



CALL TO ORDER:

Mayor Stanfill called the regular meeting of the Red Oak City Council to order at 7:01 p.m. on Monday, March 9, 2026, declared a quorum present, and declared that notices were legally posted pursuant to the Open Meetings Act.

Councilmembers present:

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

Councilmember absent:

Ricardo Miller, Councilmember Place 3

INVOCATION AND PLEDGES OF ALLEGIANCE:

Councilmember Jeffrey Smith

PRESENTATIONS:

Introduction:

- Adrian Tijerina, Chief of Police (Jonathan Phillips)
- Sean Smith, Assistant Finance Director (Tim McRoberts)

Mayor Stanfill introduced Police Chief Adrian Tijerina and gave a brief summary of Chief's previous experience, key achievements, and breadth of knowledge he brings to the City of Red Oak. Council, staff and citizens welcomed him and wished him great success.

Finance Director Tim McRoberts introduced Assistant Finance Director Sean Smith, and gave a brief overview of Mr. Smith's background and accounting experience. Council, staff and citizens welcomed him to Red Oak.

Recognition:

Red Oak Fire Rescue: (Ben Blanton)

Annual Award Honorees:

- ◆ Firefighter of the Year - Firefighter Justin Slovak
- ◆ EMS Provider of the Year - Firefighter Tyler Fain
- ◆ Driver/Engineer of the Year - Driver/Engineer Grant Bruce
- ◆ Officer of the Year - Captain Jared Ussery
- ◆ Pride and Commitment Award - Battalion Chief Brandon Nichols
- ◆ Chief's Award - Battalion Chief David Petricca

Outstanding Service Award:

- Battalion Chief Andrew Jakubik
- Captain Lance Wilkinson

- Driver/Engineer Kirk Markgraf
- Driver/Engineer Kyle Riordan
- Firefighter Gabriel Guerrero
- Firefighter Justin Slovak
- Firefighter Jody Kirby

Unit Citation:

- Battalion Chief David Petricca
- Captain Loss Horn
- Driver/Engineer Sutton Jones
- Firefighter Tyler Fain
- Firefighter Lane Dotson

Life Saving Award:

- Captain Lance Wilkinson
- Captain Loss Horn
- Driver/Engineer Kirk Markgraf
- Driver/Engineer Sutton Jones
- Firefighter Gabriel Guerrero
- Firefighter Justin Slovak
- Firefighter Tyler Fain
- Firefighter Lane Dotson

Fire Chief Blanton recognized multiple fire personnel for their outstanding, dedicated and life-saving service to the City of Red Oak, and bestowed upon each an award commemorating their achievements. Council, staff and citizens congratulated the firefighters.

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.

Tracy Heath, President of Harmony Subdivision HOA, 209 Wisteria Way, Red Oak, Texas, spoke and thanked Council and staff for co-sponsoring a movie night in their neighborhood. He also spoke regarding continuing water and sewer billing issues, and stated he would like to continue discussing the issues with the city.

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 February 9, 2026, Regular meeting. (Caryn Stevens)

Approved

2. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving and authorizing a Professional Services Agreement for architectural services for the renovation of the Red Oak Government Center, which is attached hereto and incorporated herein as Exhibit "A", by and between the City of Red Oak, Texas, and Hidell and Associates Architects, Inc., in an amount not to exceed One Hundred Eighty-Six Thousand Nine Hundred Dollars

(\$186,000.00); subject to the final approval as to form by the City Attorney; authorizing the City Manager, or designee, to execute said agreement; and, providing an effective date. (Jonathan Phillips)

Mayor Pro Tem Franklin asked for this consent item to be moved to the regular session for further discussion.

Mayor Stanfill read Agenda Item 2 into the record. Mayor Pro Tem Franklin spoke and asked about the project and the funding. Deputy City Manager Phillips spoke and answered questions and gave background on this agenda item.

Mayor Stanfill made the motion to adopt Resolution No. 26-008R as presented. Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Flannery. The motion carried 4 in the affirmative and 0 in the negative. The motion passed unanimously.

