



## **CALL TO ORDER:**

Mayor Stanfill called the regular meeting of the Red Oak City Council to order at 7:00 p.m. on Monday, August 11, 2025, declared a quorum present, and declared that notices were legally posted pursuant to the Open Meetings Act. The following City Councilmembers were present:

Mark L. Stanfill, DVM, Mayor  
Willie G. Franklin, Jr., Mayor Pro Tem  
Sean Flannery, Councilmember Place 2  
Ricardo Miller, Councilmember Place 3  
Tim Lightfoot, Councilmember Place 4  
Jeffrey Smith, Councilmember Place 5

## **INVOCATION AND PLEDGES OF ALLEGIANCE:**

Mayor Stanfill offered the prayer and lead the pledges of allegiance.

**PRESENTATIONS:** Recognition: John D. Knight, CECD, Assistant Economic Development Director (Lee McCleary)

Economic Development Director McCleary recognized John D. Knight for his achievement of the Certified Economic Director credential.

## **PUBLIC COMMENTS:**

No one spoke.

## **COUNCIL BUSINESS – CONSENT AGENDA:**

1. Consider approval of the minutes of the Red Oak City Council for July 14, 2025 Regular meeting, July 21, 2025 Strategic Planning Workshop and Budget Workshop, and July 30, 2025 Budget Workshop II and Special Called meeting. (Caryn Stevens)

**Approved**

2. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, declaring certain personal property as obsolete, valueless, and surplusage; providing for disposal of the same by the City Manager, or designee; authorizing the Mayor to execute any necessary documents. (Tim McRoberts)

**Adopted**

**Enactment No: RES 25-045R**

3. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, accepting and approving Amendment #1 to the Individual Project Order 064449269 with Kimley-Horn and Associates, Inc. (KHA) for additional construction phase services for the Methodist Pump Station Generator Improvements Project in an

amount not to exceed Eight Thousand Dollars (\$8,000.00); authorizing the City Manager, or designee, to execute any necessary documents. (Jared Binford)

**Adopted**

**Enactment No: RES 25-046R**

4. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the terms and conditions of a contract with TexasBit, in an amount not to exceed Two Hundred Seventy-Eight Thousand Five Hundred Dollars (\$278,500.00) for the reconstruction and resurfacing of Hill Lane, Sperry Lane, and Blue Valley Lane located in Red Oak, Texas; and, authorizing the City Manager, or designee, to sign any necessary documents. (Jared Binford)

**Adopted**

**Enactment No: RES 25-047R**

5. Consider adoption of a Resolution of the City of Red Oak, Texas ("City"), approving an Economic Development Incentive Agreement between the City and RARE Hospitality International, Inc. ("RARE Hospitality"); and, approving the related expenditures of funds. (Lee McCleary)

**Adopted**

**Enactment No: RES 25-048R**

6. Consider adoption of a Resolution of the City of Red Oak, Texas ("City"), approving an Economic Development Incentive Grant Agreement between the Red Oak Economic Development Corporation ("ROEDC") and RARE Hospitality International, Inc. ("RARE Hospitality"); and, approving the related expenditures of funds in an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00). (Lee McCleary)

**Adopted**

**Enactment No: RES 25-049R**

7. Consider adoption of a Resolution of the City of Red Oak, Texas ("City"), approving an Economic Development Incentive Agreement between the Red Oak Economic Development Corporation ("ROEDC") and RARE Hospitality International, Inc. ("RARE Hospitality"); and, approving the related expenditures of funds. (Lee McCleary)

**Adopted**

**Enactment No: RES 25-050R**

8. Consider adoption of a Resolution of the City of Red Oak, Texas ("City"), approving an Economic Development Incentive Agreement between the City of Red Oak Industrial Development Corporation ("CROIDC") and RARE Hospitality International, Inc. ("RARE Hospitality"); and, approving the related expenditures of funds. (Lee McCleary)

