD-177) for a mixed-use development with single-family homes, multifamily development, and commercial uses on the site located approximately 1,450 feet south of East Ovilla Road and east of North State Highway 342 and described as a tract of land situated in the Benjamin E. Frazier Survey, Abstract No. 371, and the McKinney and Williams Survey, Abstract No. 751, and identified with Property Identification numbers 188281 and 228225 City of Red Oak, Ellis County, Texas. (PS25-08) *Requested by GS Red Oak Apt Owner, LP* (Ben Hartman)
18. Consider approving a Preliminary Plat creating Lot 1, Block 1, and Lot 1, Block 2, of DataBank Red Oak for a data center complex at the property located east of North State Highway 342, north of Stainback Rd, and south of the Ellis County boundary line, identified with Ellis County Property Identification number 181361 and situated in the Robert Crow Survey, Abstract No. 199, William Winnford Survey, Abstract No. 1145, and John Eveens Survey, Abstract No. 1344, City of Red Oak, Ellis County, Texas. (PS25-06) *Requested by DB Data Center Red Oak, LLC* (Ben Hartman)
19. Consider adoption of Resolution No. 25-030R of the City Council of the City of Red Oak, Texas, approving an expenditure of funds by the City of Red Oak Industrial Development Corporation ("CROIDC") in an amount not to exceed One Million Five Hundred Thirty-Seven Thousand Five Hundred Dollars (\$1,537,500.00), plus additional closing costs, for a Real Estate Contract ("Agreement") by and between the CROIDC and Mary L. Morse for the purchase of approximately 24.5148 ± acres of real property. (Lee McCleary)
20. Consider adoption of Resolution No. 25-031R of the City Council of the Red Oak Economic Development Corporation ("ROEDC") in an amount not to exceed Three Million Dollars (\$3,000,000.00), plus additional closing costs, for a Real Estate Purchase and Sale Agreement ("Agreement") by and between the ROEDC and Red Oak County Club, LLC ("RCC") for the purchase of approximately 40.00± acres of real property. (Lee McCleary)

BOARDS/COMMISSIONS BUSINESS:

21. Consider approval of the reappointments, removal, resignation, reassignment, and appointment of membership on City of Red Oak Boards and Commissions as follows:
 - A. Library Advisory Board:
 - Removal of Alexis Rivers as a Regular member effective immediately.
 - Resignation of Jennifer Hilton as a Regular member effective immediately.



- Reassignment of Ricardo Miller from an Alternate member to a Regular member for the remainder of a two-year term from October 2024 – October 2026.
- Appointment of Lauren Knight as a Regular member for the remainder of a two-year term from October 2024 – October 2026.

DEPARTMENTAL REPORTS:

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 (Ben Blanton, 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)
 - Updates
- H. Parks & Recreation (Kyle Kelley, Director)
 - Update on Projects, Events & Operations
- I. Police (Garland Wolf, Police Chief)
 - Monthly Report
 - Hiring Status
 - Update on Animal Control Building Renovations
- J. Public Works (Jared Binford, Director)
 - Monthly Operational Report
 - Project Updates/Initiatives

CLOSED EXECUTIVE SESSION:

22. Pursuant to Texas Government Code, § 551.071 – **Consultation with the City Attorney** to seek legal advice concerning social media, Texas Open Meetings closed sessions, Councilmember



immunity, SCOTUS decision in *Lindke v. Freed*, and to Council's responsibility under the Home Rule Charter.

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.

24. Pursuant to Texas Government Code, § 551.072 – Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property.

- A. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of FM 983, south of Pierce Road, west of Batchler Road, and east of Goodloe Lane, Red Oak, Texas.
- B. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of Highway 77, south of Red Oak Road, west of State Highway 342, and east of Interstate 35E, Red Oak, Texas.
- C. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of FM 983, south of FM 664/Ovilla Road, west of Batchler Road, and east of State Highway 342, Red Oak, Texas.

REGULAR SESSION:

- 25.** 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 May 9, 2025, 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 parking located in the front and east sides of the building. Request for accommodations must be made 48 hours prior to the meeting by calling 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. These comments will be entered into the minutes of the meeting.



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/UCntzB1px9caZvdivvHInEMQ/>