Adopted

Enactment No: RES 26-008R

3. Consider adoption of a Resolution of the City of Red Oak, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of four cents (\$0.04) per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation. (Todd Fuller)

Adopted

Enactment No: RES 26-009R

4. Consider approval of an expenditure of funds by the Red Oak Economic Development Corporation ("ROEDC") in an amount not to exceed Nineteen Thousand Eight Dollars (\$19,008.00) for the renewal of an annual subscription for Placer.ai. (Lee McCleary)

Approved

5. Consider approval of an expenditure of funds by the Red Oak Economic Development Corporation ("ROEDC") in an amount not to exceed Forty-Five Thousand Dollars (\$45,000.00) for a Professional Services Agreement with Catalyst Commercial, Inc. (Lee McCleary)

Approved

6. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving an expenditure by the City of Red Oak Industrial Development Corporation ("CROIDC") for a proposal submitted by Dr. M. Ray Perryman ("The Perryman Group") in an amount of Sixty-Three Thousand Eight Hundred Dollars (\$63,800.00), plus any direct out-of-pocket expenses at cost, to estimate the total of direct, and indirect and induced impact of the Data Centers, and the need for incentive agreements to reflect and anticipate long-term potential investments. (Lee McCleary)

Adopted

Enactment No: RES 26-010R

7. 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 Hundred Thousand Dollars (\$100,000.00), for the first year of a three-year Signature Investor Investment Commitment in the Texas Economic Development

Corporation ("TxEDC"). (Lee McCleary)

Adopted

Enactment No: RES 26-011R

8. 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 Six Thousand Dollars (\$6,000.000) per month, or Seventy-Two Thousand Dollars (\$72,000.00) per year, for a proposal from McAdams Energy Group (MEG) to provide annual consulting services to the City of Red Oak, Texas, related to large load interconnection policies at the Public Utility Commission of Texas (PUCT). (Lee McCleary)

Adopted

Enactment No: RES 26-012R

9. Consider adoption of a Resolution of the City of Red Oak, Texas, extending depository services at Prosperity Bank to commence on June 1, 2026, and terminate on May 31, 2027, under the same terms and conditions as the existing contract. (Tim McRoberts)

Adopted

Enactment No: RES 26-013R

Mayor Stanfill made the motion to approve Consent Agenda Item Nos. 1, 3, 4, 5, 6, 7, 8 and 9. Councilmember Flannery moved the motion, seconded by Councilmember Lightfoot. The motion carried 4 in the affirmative and 0 in the negative. The motion passed unanimously.

COUNCIL BUSINESS – REGULAR AGENDA:

10. Conduct a public hearing and consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, granting a 92.25 foot variance from the 300-foot minimum separation distance requirement from school property owned by the Red Oak Independent School District (Red Oak ISD) for the sale of Mixed Beverages with Food and Beverage Certificate for on-premise consumption, for the property generally located to the west of South Central Boulevard (SH 342) and to the south of the Main Street Connector, in the City of Red Oak, Texas, as authorized by Section 4.06.005(h) of the Code of Ordinances of the City of Red Oak; and, providing an effective date. (Todd Fuller)

Mayor Stanfill read Agenda Item No. 10 into the record. City Manager Fuller spoke and gave a brief description of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:38 p.m.

Oscar Gonzalez, The Topsy Crab #1 LLC, spoke and explained his situation, and asked Council to grant the variance.

Mayor Stanfill made a motion to close the Public Hearing at 7:42 p.m.

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

The motion carried 4 in the affirmative and 0 in the negative.

The motion passed unanimously.

Mayor Stanfill made a motion to adopt Resolution No. 26-014R.

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

The motion carried 4 in the affirmative and 0 in the negative.

The motion passed unanimously.

