



RED OAK, TEXAS

**AGENDA
REGULAR MEETING
RED OAK CITY COUNCIL
MONDAY, APRIL 13, 2026, 7:00 PM**

Mayor:
Mark L. Stanfill, DVM

Councilmembers:
Sean Flannery
Ricardo Miller

City Manager:
Todd Fuller

City Attorney:
Robert E. Hager

Mayor Pro Tem:
Willie G. Franklin, Jr.

Tim Lightfoot
Jeffrey Smith

Deputy City Manager:
Jonathan Phillips

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 13, 2026, 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 Sean Flannery

PRESENTATIONS:

Proclamations:

- National Child Abuse Prevention Month (Mayor Stanfill)
- National Crime Victims' Rights Week, April 19-25, 2026 (Chief Adrian Tijerina)
- Professional Municipal Clerks Week, May 3-9, 2026 (Mayor Stanfill)

PUBLIC COMMENTS: The public is invited to address City Council on any topic. Speakers should complete a Public 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withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.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 Red Oak City Council for the March 9, 2026, Regular meeting, and the March 30, 2026, Special Called meeting. (Caryn Stevens)
2. Consider approval of the absence of Councilmember Ricardo Miller from the March 9, 2026, Regular meeting of the Red Oak City Council. (Caryn Stevens)
3. Consider adoption of Resolution No. 26-016R of the City Council of the City of Red Oak, Texas, accepting a Voluntary Annexation petition and authorizing the setting of a date, time, and place for one (1) public hearing on the contemplated Annexation ("Annexation Area") described and depicted in Exhibit "A", attached hereto and made a part hereof for all purposes, by the City of Red Oak, Texas; authorizing and directing city staff to publish notice of such hearing, with the institution of the annexation proceedings, by approval of the annexation ordinance, to occur at a Regular City Council session, and to prepare a service plan for the annexation area; said annexation area being more particularly described and depicted in Exhibit "A"; and, providing an effective date. (Caryn Stevens)
4. Consider adoption of Resolution No. 26-017R of the City Council of the City of Red Oak, Texas, awarding a bid and authorizing execution of a contract with Day Services, LLC for the Red Oak Road to Hickory Creek Waterline Project in an amount not to exceed Four Hundred Twenty-One Thousand Three Hundred Thirty-Four Dollars and Sixty-Five Cents (\$421,334.65); authorizing the City Manager, or designee, to execute the appropriate and necessary documents in a form approved by the City Attorney; providing a repealing clause; providing a severability clause; and, providing an effective date. (Jared Binford)
5. Consider adoption of Resolution No. 26-018R of the City Council of the City of Red Oak, Texas, awarding a bid and authorizing execution of a contract with JK Excavation, LLC for the North Lowrance Road Reconstruction Project in an amount not to exceed Two Million One Hundred Thirty-Three Thousand Three Hundred Fifty Dollars (\$2,133,350.00); authorizing the City Manager, or designee, to execute the appropriate and necessary documents in a form approved by the City Attorney; providing a repealing clause; providing a severability clause; and, providing an effective date. (Jared Binford)
6. Consider adoption of Resolution No. 26-019R of the City Council of the City of Red Oak, Texas, approving the terms and conditions of a contract with Texas Materials Group, Inc, in an amount not to exceed Five Hundred Fifty Thousand Dollars (\$550,000.00) for the reconstruction and resurfacing the identified portions of Pratt Road, Allen Road, and Pierce Road located in Red Oak, Texas; and, authorizing the City Manager, or designee, to sign any necessary documents. (Jared Binford)
7. Consider adoption of Resolution No. 26-020R of the City of Red Oak, Texas, approving the terms and conditions of an Interlocal Cooperation Agreement by and between the City of Red Oak, Texas, and Ellis County, Texas, for roadway repairs and maintenance; authorizing the Mayor to sign; authorizing and providing for the terms and conditions; and, providing an effective date. (Jared Binford)

COUNCIL BUSINESS – REGULAR AGENDA:

8. Conduct a Public Hearing and consider approval of Ordinance No. 26-008 of the City Council of the City of Red Oak, Texas, approving a zoning change from "PD" – Planned Development – 107 Revised 5 (PD – 107R5) to "PD" – Planned Development - 107 Revised 6 (PD – 107R6) for

the approval of a development plan with commercial uses on the site, Generally located on the Southwest corner of Harmony Way and North Interstate 35, Described as Lot 1, Block B, of the Red Oak Legacy Square Addition, City of Red Oak, Ellis County, Texas. (Case: ZC25-20) *Requested by Michael Westfall* (Ben Hartman)

