



**MEETING MINUTES
CITY OF RED OAK
Red Oak City Council
Monday, May 12, 2025**

MEETING:

A regular meeting of the Red Oak City Council was held in person and via teleconference 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, with the following members present, to wit:

COUNCILMEMBERS PRESENT:

Mayor Mark L. Stanfill, DVM
Jeffrey Smith, Mayor Pro Tem
Willie G. Franklin, Jr.
Ben Goodwyn
Ricardo Miller
Tim Lightfoot
Sean Flannery, Councilmember-Elect

CALL TO ORDER:

Mayor Stanfill called the meeting to order at 7:00 p.m., declared a quorum present, and declared that notices were legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGES OF ALLEGIANCE: Councilmember Miller gave the Invocation and lead the Pledges of Allegiance.

PRESENTATIONS:

Introductions:

Kyle Sugg, Assistant Director of Public Works (Jared Binford)

Public Works Director Jared Binford introduced Kyle Sugg as the Assistant Public Works Director for the City of Red Oak. Mayor and Council welcomed Mr. Sugg.

Tim McRoberts, Director of Finance (Jonathan Phillips)

Deputy City Manager Jonathan Phillips introduced Tim McRoberts as the Finance Director for the City of Red Oak. Mayor and Council congratulated him on his promotion.

Proclamations:

National Police Week, May 11-17, 2025, and Peace Officers Memorial Day, May 15, 2025 (Garland Wolf)

Mayor Stanfill read and presented the National Police Week and Peace Officers Memorial Day proclamation to Police Chief, Garland Wolf. Police Chief Wolf spoke about these commemorations and thanked both City Council and Red Oak citizens for all they do to support the Red Oak Police Department.

Economic Development Week, May 11-17, 2025 (Lee McCleary)

Mayor Stanfill read and presented the Economic Development Week proclamation to Economic Development Director, Lee McCleary, and Assistant Economic Development Director, John Knight.

National Public Works Week, May 18-24, 2025 (Jared Binford)

Mayor Stanfill read and presented the National Public Works Week proclamation to Public Works Director, Jared Binford, and the Public Works Department team. Director Binford spoke to Mayor and Council about the commemoration and thanked them for their support.

National EMS Week, May 18-24, 2025 (Christopher Young)

Mayor Stanfill read and presented the National EMS Week proclamation to Fire Chief, Ben Blanton, Assistant Fire Chief, Christopher Young, and the Red Oak Fire Rescue EMT firefighters. Fire Chief Blanton spoke about this commemoration and thanked the Mayor and Council for their support.

Motorcycle Safety and Awareness Month, May, 2025 (Mayor Stanfill)

Mayor Stanfill read the Motorcycle Safety and Awareness Month proclamation into the record and encouraged all citizens of Red Oak to do their part to increase motorcycle safety and awareness in our community.

ADMINISTER OATH OF OFFICE AND PRESENT CERTIFICATE OF ELECTION:

Sean Flannery, Councilmember Place 2, Tim Lightfoot, Councilmember Place 4, and Jeffrey Smith, Councilmember Place 5 entered their respective offices after taking the prescribed Statement and Oath of Office.

CITIZENS COMMENTS:

Greg Johnson, Greg's Unisex Barber Shop, 2510 W. Ovilla Road, Red Oak, Texas, spoke and thanked the City of Red Oak for all their help and support over the years.

Mr. Johnson asked about buying or leasing a parcel of property adjacent to his barber shop for parking.

COUNCIL BUSINESS – CONSENT AGENDA:

1. Consider approval of the minutes of the April 14, 2025, Regular meeting of the Red Oak City Council. (Caryn Stevens)

Approved

2. Consider adoption of a Resolution 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 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)

Adopted

Enactment No: RES 25-026R

3. Consider adoption of a Resolution 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)

Adopted

Enactment No: RES 25-027R

4. Consider adoption of a Resolution 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)

Adopted

Enactment No: RES 25-028R

5. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code of Ordinances 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 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 Blanton)

Approved
Enactment No: ORD 25-013

6. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code of Ordinances 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 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. (Jacob Conger)

Approved
Enactment No: ORD 25-014

7. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code of Ordinances, as amended, by amending Chapter 3, Article 3.02, Section 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 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. (Jacob Conger)

Approved
Enactment No: ORD 25-015

8. Consider approval of an Ordinance 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 Gas 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. (Jacob Conger)

Approved
Enactment No: ORD 25-016

9. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code Of Ordinances by Amending Chapter 3, Division 3, International Residential Code 2018 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 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. (Jacob Conger)

Approved
Enactment No: ORD 25-017

10. Consider approval of an Ordinance 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 Conversation 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. (Jacob Conger)

Approved
Enactment No: ORD 25-018

11. Consider approval of an Ordinance 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 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. (Jacob Conger)

Approved
Enactment No: ORD 25-019

12. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code of Ordinances by amending Chapter 3, Building Regulations, Division 5, Plumbing, 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 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. (Jacob Conger)

Approved
Enactment No: ORD 25-020

13. Consider approval of an Ordinance 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 for 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. (Jacob Conger)

Approved
Enactment No: ORD 25-021

14. Consider approval of an Ordinance 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. (Jacob Conger)

Approved
Enactment No: ORD 25-022

**Mayor Stanfill made the motion to approve the Consent Agenda as presented.
Councilmember Lightfoot moved the motion, seconded by Councilmember Miller.
The motion carried 5 in the affirmative and 0 in the negative. The motion passed.**

COUNCIL BUSINESS – REGULAR AGENDA:

15. Consider adoption of a Resolution 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)

Finance Director McRoberts introduced the auditor, John Manning.

