



CALL TO ORDER:

Mayor Stanfill called the regular meeting of the Red Oak City Council to order at 7:00 p.m. on Monday, February 9, 2026, declared a quorum present, and declared that notices were legally posted pursuant to the Open Meetings Act.

The following Councilmembers were present:

- Mark L. Stanfill, DVM, Mayor
- Willie G. Franklin, Jr., Mayor Pro Tem
- Sean Flannery, Councilmember Place 2 (*via teleconference*)
- 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:

Introduction: Matt Scotch, Fire Inspector (Ben Blanton)

Fire Chief Blanton introduced the Fire Inspector, Matt Scotch, giving background on his work history as well as credentials. Mayor and Council welcomed Mr. Scotch to the City of Red Oak.

Proclamations:

- Love Your Library Month (Heather Fuller)
- Government Communicators Day - January 20, 2026* (Alexa Beasley)

*Correction: Government Communicators Day is February 20, 2026.

Mayor Stanfill introduced the Love Your Library Proclamation and read it into the record. He then presented it to Library Director, Heather Fuller, and Rob Shamel, President of the Library Advisory Board. Mayor Stanfill then introduced the Government Communicators Day Proclamation and read it into the record. Government Communicators Day will be celebrated on February 20, 2026. He then presented the proclamation to Alexa Beasley, Director of Communications & Marketing.

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.

Chris Moses, 120 Stainback Court, Red Oak, Texas, spoke and stated that Stainback Court needs to be repaired sooner than later. He said that the repairs, although scheduled for June, need to be done

now due to the condition of the roadway. Mr. Moses also stated that the red lights (temporary construction lights) are not working.

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 January 12, 2026, Regular meeting. (Caryn Stevens)
2. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code of Ordinances by Amending Chapter 13 “Utilities”, Article 13.15 “Water, Wastewater and Roadway Impact Fees”, Section 13.15006, “Assessment”, by adding a new section, Section 13.15.006a, “Water and Wastewater Credit”, to apply a credit to water and wastewater fees; 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. (Jared Binford)
3. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the terms and conditions of an Event License Agreement by and between The Oaks Fellowship Assembly of God d/b/a Oaks Church and the City of Red Oak, Texas; providing for the City Manager to execute such license agreement; and, providing an effective date. (Alexa Beasley)
4. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the terms and conditions of an Event License Agreement by and between Life School Dallas d/b/a Life School and the City of Red Oak, Texas; providing for the City Manager to execute such license agreement; and, providing an effective date. (Alexa Beasley)
5. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the terms and conditions of an Event License Agreement by and between Harmony HOA, managed by RealManage LLC, and the City of Red Oak, Texas; providing for the City Manager to execute such license agreement; and, providing an effective date. (Alexa Beasley)
6. Consider adoption of a Resolution of the City of Red Oak, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor (“Steering Committee”); and authorizing the payment of Ten Cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC. (Todd Fuller)

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 unanimously.

Approved

COUNCIL BUSINESS – REGULAR AGENDA:

7. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from “PD” – Planned Development – 66 Revised 6 (PD – 66R6) to “PD” – Planned Development – 66 Revised 7 (PD – 66R7), generally to allow for development of a Data Center Complex (and auxiliary structures) and to modify development standards and zoning regulations, located at the

northwest corner of East Ovilla Road and State Highway 342, Property Identification Numbers 309734, 309735, 309737 and 191222, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (ZC25-28) *Requested by Alamo Mission LLC (Ben Hartman)*

Mayor Stanfill read Agenda Item No. 7 into the record. Planning & Zoning Manager Palmer spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:19 p.m.

Victoria Morris, Attorney with Jackson Walker, 2323 Ross Avenue, Suite 600, Dallas, Texas, spoke and stated she represented the owner and was available for questions.

Mayor Stanfill made a motion to close the Public Hearing at 7:20 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.

Mayor Stanfill made a motion to approve Ordinance No. 26-002 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.

Approved

Enactment No: ORD 26-002

8. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from "PD" – Planned Development – 113 Revised (PD – 113R) to "PD" – Planned Development – 113 Revised 2 (PD – 113R2), for submittal and approval of a development plan for a School (lower than High School Level), generally located on the south side of Harmony Way and approximately 1,005 feet east of the intersection of Uhl Road and Harmony Way, Property Identification Number 277639, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25–31) *Requested by Cheralyn Armijo (Ben Hartman)*

Mayor Stanfill read Agenda Item No. 8 and Agenda Item No. 13 into the record. Planning & Zoning Manager Palmer spoke and gave detailed explanations of these agenda items.

Mayor Stanfill opened the Public Hearing at 7:27 p.m.

No one spoke.

Mayor Stanfill made a motion to close the Public Hearing at 7:28 p.m.
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.

Mayor Stanfill made a motion to approve Ordinance No. 26-003 and the preliminary plat 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 26-003

9. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from "PD" – Planned Development – 144 (PD – 144) to "PD" – Planned Development – 144 Revised (PD – 144R), for construction and improvements to a Public Stadium (Billy Goodloe Stadium), on the property addressed as 154 Louise Ritter Boulevard and located on the southeast corner of Shawnee Road and Louise Ritter Boulevard, Property Identification Number 283942 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25–32)
Requested by Robert Howman (Ben Hartman)

Mayor Stanfill read Agenda Item No. 9 into the record. Planning & Zoning Manager Palmer spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:39 p.m.

