



**MEETING MINUTES
CITY OF RED OAK
Red Oak City Council
Monday, May 11, 2026**

CALL TO ORDER:

Mayor Stanfill called the regular meeting of the Red Oak City Council to order at 7:01 p.m. on Monday, May 11, 2026, declared a quorum was present and declared that notices were legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGES OF ALLEGIANCE:

Councilmember Flannery gave the invocation and led the pledges.

PRESENTATIONS:

Proclamations:

- National Police Week, May 10-16, 2026, and National Peace Officers' Memorial Day, May 15, 2026 (Adrian Tijerina, Police Chief)
- Public Works Week, May 17-23, 2026 (Jared Binford, Public Works Director)
- National EMS Week, May 17-23, 2026 (Ben Blanton, Fire Chief)

Mayor Stanfill read the proclamation for National Peace Officers' Memorial Day, May 15, and Police Week, May 10-16, 2026, into the record and presented it to Police Chief, Adrian Tijerina.

Mayor Stanfill read the proclamation for National EMS Week, May 17-23, 2026, into the record, and presented it to Fire Chief, Ben Blanton.

Mayor Stanfill read the proclamation for Public Works Week, May 17-23, 2026, into the record and presented it to Public Works Director, Jared Binford.

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.

No one spoke during public comments.

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.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 April 13, 2026, Regular meeting. (Caryn Stevens)

Approved

2. Consider adoption of Resolution No. 26-022R of the City Council of the City of Red Oak, Texas, awarding a bid and authorizing a Construction Contract with Kraftsman, LP, through Buyboard Contract Number 781-25, for the labor and material for construction and installation of The Oaks Playground located at 1319 Beaumont Lane, The Oaks Park, Red Oak, Texas, in an amount not to exceed Three Hundred Forty-Nine Thousand Eight Hundred Seventy-Eight Dollars and Ninety Cents (\$349,878.90); authorizing the City Manager, or designee, to execute the necessary documents, which are attached hereto and incorporated herein as Exhibit "A"; and, providing an effective date. (Kyle Cooper)

Adopted

Enactment No: RES 26-022R

3. Consider adoption of Resolution No. 26-023R of the City Council of the City of Red Oak, Texas, approving an expenditure by the Red Oak Economic Development Corporation ("ROEDC") in an amount not to exceed Two Million Three Hundred Sixty-Five Thousand Nine Hundred Seventeen Dollars and Eighty-Four Cents (\$2,365,917.84), plus additional closing costs, if any, for the purchase of approximately 4.178± acres of real property situated at the southwest corner of Reese Drive and Ryan Drive in the City of Red Oak, Ellis County, Texas. (Lee McCleary)

Adopted

Enactment No: RES 26-023R

4. Consider adoption of Resolution No. 26-024R of the City Council of the City of Red Oak, Texas, accepting and approving Amendment #1 to the Individual Project Order 064449287 with Kimley-Horn and Associates, Inc., as part of the Master Agreement between Kimley-Horn and Associates, Inc., and the City of Red Oak, Texas, in accordance with the terms of the Master Agreement for Continuing Professional Services dated July 14, 2025, for additional construction phase services for the Lowrance Road Reconstruction Project in an amount not to exceed Thirty Thousand Dollars (\$30,000.00); authorizing the City Manager, or designee, to execute the necessary documents in a form approved by the City Attorney; and, providing an effective date. (Jared Binford)

Adopted

Enactment No: RES 26-024R

5. Consider adoption of Resolution No. 26-025R of the City Council of the City of Red Oak, Texas, approving the terms and conditions with multiple Intergovernmental and Private Purchase Cooperatives for the purchase of Furniture, Fixtures and Equipment (FF&E) in an amount not to exceed Three Hundred Ninety-Four Thousand Dollars (\$394,000.00) for Red Oak Fire Station 3, subject to the final approval as to form by the City Attorney; authorizing the City Manager to issue appropriate purchase orders for such acquisitions; and, providing an effective date. (Ben Blanton)

Adopted

Enactment No: RES 26-025R

Mayor Stanfill read the Consent Agenda into the record.

Councilmember Lightfoot made a motion to approve the Consent Agenda as presented.

Councilmember Miller seconded the motion.

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

The motion passed unanimously.

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.

6. 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.
7. 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 Lowrance 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.
 - E. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located at the southwest corner of Reese Drive and Ryan Drive, Red Oak, Texas.
8. 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: Fire Chief.

