



**MEETING MINUTES
CITY OF RED OAK
Red Oak City Council
Monday, April 13, 2026**

CALL TO ORDER:

Mayor Stanfill called the regular meeting of the Red Oak City Council to order at 7:00 p.m. on Monday, April 13, 2026, declared a quorum present, and declared that notices were legally posted pursuant to the Open Meetings Act.

Present:

Mayor Mark L. Stanfill, DVM
Mayor Pro Tem Willie G. Franklin, Jr.
Councilmember Ricardo Miller
Councilmember Tim Lightfoot
Councilmember Jeffrey Smith

Absent:

Councilmember Sean Flannery

INVOCATION AND PLEDGES OF ALLEGIANCE:

Councilmember Miller lead the prayer and the pledges on behalf of Councilmember 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)

Mayor Stanfill read the proclamation for National Child Abuse Prevention Month into the record and presented it to Kineta T. Holsworth, Clinical Director for Ellis County Children's Advocacy Center.

Mayor Stanfill read the proclamation for National Crime Victims' Rights Week into the record and presented it to Crystal Butcher, Crime Victims' Liaison, and Police Chief, Adrian Tijerina.

Mayor Stanfill read the proclamation for Professional Municipal Clerks Week into the record and presented it to Caryn Stevens, City Secretary, and Sumer Coulston, Deputy City Secretary.

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.

Pam Hampton, 3003 Dorothy Lane, Glenn Heights, Texas, spoke and stated she is a candidate for Justice of the Peace, Precinct No. 4, spoke about her experience and her reasons for running.

Michael Myers, 115 Hummingbird Lane, Ovilla, Texas, Democratic candidate for Texas House of

Representatives, District 10, spoke about his experience and his reasons for running.

Margo Spencer, 302 Michelle Court, Glenn Heights, Texas, candidate for School Board Trustee Place 3, spoke about her reasons for running and her experience.

Nina Wings, member of the Church of Jesus Christ of Latter-Day Saints, 624 Southern Hills Drive, Red Oak, Texas, spoke and invited Council and staff to an event, "Saints in Unity," on Sunday, May 3, 2026, at the church in Duncanville.

Michelle Bliss, member of the Church of Jesus Christ of Latter-Day Saints, 201 Boardwalk Avenue, Waxahachie, Texas, spoke and read a statement about interfaith and community outreach.

Hanson Inyang, Community Partners of Red Oak, 114 Carol Lane, Red Oak, Texas, spoke and invited Council to a Town Hall Meeting on Tuesday, April 14, 2026, at the La Quinta Inn in Red Oak to meet the candidates for the ROISD School Board of Trustees.

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)

Approved

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)

Approved

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)

Adopted

Enactment No: RES 26-016R

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)

Adopted

Enactment No: RES 26-017R

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)

Adopted

Enactment No: RES 26-018R

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)

Mayor Stanfill read Agenda Item No. 6 into the record. Public Works Director Binford spoke and gave a brief explanation of this item.

Mayor Stanfill made a motion to adopt Resolution No. 26-019R as presented.

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

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

The motion passed unanimously.

Adopted

Enactment No: RES 26-019R

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)

Adopted

Enactment No: RES 26-020R

Mayor Stanfill read the Consent Agenda into the record. Mayor Pro Tem Franklin asked for Agenda Item No. 6 be pulled and discussed during regular session.

Mayor Stanfill made the motion to approve Consent Agenda item Nos. 1 through 5, and 7, as presented.

Councilmember Miller moved the motion, seconded by Councilmember Smith.

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

The motion passed unanimously.

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)

Mayor Stanfill read Agenda Item No. 8 into the record. Planning & Zoning Manager Palmer spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:36 p.m.

No one spoke.

Mayor Stanfill made a motion to close the Public Hearing at 7:37 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.

City Attorney Hager spoke and asked questions of P&Z Manager Palmer.