**Adopted**

**Enactment No: RES 25-051R**

9. Consider approval of the proposed Red Oak Economic Development Corporation ("ROEDC") Administrative Services Agreement with the City of Red Oak, Texas, to provide administrative services for Fiscal Year 2025-2026. (Lee McCleary)

**Approved**

10. Consider approval of the proposed City of Red Oak Industrial Development Corporation ("CROIDC") Administrative Services Agreement with the City of Red Oak, Texas, to provide administrative services for Fiscal Year 2025-2026. (Lee McCleary)

**Approved**

11. 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. (Lee McCleary)

**Approved**

12. Consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, approving the 2025 Annual Service Plan Update and 2025 Assessment Roll for public improvements for Red Oak Public Improvement District No. 1 between the City of Red Oak, Texas, and P3Works, LLC; and, authorizing the City Manager, or designee, to execute any necessary documents. (Tim McRoberts)

**Approved**

**Enactment No: ORD 25-032**

13. Consider adoption of a Resolution approving an amendment to the Development Agreement between the City of Red Oak and Amalgamated Properties, LLC, now known as The Oaks of Red Oak, LLC, to allow for an increase in the number of occupied homes prior to the completion of the offsite Stephenson Road improvements to serve The Oaks residential subdivision development generally located south of Stephenson Road and west of IH-35E, in the City of Red Oak, Texas. (Ben Hartman)

**Adopted**

**Enactment No: RES 25-052R**

Mayor Stanfill made the following motion: Motion to approve the Consent Agenda as presented.  
Councilmember Miller moved the motion, seconded by Mayor Pro Tem Franklin.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

## **COUNCIL BUSINESS – REGULAR AGENDA:**

14. Conduct a Public Hearing and consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, establishing a date to consider approving an ordinance adopting the Fiscal Year 2026 Annual Operating Budget for the City of Red Oak, Texas. (Tim McRoberts)

Mayor Stanfill read Agenda Item No. 14 into the record. Finance Director McRoberts gave a brief explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:09 p.m.  
City Attorney Hager spoke and gave a brief explanation of this item. No one else spoke.  
Mayor Stanfill made a motion to close the Public Hearing at 7:11 p.m.  
Councilmember Lightfoot moved the motion, seconded by Councilmember Miller.  
The motion carried 5 in the positive and 0 in the negative.  
The motion passed unanimously.

City Attorney Hager made the following motion: Motion to adopt Resolution No. 25-053R to postpone the final budget vote to August 18, 2025, at a special meeting of the City Council which will be posted in accordance with the Texas Open Meetings Act.

Councilmember Smith moved the motion, seconded by Mayor Pro Tem Franklin.  
The motion carried 5 in the positive and 0 in the negative.  
The motion passed unanimously.

**Adopted**

**Enactment No: RES 25-053R**

15. Consider adoption of a Resolution of the City of Red Oak, Texas, directing publication and posting of notice of intention to issue Certificates of Obligation; and resolving other matters relating to the subject. (Tim McRoberts)

Mayor Stanfill read Agenda Item No. 15 into the record. Finance Director McRoberts gave a detailed explanation of this agenda item. Amber with Hilltop Securities was in attendance and available for any questions.

Councilmember Lightfoot moved the following motion: Motion to adopt Resolution No. 25-054R directing publication and posting of notice of intention to issue certificates of obligation.

The motion was seconded by Mayor Pro Tem Franklin.

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

The motion passed unanimously.

**Adopted**

**Enactment No: RES 25-054R**

16. Conduct a Public Hearing and consider adoption of a Resolution of the City of Red Oak, Texas, electing to continue to become eligible to participate in tax abatement and to create reinvestment zones in accordance with Chapter 312 of the Texas Tax Code. (Lee McCleary)

Mayor Stanfill read Agenda Item Nos. 16 and 17 into the record. City Attorney Hager gave instructions on conducting a public hearing on both Agenda Item Nos. 16 and 17.

Mayor Stanfill opened the Public Hearing at 7:18 p.m.

Council and staff further discussed this agenda item. No one else spoke.