Mayor Stanfill convened City Council into closed Executive Session at 7:22 p.m. He invited City Manager Fuller, Deputy City Manager Phillips, Economic Development Director McCleary, Assistant Economic Development Director Knight, City Engineer Hartman, and City Attorney Hager into Executive Session.

Mayor Stanfill convened City Council into closed Executive Session for the second time at 11:47 p.m. He invited City Manager Fuller, Deputy City Manager Phillips, Economic Development Director McCleary, and City Attorney Hager into Executive Session.

REGULAR SESSION:

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

Mayor Stanfill reconvened City Council into regular session at 8:20 p.m. No action was taken in this first session of the closed Executive Session.

Mayor Stanfill reconvened City Council into regular session from the second closed Executive Session on Tuesday, May 12, 2026, at 12:23 a.m. The following action was taken:

City Attorney Hager spoke briefly about the purchase and sale of the subject property.

City Attorney Hager made a motion to authorize the acceptance of the offer of \$220,000.00 from Kal Takiuddin to the City of Red Oak for the purchase of property located at Lots 1, 2 and 3, Wilson Meadow Addition, in the City of Red Oak, Ellis County, Texas; also listed as 326, 330 and 334 Methodist Street, and authorize the Mayor to sign.

(Mayor Pro Tem Franklin recused himself from this item.)

Councilmember Smith moved the motion, seconded by Councilmember Miller. The motion carried 4 in the affirmative, 0 in the negative, and 1 abstention. The motion passed.

COUNCIL BUSINESS – REGULAR AGENDA:

10. Conduct a Public Hearing and consider approval of Ordinance No. 26-013 of the City Council of the City of Red Oak, Texas, providing for the Voluntary Annexation of territory generally described as being approximately 112.05± acres of land situated in the Lucy Vaughn Survey, Abstract No. 1103, in the City of Red Oak ETJ, Ellis County, Texas, into the City of Red Oak. (Todd Fuller)

Mayor Stanfill read Agenda Item No. 6 into the record. City Manager Fuller spoke and gave a brief explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 8:23 p.m.

No one spoke.

Mayor Stanfill made a motion to close the Public Hearing at 8:25 p.m.

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.

Mayor Stanfill made a motion to approve Ordinance No. 26-013 as presented.

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.

Approved

Enactment No: ORD 26-013

11. Conduct a Public Hearing and consider adoption of Resolution No. 26-026R of the City Council of the City of Red Oak, Texas ("City"), approving the terms and conditions of a Tax Abatement Agreement by and between the City and H&H Capital Acquisitions, LLC; authorizing its execution by the Mayor; and, providing an effective date. (Lee McCleary)

Mayor Stanfill read Agenda Item No. 11 into the record. This public hearing was combined with the public hearing for Agenda Item No. 12. See Agenda Item No. 12 for the full discussion of both agenda items.

Mayor Stanfill made a motion to adopt Resolution No. 26-026R as presented and authorizing the City Manager to sign the Tax Abatement Agreement.

Councilmember Lightfoot moved the motion, seconded by Mayor Pro Tem Franklin. The motion carried 4 in the affirmative and 1 in the negative. The motion passed.

Adopted

Enactment No: RES 26-026R

12. Conduct a Public Hearing and consider approval of Ordinance No. 26-014 of the City Council of the City of Red Oak, Texas, approving a zoning change request from “AG” – Agricultural District to “PD” – Planned Development – 191 (PD – 191) for the development of a High Tech Industrial Park on approximately 828.8 acres of land, located on Property Identification Numbers 190052, 191657, 290627, 259985, 181631, 290531, 181627, 181625 in Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (ZC26 – 07) *Requested by CROIDC (Ben Hartman)*

City Attorney Hager read Agenda Item No. 12 into the record.

City Manager Fuller spoke and gave a detailed presentation to Council and the public on both Agenda Item Nos. 11 and 12. City Engineer Hartman also spoke and gave a presentation to Council and the public on both Agenda Item Nos. 11 and 12.

Mayor Stanfill opened the Public Hearing for Agenda Item Nos. 11 and 12 at 9:15 p.m.

