



RED OAK, TEXAS

**AGENDA
REGULAR MEETING
RED OAK CITY COUNCIL
MONDAY, APRIL 14, 2025, 7:00 PM**

Mayor:
Mark L. Stanfill,
DVM

Mayor Pro Tem:
Jeffrey Smith

Councilmembers:
Willie G. Franklin,
Jr.

Ben Goodwyn
Ricardo Miller
Tim Lightfoot

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, April 14, 2025, at 7:00 PM, 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: (Mayor Pro Tem Smith)

PRESENTATIONS:

- **Introduction:**
 - Heather Fuller, Library Director (Jonathan Phillips)
- **Proclamations:**
 - National Child Abuse Prevention Month (Mayor Stanfill)
 - Annual Professional Municipal Clerks Week, May 4-10, 2025 (City Secretary Office)

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.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 the March 10, 2025, regular meeting of the Red Oak City Council. (Caryn Stevens)
2. Consider approval of the absence of Councilmember Ricardo Miller from the March 10, 2025, regular meeting of the Red Oak City Council. (Caryn Stevens)
3. Consider adoption of Resolution No. 25-020R of the City Council of the City of Red Oak, Texas, declaring certain personal property as obsolete, valueless and surplus; providing for disposal of the same by the City Manager, or designee; authorizing the Mayor to execute; providing a severability clause; and, providing an effective date. (Caryn Stevens)
4. Consider adoption of Resolution No. 25-021R of the City Council of the City of Red Oak, Texas, authorizing an Agreement for Professional Services by and between the City of Red Oak, Texas, and Olson Electric Service, Inc., for generator replacement at the Red Oak Fire Station located at 547 Methodist Street, Red Oak, Texas, for an amount not to exceed One Hundred Forty-Two Thousand Six Hundred Sixty Dollars and Thirteen Cents (\$142,660.13), excluding possible tariff expenses, as provided by the terms and conditions provided in the proposal attached hereto as Exhibit “A”; authorizing the City Manager, or designee, to execute such agreement upon approval as to form by the City Attorney; and, providing an effective date. (Garland Wolf)
5. Consider adoption of Resolution No. 25-022R of the City Council of the City of Red Oak, Texas, approving an amendment by and between the City of Red Oak, Texas, and AUI Partners, LLC., whereby the guaranteed maximum price for said project is set forth in Exhibit “C”, which is attached hereto and incorporated herein; authorizing the City Manager, or designee, to approve said proposal following City Attorney’s final approval of the same; and, providing an effective date. (Ben Blanton)
6. Consider adoption of Resolution No. 25-023R 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 Five Million Dollars (\$5,000,000.00), plus additional closing costs, if any, for a contract for unimproved property between the ROEDC and Martha Ann Hazard, as trustee of the Troy Allen Hazard Estate Trust, for the purchase of approximately 131.476± acres of unimproved real property located in the City of Red Oak, Ellis County, Texas. (Lee McCleary)

7. Consider adoption of Resolution No. 25-024R 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 Five Hundred Thousand Dollars (\$500,000.00), plus additional closing costs, if any, for a contract for unimproved property between the ROEDC and the Estate of Richard W. Hazard for the purchase of approximately 2.024± acres of unimproved real property located in the City of Red Oak, Ellis County, Texas. (Lee McCleary)
8. The Mayor will call the meeting to order, declare a quorum, if present, and declare notices legally posted pursuant to the Open Meetings Act.

COUNCIL BUSINESS – REGULAR AGENDA:

9. Conduct a Public Hearing and consider approving Ordinance No. 25-012 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 zoning change from Planned Development 141 (PD-141) to Planned Development 141 Revised (PD-141R) for the development of a mixed-use project which will include retail, residential, commercial, and recreational uses on the site identified with Property Identification Numbers 294629 and 294632 in the S. Billingsley Survey, Abstract No. 77, J.H. Lawrence Survey, Abstract No. 633, W.F. Patton Survey, Abstract No. 840, A. Frederick Survey, Abstract No. 375, J.P. Nelson Survey, Abstract No. 1372, J.H. McKnight Survey, Abstract No. 733 and John Lawrence Surveys, Abstract Nos. 653 and 344, and located east of Interstate-35 East, west of South State Highway 342, south of properties identified as Property Identification Numbers 180095 and 207462, City of Red Oak, Ellis County, Texas. (ZC25-05) *Requested by Mohsen Tartibi*
10. Consider approving a Preliminary Plat creating Lots 1-3, Block A, Lots 1-6 Block B, Common Lots 1X-3X Block B, and Lots 1-3, Block C of Red Oak Town Center for a mixed-use development on the site identified with Property Identification Numbers 294629 and 294632 in the S. Billingsley Survey, Abstract No. 77, J.H. Lawrence Survey, Abstract No. 633, W.F. Patton Survey, Abstract No. 840, A. Frederick Survey, Abstract No. 375, J.P. Nelson Survey, Abstract No. 1372, J.H. McKnight Survey, Abstract No. 733 and John Lawrence Surveys, Abstract Nos. 653 and 344, City of Red Oak, Ellis County, Texas (PS25-03). *Requested by Mohsen Tartibi.*
11. Consider adoption of Resolution No. 25-025R of the City Council of the City of Red Oak, Texas, authorizing the City Manager, or designee, and the Planning and Zoning Commission to conduct a public hearing after notice in compliance with the City of Red Oak Zoning Ordinance and state law to consider and recommend a text change amendment to the Comprehensive Zoning Ordinance to redefine new motorcycle sales to include other power sports vehicles to incorporate other types of two, three, or four-wheel, self-propelled vehicles; and, providing an effective date. (Ben Hartman)

DEPARTMENTAL REPORTS:

Reports Below:

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 Newsletter

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

CLOSED SESSION:

REGULAR 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 Month Date, Year, before 7:00 p.m. in accordance with the 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/UCntzB1px9caZvdivvHInEMQ/>