9. Conduct a Public Hearing and consider approval of Ordinance No. 26-009 of the City of Red Oak, Texas, approving a zoning change from “PD” – Planned Development – 164 Revised 2 (PD – 164R2) to “PD” – Planned Development – 164 Revised 3 (PD – 164R3), to allow overhead telecommunication infrastructure between buildings; generally located on the north side of Stainback Road, along the east and west sides of Batchler Road, and south of the Ellis County limit line, Property Identification Numbers 312905, 312906 and 312908, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC26-03) *Requested by Michael Landwehr* (Ben Hartman)
10. Conduct a Public Hearing and consider approval of Ordinance No. 26-010 of the City Council of the City of Red Oak, Texas, approving a zoning change from Commercial District – 1 (C – 1) to Planned Development – 189 (PD – 189) to allow Office, Retail and Restaurant with food to go only (no indoor dining) uses on the site, located at 279 East Ovilla Road, Property Identification Number 196342 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC25-29) *Requested by Norman Patten* (Ben Hartman)
11. Conduct a Public Hearing and consider approval of Ordinance No. 26-011 of the City Council of the City of Red Oak, Texas, approving a zoning change from “PD” – Planned Development – 186 Revised (PD – 186R) to “PD” – Planned Development – 186 Revised 2 (PD – 186R2), for submittal and approval of a development plan with Commercial District uses to be developed on approximately 2.33 Acres of land, generally located at the northwest corner of Ovilla Road and Grand Meadow Boulevard, Property Identification Number 188573 in Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC26-02) *Requested by Drew Donosky* (Ben Hartman)
12. Conduct a Public Hearing and consider approval of Ordinance No. 26-012 of the City of Red Oak, Texas, designating Reinvestment Zone No. 15 (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)

DEPARTMENTAL REPORTS:

13. 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 and Director)
 - 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)
 - YTD Statistics
 - Monthly Newsletter
- H. Parks & Recreation (Kyle Cooper, Director)
 - Update on Projects, Events & Operations
- I. Police (Adrian Tijerina, Police Chief and Director)
 - Monthly Report
 - Hiring Status
 - Update on Animal Control Building Renovations
- J. Public Works (Jared Binford, Director)
 - Monthly Operational Report
 - Project Updates/Initiatives

EXECUTIVE SESSION: The City Council will convene into Executive Session as authorized by Section 551.071 of the Texas Government Code for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein and pursuant to the following sections below. Executive Session items are discussed in closed session, but any and all action is taken in regular open session.

14. Pursuant to Texas Government Code, §551.071 - **Consultation with the City Attorney** regarding a claim by Red Oak Harmony Homeowners Association (HOA) regarding a past due water and sewer bill.
15. Pursuant to Texas Government Code, §551.071 - **Consultation with the City Attorney** regarding a code enforcement issue for 220 South SH 342, Red Oak, Texas.
16. 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.
17. 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 664/Ovilla Road, south of the Dallas County boundary line, west of Interstate 35E, and east of Uhl Road, Red Oak, Texas.
- B. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of FM 664/Ovilla Road, south of the Dallas County boundary line, west of Burney Lane, and east 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 2377/Louise Ritter Boulevard, south of Pierce Road, west of Batchler Road, and east of Oglesby Road, Red Oak, Texas.
- D. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located on Methodist Street, Red Oak, Texas.

REGULAR SESSION:

- 18. 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 April 7, 2026, 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 sides of the building. Requests for accommodation must be made 48 hours prior to the meeting by contacting the City Secretary's office at (469) 218-1207.

Instructions for Public Comments:

To speak during Public Comments, you must attend the City Council meeting in person. Speakers should complete a Public Comments Form and submit it to the City Secretary prior to the meeting. Forms are available online (see Link to Public 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 "Public Comments." Alternatively, you may click on the link below entitled Link to Public 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 Public Comments Form:

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

Citizens may watch the meeting via live-stream at:

<https://www.youtube.com/channel/UCntzB1px9caZvdivvHInEMQ/>