The following individuals spoke against this project:

Chris Moses, 120 Stainback Court, Red Oak, Texas

Martelle Edwards, 988 East Ovilla Road, Red Oak, Texas

Kim Sturman, 201 Methodist Street, Red Oak, Texas

Sharon Cotton, 502 Bluebonnet Lane, Red Oak, Texas

Kailee Kerstiens, 218 Cobblestone Circle, Red Oak, Texas

Krista Kerstiens, 218 Cobblestone Circle, Red Oak, Texas

(also speaking for Mary Bishop, 1225 Batchler Road, Red Oak, Texas)

Diana Brenzel-Radojevic, 205 Debbie Way, Red Oak, Texas

Sandra Janssen, 305 Crestview Drive, Red Oak, Texas

Bobbie Mason, 121 Creekview Drive West, Red Oak, Texas

Cynthia Stephenson, 328 Pierce Road, Red Oak, Texas

Michelle Blake, 301 Susan Way, Red Oak, Texas

Jesse Ramos, Pierce Road, Red Oak, Texas

Patrick DeZeeuw, 100 Brushy Way, Red Oak, Texas

Scott Friend, 121 Lassetter Drive, Red Oak, Texas

Scott Sackett, 730 Pierce Road, Red Oak, Texas

Donna Ritter McCarty, 921 Pierce Road, Red Oak, Texas

Guadalupe Sanchez, 854 FM 2377, Red Oak, Texas

Elda Jazmin Villegas, 511 Pratt Road, Red Oak, Texas

Robin Arismendez, 105 Brushy Way, Red Oak, Texas

Peggy Page, (Elda Villegas read her online public comments form) 964 FM 2377, Red Oak, Texas

Rolando Sustaita, 125 Oglesby Road, Red Oak, Texas

Claudia Rodriguez, 557 Pratt Road, Red Oak, Texas

Stuart Nelson, 110 Shadow Drive, Red Oak, Texas

Matthew Price, PhD, 1310 Pierce Road, Red Oak, Texas

Pat O'Connell, 110 Shadow Drive, Red Oak, Texas

Lonnie Janssen, 305 Crestview Drive, Red Oak, Texas

Lawrence Robinson, 1360 East Highland Road, Waxahachie, Texas

Jerry Soukuf, 330 Crestview Drive, Red Oak, Texas

Paulette Schwing, 521 Oak Dell Lane, Red Oak, Texas

Jeremy King, 268 Ridge Oak Drive, Red Oak, Texas

Lacey Hamel, 448 FM 2377, Red Oak, Texas

(All Public Comments forms submitted are retained and made part of the meeting record; they are stored in the City Secretary's office.)

Mayor Stanfill made a motion to close the Public Hearing at 11:01 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.

Mayor, Councilmembers, City Attorney and City Engineer further discussed this agenda item.

Mayor Stanfill made a motion to approve Ordinance No. 26-014 as presented with stipulations added to the Ordinance and read into the record by City Attorney Hager.

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

The motion carried 4 in the affirmative and 1 in the negative.

The motion passed.

Approved

Enactment No: ORD 26-014

13. Conduct a Public Hearing and consider approval of Ordinance No. 26-015 of the City Council of the City of Red Oak, Texas, approving a zoning change from "AG" – Agricultural District to "PD" – Planned Development – 190 (PD – 190) to allow office uses on the site located at 205 Pierce Road, Property Identification Number 179978, in the Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC26 – 04) *Requested by Robert Brown (Ben Hartman)*

Mayor Stanfill read Agenda Item No. 13 into the record. City Engineer Hartman spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 12:28 p.m.

Martelle Edwards, 988 E. Ovilla Road, Red Oak, Texas, spoke against the project.

Mayor Stanfill made a motion to close the Public Hearing at 12:30 p.m. on May 12, 2026.

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.

Mayor Stanfill made a motion to approve Ordinance No. 26-015 as presented.

Councilmember Flannery moved 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 26-015

14. Conduct a Public Hearing and consider approval of Ordinance No. 26-016 approving a Specific Use Permit request to allow a Detail Car Wash on approximately 1.443 acres of land on the portion of property zoned "C – 1" – Commercial District – 1, located at the northwest corner of

East Ovilla Road and Burney Lane, Property Identification Number 181513, in Ellis County Appraisal District, City of Red Oak, Ellis County Texas. (Case: ZC26 – 05) *Requested by Michael Westfall* (Ben Hartman)

Mayor Stanfill announced that this agenda item was pulled from the agenda. No action taken.

DEPARTMENTAL REPORTS:

15. 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.

ADJOURNMENT:

Mayor Stanfill made a motion to adjourn the meeting at 12:56 a.m. on May 12, 2026.
Councilmember Flannery moved the motion, seconded by Councilmember Miller.
The motion called 5 in the affirmative and 0 in the negative.
The motion passed unanimously.

Approved:

Attest:

Mark L. Stanfill, DVM
Mayor

Caryn Stevens, TRMC
City Secretary