Approved

Enactment No: RES 26-014R

11. Conduct a public hearing and consider approval of an Ordinance granting a zoning change from "PD" – Planned Development – 38 Revised 4 (PD – 38R 4) to "PD" – Planned Development – 38 Revised 5 (PD – 38R 5), for expansion (Gym) and the addition of a building (CTE Building) for a Public School (Red Oak High School), on a property addressed as 220 South State Highway 342, Property Identification Number 179902 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC26-01) *Requested by Robert Howman (Ben Hartman)*

Mayor Stanfill read Agenda Item No. 11 into the record. P&Z Manager Palmer spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:53 p.m.

Pamela Everett Taylor, 213 Sandy Way, Red Oak, Texas, spoke and asked about the location of this agenda item.

Mayor Stanfill made a motion to close the Public Hearing at 7:55 p.m.

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

The motion carried 4 in the affirmative and 0 in the negative.

The motion passed unanimously.

Mayor Stanfill made a motion to approve Ordinance No. 26-007 as presented.

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

The motion carried 4 in the affirmative and 0 in the negative.

The motion passed unanimously.

Approved

Enactment No: ORD 26-007

12. Conduct a public hearing and consider approval of an Ordinance granting a zoning change from Planned Development – 107 Revised 5 (PD-107R5) to 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 and 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)*

Mayor Stanfill read Agenda Item No. 12 into the record. P&Z Manager Palmer spoke and gave a detailed message into the record. City Manager Fuller also spoke and added background information.

Mayor Stanfill opened the Public Hearing at 8:15 p.m.

Jeremy Nelson, Westfall Engineering, 1719 Angel Parkway, Suite 400-206, Allen, Texas, spoke in favor of this project.

Mayor Stanfill made a motion to close the Public Hearing at 8:18 p.m.

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

The motion carried 4 in the affirmative and 0 in the negative.

The motion passed unanimously.

Mayor Stanfill moved Agenda Item No. 12 into Executive Session for further discussion.

Action coming out of Executive Session: Mayor Stanfill stated that Agenda Item No. 12 is tabled.

Tabled

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

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

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, §551.087 - **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.
15. 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 2377, south of Pierce Road, west of Pratt Road, and east of SH 342, Red Oak, Texas.
 - B. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of Ovilla Road, south of County Line, west of Burney Lane, and east of Interstate 35-E, Red Oak, Texas.
 - C. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of Hwy 77, south of Red Oak Road, west of SH 342, and east of Interstate 35-E, Red Oak, Texas.
 - D. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of Ovilla Road, south of County Line, west of Interstate 35-E, and east of Uhl Road, Red Oak, Texas.
16. Pursuant to Texas Government Code, § 551.071 and 551.074 - **To Seek Legal Advice from the City Attorney on Personnel Matters** and to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public employee; to wit: City Manager, Annual Evaluation.

Mayor Stanfill read Agenda Item Nos. 14, 15 and 16 for closed Executive Session into the record, and moved Council and key staff members into the session at 8:39 p.m.

REGULAR SESSION:

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

Mayor Stanfill reconvened Council back into regular session at 10:45 p.m. The following action was taken:

Agenda Item No. 12: Mayor Stanfill made a motion to table this agenda item. Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Flannery. The motion carried 4 in the affirmative and 0 in the negative. The motion passed unanimously.

Agenda Item No. 16: Mayor Stanfill made a motion to amend the City Manager's employment agreement by extending the term for one (1) year, increase the current base salary by three percent (3%), and instruct the City Attorney to draft said amendment and authorize the Mayor to sign. Councilmember Lightfoot moved the motion, seconded by Councilmember Smith,

The motion carried 4 in the affirmative and 0 in the negative.
The motion passed unanimously.

ADJOURNMENT:

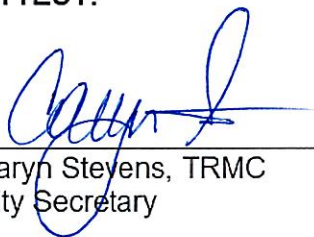
Mayor Stanfill adjourned the meeting at 10:49 p.m.

APPROVED:



Mark L. Stanfill, DVM
Mayor

ATTEST:



Caryn Stevens, TRMC
City Secretary