Laura Edwards, 205 Lisa Lane, Red Oak, Texas, spoke and asked questions about this agenda item. Brenda Sanford, Red Oak ISD Superintendent, 109 W. Red Oak Road, Red Oak, Texas, spoke and answered questions about this agenda item; she is in favor of this project.

Mayor Stanfill made a motion to close the Public Hearing at 7:44 p.m.
Councilmember Lightfoot moved the motion, seconded by Mayor Pro Tem Franklin.
The motion passed 5 in the affirmative and 0 in the negative.
The motion passed unanimously.

Council and staff discussed this agenda item at length.

Mayor Stanfill made a motion to approve Ordinance No. 26-004 as presented.
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

Enactment No: ORD 26-004

10. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from "PD" – Planned Development – 38 Revised 3 (PD – 38R3) to "PD" – Planned Development – 38 Revised 4 (PD – 38R4), for construction of a Public Stadium (Red Oak High School Field), on the property addressed as 220 South State Highway 342, Property Identification Number 179902 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25-33)
Requested by Robert Howman (Ben Hartman)

Mayor Stanfill read Agenda Item No.10 into the record. Planning & Zoning Manager Palmer spoke and gave a detailed explanation of this agenda item.

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

Brenda Sanford, Red Oak ISD Superintendent, 109 W. Red Oak Road, Red Oak, Texas, spoke and addressed noise concerns, parking, lighting and fencing.
Amber Jones, 215 Sandy Way, Red Oak, Texas, spoke and stated she doesn't like the screening and wants more protection for neighboring houses.
Laura Edwards, 205 Lisa Way, Red Oak, Texas, spoke and suggested a screening wall down the street behind her house.
Michael Richardson, 218 Sandy Way, Red Oak, Texas, spoke and addressed his and the neighbors' concerns about the location of the stadium, and the potential negative impact, including traffic and

safety.

Belinda Ferguson, 227 Sandy Way, Red Oak, Texas, spoke in favor of this project, but not the location.

Robert A. Howman, Glenn Engineering, 4500 Fuller Drive, Suite 220, Irving, Texas, spoke and stated he represented Red Oak ISD, and answered questions about the project.

Syid Ali, 221 Sandy Way, Red Oak, Texas, spoke and stated his concerns about the lighting, the shrubs and trees, and lack of privacy.

Chris Moses, 1575 Stainback Court, Red Oak, Texas, spoke and suggested evergreen trees for better coverage.

Mayor Stanfill made a motion to close the Public Hearing at 8:33 p.m.

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.

Council and staff discussed this agenda item at length.

City Attorney Hager spoke and listed out the changes that will be included in the ordinance.

Mayor Stanfill made a motion to approve Ordinance No. 26-005 with the designated changes per City Attorney Hager.

Councilmember Miller made the motion, seconded by Councilmember Lightfoot.

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

The motion passed unanimously.

Approved

Enactment No: ORD 26-005

11. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from "PD" – Planned Development – 186 (PD-186) to "PD" – Planned Development – 186 Revised (PD-186R), for submittal and approval of a development plan for Multi-family Uses, generally located at the northwest corner of Ovilla Road and Grand Meadow Boulevard, Property Identification Number 188573 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25-34) *Requested by Drew Donosky (Ben Hartman)*

Mayor Stanfill read Agenda Item No. 11 and Agenda Item No. 12 into the record. Planning & Zoning Manager Palmer spoke and gave detailed explanations of these agenda items.

Mayor Stanfill opened the Public Hearing at 8:46 p.m.

Brett Foster, The Wolff Company, Dallas, Texas, spoke at length about the project and gave a presentation with graphics of the project.

Mayor Stanfill made a motion to close the Public Hearing at 8:56 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 a motion to approve Ordinance No. 26-006 and the preliminary plat 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.

Approved

Enactment No: ORD 26-006

12. Consider approving a preliminary plat for Victory at Red Oak, a commercial development on approximately 26.695 acres of land, generally located at the northwest corner of Ovilla Road and Grand Meadow Boulevard, Property Identification Number 188573, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case PS25-33) *Requested by Drew Donosky* (Ben Hartman)

See Agenda Item No. 11 for discussion and action taken.

13. Consider approving a preliminary plat for Harmony Elementary Addition, a commercial development on approximately 15.55 acres of land, generally located on the south side of Harmony Way and approximately 1,005 feet east of the intersection of Uhl Road and Harmony Way, Property Identification Number 277639, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case PS25-31) *Requested by Cheralyn Armijo* (Ben Hartman)

See Agenda Item No. 8 for discussion and action taken.

DEPARTMENTAL REPORTS:

14. 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, Director and City Engineer)
 - 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 (Marc Schroeder, Interim 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.

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.

15. 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.

16. 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 US 77, south of Red Oak Road, west of SH 342, and east of the western city limits boundary, Red Oak, Texas.
- B. 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 Batchler Road, and east of Lowrance Road, Red Oak, Texas.

Mayor Stanfill read the Executive Session agenda items into the record. He convened Council, City Attorney Hager, and key staff members into Executive Session at 9:22 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 10:00 p.m. No action resulted from Executive Session.

ADJOURNMENT:

Mayor Stanfill adjourned the meeting at 10:00 p.m.

Attest:



Caryn Stevens, TRMC
City Secretary

Approved:



Mark L. Stanfill, DVM
Mayor