Mayor Stanfill made a motion to close the Public Hearing at 7:19 p.m.

Councilmember Lightfoot moved the motion, seconded by Mayor Pro Tem Franklin

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

The motion passed unanimously.

Mayor Stanfill made the following motion: Motion to adopt Resolutions Nos. 25-055R and 25-056R as presented.

Council and staff discussed the agenda item for the edification of new councilmembers. City Manager Fuller spoke and gave a detailed explanation of both agenda items.

Councilmember Flannery moved the motion, seconded by Councilmember Miller.

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

The motion passed unanimously.

**Adopted**

**Enactment No: RES 25-055R and RES 25-056R**

17. Conduct a Public Hearing and consider adoption of a Resolution of the City of Red Oak, Texas, reestablishing and adopting the guidelines and criteria governing Tax Abatement in the City of Red Oak, Texas, and establishing an effective date in accordance with Chapter 312 of the Texas Tax Code. (Lee McCleary)

See Agenda Item No. 16 for action taken.

18. Conduct a Public Hearing and consider adoption of a Resolution of the City of Red Oak, Texas, designating Reinvestment Zone Number 14 (the "Zone"); providing eligibility of the Zone for Commercial-Industrial tax abatement; containing findings that the area qualifies to be designated as a reinvestment zone and the improvements sought are feasible and practicable, and of benefit to the land and the City. (Lee McCleary)

Mayor Stanfill read Agenda Item No. 18 into the record.

Mayor Stanfill opened the Public Hearing at 7:25 p.m.

**Mike McDaniel**, 11401 Lamar Avenue, Overland Park, Kansas, spoke in favor of the Weston Holladay project.

Mayor Stanfill made a motion to close the Public Hearing at 7:27 p.m.

Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Flannery.

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

The motion passed unanimously.

Mayor Stanfill read the following motion: Motion to approve Ordinance No. 25-0038 as presented.  
Councilmember Miller moved the motion, seconded by Councilmember Smith.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

**Approved**  
**Enactment No: 25-038**

19. Consideration of approving an Ordinance of the City of Red Oak, Texas, amending Chapter 12, "Traffic and Vehicles", by amending Article 12.07, "Stopping, Standing and Parking", by amending Section 12.07.009 "No Parking Zones", by amending Subsection (a) to add a new Subparagraph (16) for no parking on a portion of Harmony Way, City of Red Oak, Ellis County, Texas. (Jared Binford/Marc Schroeder)

Mayor Stanfill read Agenda Item No. 19 into the record. Interim Police Chief Schroeder and Public Works Director Binford gave detailed explanations of this agenda item.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 25-033 as presented.  
Councilmember Miller moved the motion, seconded by Councilmember Flannery.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

**Approved**  
**Enactment No: ORD 25-033**

20. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, providing for the Voluntary Annexation of territory generally described as being approximately 26.70± acres of land situated in the John Nugent Survey, Abstract No. 796, in the City of Red Oak ETJ, Ellis County, Texas, and incorporated into the City of Red Oak, Texas. (Todd Fuller)

Mayor Stanfill read Agenda Item No. 20 into the record. City Manager Fuller gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:36 p.m. No one spoke.  
Mayor made the motion to close the Public Hearing at 7:37 p.m.  
Councilmember Lightfoot moved the motion, seconded by Mayor Pro Tem Franklin.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

Mayor Stanfill made the motion to approve Ordinance No. 25-034.  
Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Flannery.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

**Approved**  
**Enactment No: ORD 25-034**

21. Conduct a Public Hearing and consider approval of an Ordinance of the City of Red Oak, Texas, granting a zoning change from Agricultural District ("AG") to Single Family Residential District 2 ("R-2") located at 122 Hillcrest Lane, Lot 27, Block B, Bowmar Acres Addition, and identified as Property Identification Number 148024 in the Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC25-16) *Requested by Nora Sandoval* (Ben Hartman)

Mayor Stanfill read Agenda Item No. 21 into the record. Planning & Zoning Manager Palmer gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:42 p.m. No one spoke.  
Mayor Stanfill made the motion to close the Public Hearing at 7:43 p.m.  
Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Smith.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