John Manning with Patillo, Brown & Hill, LLP, gave a presentation.

Council briefly discussed the agenda item.

Mayor Stanfill made the motion to adopt Resolution No. 25-029R as presented.

Mayor Pro Tem Smith moved the motion, seconded by Councilmember Miller.

The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Adopted

Enactment No: RES 25-029R

16. Conduct a Public Hearing and consider approval of an Ordinance 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)

Development Services Director Hartman spoke and gave a brief explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:45 p.m. No one spoke during the public hearing.

Mayor Stanfill made the motion to close the public hearing at 7:46 p.m.

Councilmember Flannery moved the motion, seconded by Councilmember Franklin.

The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Council briefly discussed the agenda item.

Mayor Stanfill made the motion to approve Ordinance No. 25-023 as presented.

Councilmember Miller moved the motion, seconded by Councilmember Franklin.

The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Approved

Enactment No: ORD 25-023

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)

Development Services Director Hartman spoke and gave a detailed explanation of this agenda item.

Mayor, Council and staff discussed the agenda item.

Mayor Stanfill made the motion to approve this preliminary plat as presented. Councilmember Lightfoot moved the motion, seconded by Councilmember Franklin. The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Approved

18. Consider approving a preliminary plat creating Lot 1 Block 1, Lot 1 Block 2, Lot 1 Block 3, and Lot 1 Block 4 of Data Bank 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 Winniford Survey, Abstract No. 1145, & 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)

Development Services Director Hartman spoke and gave a detailed explanation of this agenda item.

Mayor, Council and staff discussed the agenda item.

Mayor Stanfill made the motion to approve this preliminary plat as presented. Councilmember Miller moved the motion, seconded by Councilmember Lightfoot. The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Approved

19. Consider adoption of a Resolution 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)

Mayor Stanfill stated that Agenda Item No. 19 would be discussed during Closed Executive Session with action expected once Council reconvened.

20. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving an expenditure of funds by 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 Country Club, LCC ("RCC") for the purchase of approximately 40.00± acres of real property. (Lee McCleary)

Mayor Stanfill stated that Agenda Item No. 20 would be discussed during Closed Executive Session with action expected once Council reconvened.

BOARDS/COMMISSIONS BUSINESS:

21. Consider approval of the 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.

Mayor Stanfill made the motion to accept the removal, resignation, reassignment and appointment as presented.

Councilmember Lightfoot moved the motion, seconded by Councilmember Franklin.

The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Approved

DEPARTMENTAL REPORTS:

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

A. Communications & Marketing:
Monthly Report

B. Development Services:
Development Projects Status
Building Permit and Inspections Report

Code Compliance Report

- C. Finance:
 - Finance Report
 - Monthly Investment Report
 - Financial Statement
 - Municipal Court Statistical Highlights

- D. Fire:
 - Monthly Activity Report
 - Project Updates/Initiatives

- E. Human Resources:
 - Administrative Monthly Report

- F. Information Technology:
 - Major Accomplishments
 - Current Initiatives
 - Challenges

- G. Library:
 - YTD Statistics
 - Monthly Report

- H. Parks & Recreation:
 - Update on Projects, Events & Operations

- I. Police:
 - Monthly Report
 - Hiring Status
 - Update on Animal Control Building Renovations

- J. Public Works:
 - Monthly Operational Report
 - Project Updates/Initiatives

All departmental reports were submitted in writing and addressed individually as needed. Mayor Stanfill asked the Directors to present anything significant

contained in their reports.

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 meeting 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.

Mayor Stanfill read Agenda Item Nos. 22, 23 and 24 into the record. Council convened into Closed Executive Session at 8:22 p.m. Mayor Stanfill invited Todd Fuller, Jonathan Phillips, Lee McCleary and Robert Hager into the session.

REGULAR SESSION:

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

Council reconvened into Regular Session at 9:23 p.m. The following action was taken;

Mayor Stanfill read Agenda Item Nos. 19 and 20 into the record.

Mayor Stanfill made the motion to adopt Resolutions Nos. 25-030R and 25-031R as presented.

Motion moved by Councilmember Lightfoot, seconded by Councilmember Franklin.

The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Adopted
Enactment Nos. 25-030R and 25-031R

ADJOURNMENT:

Councilmember Lightfoot made the motion, seconded by Mayor Pro Tem Smith, to adjourn the meeting at 9:25 p.m.

The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Attest:

Approved:



Mark L. Stanfill, DVM
Mayor

Caryn Stevens, TRMC
City Secretary