Mayor Stanfill made a motion to approve Ordinance No. 26-008 as presented.

Councilmember Miller moved the motion, seconded by Councilmember Smith.

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

The motion passed unanimously.

Approved

Enactment No: ORD 26-008

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)*

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 7:42 p.m.

Michael Landwehr, Kimley-Horn and Associates, Inc., 13455 Noel Road, Suite 700, Dallas, Texas, spoke and stated he and his colleagues online were there to answer any questions.

(Online for questions: Riley Pennington, Jay Salanga and Paul Trujillo, Strategic Mission Critical, 2141 E. Highland Ave., Suite A200, Phoenix, Arizona)

Mayor Stanfill made a motion to close the Public Hearing at 7:43 p.m.

Councilmember Smith moved the motion, seconded by Councilmember Miller.

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

Mayor Stanfill made a motion to approve Ordinance No. 26-009 as presented.

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.

Approved

Enactment No: ORD 26-009

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)

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 7:51 p.m.

Norman Patten, 413 Cedar Street, Cedar Hill, Texas, spoke about reopening the subject property.

Mayor Stanfill made a motion to close the Public Hearing at 7:53 p.m.

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

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. 26-010 as presented with an amended exhibit to include restaurant takeout.

Councilmember Miller 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 26-010

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)

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

Mayor Stanfill opened the Public Hearing at 8:04 p.m.

Drew Donosky, Claymoore Engineering, 3231 Harwood Road, Bedford, Texas, was online and available to answer questions.

Mayor Stanfill made a 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 and 0 in the negative.

The motion passed unanimously.

Mayor Stanfill made a motion to approve Ordinance No. 26-011 as presented.

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

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

The motion passed unanimously.

Approved

Enactment No: ORD 26-011

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)

Mayor Stanfill read Agenda Item No. 12 into the record. City Manager Fuller spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 8:10 p.m.

No one spoke.

Councilmember Lightfoot made a motion to close the Public Hearing at 8:11 p.m.

Mayor Pro Tem Franklin seconded.

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. 26-012 as presented.

Councilmember Lightfoot moved the motion, seconded by Councilmember Miller.

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

The motion passed unanimously.

Approved

Enactment No: ORD 26-012

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, §551.071 - **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.

Mayor Stanfill moved City Council into Executive Session at 8:28 p.m. He invited City Manager Fuller, Deputy City Manager Phillips, Economic Development Director McCleary and City Attorney Robert Hager into closed Executive Session.

REGULAR SESSION:

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

Mayor Stanfill reconvened City Council back into regular session at 9:31 p.m.

City Attorney Hager spoke and, as a result of Agenda Item No. 17b, made a motion to adopt Resolution No. 26-021R approving an exclusive Listing Agreement by and between Joe Rust of Joe Rust Companies and the City of Red Oak for the property for sale being 334, 326 and 330 Methodist Street, with all three lots owned by the City. The law allows the City to enter into an agreement with Mr. Rust as a licensed broker to find a buyer. Based on past expression, Mayor Pro Tem Franklin has some interest in that property; therefore, out of an abundance of caution, Mayor Pro Tem Franklin has filled out a conflict of interest affidavit and filed it with the City Secretary. He will not participate in this decision.

Councilmember Lightfoot moved the motion, seconded by Councilmember Smith. The motion carried 3 in the affirmative, 0 in the negative, and 1 abstention. The motion passed.

Adopted

Enactment No: 26-021R

ADJOURNMENT:

Mayor Stanfill made a motion to adjourn the Council meeting at 9:33 p.m.

Councilmember Lightfoot moved the motion, seconded by Councilmember Miller. The motion carried 3 in the affirmative and 0 in the negative. The motion passed unanimously.

Approved:

Mark L. Stanfill, DVM
Mayor

Attest:

A handwritten signature in blue ink, appearing to read 'Caryn Stevens', followed by a horizontal line extending to the right.

Caryn Stevens, TRMC
City Secretary