Council and staff further discussed this agenda item.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 25-035 as presented.  
Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Miller.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

**Approved**  
**Enactment No: ORD 25-035**

22. Conduct a Public Hearing and consider approval of an Ordinance of the City of Red Oak, Texas, granting a zoning change from Single-Family Ranchette Estates District ("RAE") to Single Family Residential Estates District ("RE") located at 201 Rugged Drive and identified as Property Identification Number 187808 in the Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC25-17) *Requested by Miguel Guerrero* (Ben Hartman)

Mayor Stanfill read Agenda Item No. 22 into the record. P&Z Manager Palmer gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:47 p.m. No one spoke.  
Mayor Stanfill made the motion to close the Public Hearing at 7:49 p.m.  
Councilmember Lightfoot moved the motion, seconded by Mayor Pro Tem Franklin.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

Council, counsel and staff briefly discussed this agenda item.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 25-036 as presented.  
Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Smith.  
The motion carried 5 in the affirmative and 0 in the negative.  
The motion passed unanimously.

**Approved**  
**Enactment No: ORD 25-036**

23. Conduct a Public Hearing and consider approval of an Ordinance of the City of Red Oak, Texas, granting a Specific Use Permit request to allow for new motorcycle and powersports sales located on Lot 1, Blocks A and B, Millennium Business Addition, on the east side of I-35E between Red Oak Road and Ovilla Road, and identified as Property Identification Numbers 216997 and 216999, respectively, in the Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Cases: ZC25-18 and ZC25-19) *Requested by 3F Development Consulting & Inspections, LLC* (Ben Hartman)

Mayor Stanfill read Agenda Item No. 23 into the record. P&Z Manager Palmer gave a detailed explanation of this agenda item. City Manager Fuller also spoke regarding this agenda item.

Mayor Stanfill opened the Public Hearing at 7:59 p.m.  
Shawn Fort, 5558 FM 1571, Lone Oak, Texas, for CTS Powersports, spoke and gave a detailed presentation regarding the project.  
Chase Ford, 3033 Wanda Lane, Royce City, Texas, for CTS Powersports, spoke in favor of this project.  
Mayor Stanfill made the motion to close the Public Hearing at 8:05 p.m.  
Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Lightfoot.  
The motion carried 4 in the affirmative, 0 in the negative and 1 in abstention.

Council, counsel and staff further discussed this agenda item.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 25-037 with the staff recommendations as approved by Planning & Zoning and to include no west-facing bay door on the north property and the use of decorative metal along the perimeter.  
Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Lightfoot.

The motion carried 4 in the affirmative, 0 in the negative and 1 in abstention.

Approved

Enactment No: ORD 25-037

## **BOARDS/COMMISSIONS BUSINESS:**

24. Consider approval of the appointment, reappointment, resignation, or removal of membership on the City of Red Oak Board and Commissions as follows:
- A. Parks and Recreation Board
    - Appointment of LaChica King as a Regular member for the remainder of a two-year term from June 2024 – June 2026.

Mayor Stanfill read Agenda Item No. 24 into the record.

Mayor Stanfill made the following motion: Motion to approve the appointment of LaChica King to the Parks and Recreation Commission for the remainder of a two-year term from June 2024 through June 2026.

Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Lightfoot.

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

The motion passed unanimously.

## **DEPARTMENTAL REPORTS:**

25. 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 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

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

### **CLOSED SESSION:**

26. 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.

Council did not convene into Closed Executive Session.

### **REGULAR SESSION:**

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

### **ADJOURNMENT:**

Mayor Stanfill made the motion to adjourn the City Council meeting at 8:39 p.m. Councilmember Smith moved the motion, seconded by Mayor Pro Tem Franklin. The motion carried 5 in the affirmative and 0 in the negative. The motion passed unanimously.



Approved:

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Mark L. Stanfill, DVM  
Mayor

Attest:

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Caryn Stevens, TRMC  
City Secretary