



**MEETING MINUTES
CITY OF RED OAK
Red Oak City Council
Tuesday, October 14, 2025**

CALL TO ORDER:

Mayor Pro Tem Franklin called the regular meeting of the Red Oak City Council to order at 7:00 p.m., on Tuesday, October 14, 2025, declared a quorum present, and declared that notices were legally posted pursuant to the Open Meetings Act.

The following Councilmembers were present:

Willie G. Franklin, Jr., Mayor Pro Tem
Sean Flannery, Councilmember Place 2
Ricardo Miller, Councilmember Place 3
Jeffrey Smith, Councilmember Place 5

The following Councilmembers were absent:

Mark L. Stanfill, DVM, Mayor
Tim Lightfoot, Councilmember Place 4

INVOCATION AND PLEDGES OF ALLEGIANCE:

Councilmember Smith lead the prayer and the pledges of allegiance.

PRESENTATIONS:

Proclamations:

- Breast Cancer Awareness Month and "Pink Out" Day, October 24, 2025 (Mayor Stanfill)
- Cybersecurity Awareness Month (John Binford)
- Fire Prevention Month (Ben Blanton)
- National Friends of Libraries Week, October 19-25, 2025 (Heather Fuller)
- Domestic Violence Awareness Month (Marc Schroeder)

Mayor Pro Tem Franklin read each proclamation into the record and presented them to each recipient accordingly.

PUBLIC COMMENTS:

No one spoke.

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.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 September 8, 2025, Regular meeting and September 29, 2025, Special Called meeting. (Caryn Stevens)

Approved

2. Consider adoption of a Resolution of the City of Red Oak, Texas, finding that Oncor Electric Delivery Company, LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel. (Todd Fuller)

Adopted
Enactment No: RES 25-072R

3. Consider adoption of a Resolution of the City of Red Oak, Texas, approving an expenditure of funds of the Red Oak Economic Development Corporation ("ROEDC") in an amount not to exceed Five Hundred Thousand Dollars (\$500,000.00) for an Economic Development Agreement ("Agreement") by and between the ROEDC and Red Oak Country Club, LLC ("ROCC") for development approximately 45.00± acres of land situated in the City of Red Oak, Ellis County, Texas, for commercial retail purposes; and, providing an effective date. (Lee McCleary)

Adopted
Enactment No: RES 25-073R

4. Consider adoption of a Resolution of the City of Red Oak, Texas, authorizing the purchase of new access control, security, and surveillance systems through the BAT Security Master Services Agreement, in an amount not to exceed Five Hundred Thousand Dollars (\$500,000.00); authorizing the City Manager, or designee, to issue and approve the purchase orders and to execute the agreement; providing a repealing clause; providing a severability clause; and, providing an effective date. (John Binford)

Adopted
Enactment No: RES 25-074R

5. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, accepting and approving the Individual Project Order 064449285 for the preparation of construction plans, specifications, and bidding phase services for the Houston School Road Lift Station Decommissioning and Ovilla Road Sanitary Sewer Project with Kimley-Horn and Associates, Inc. (KHA), in accordance with the Master Agreement for Continuing Professional Services between KHA and the City of Red Oak, Texas, dated July 14, 2025; authorizing the City Manager, or designee, to execute a contract in a form approved by the City Attorney; and, providing an effective date. (Jared Binford)

Adopted
Enactment No: RES 25-075

6. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, accepting and approving the Individual Project Order 064449287 for the preparation of construction plans, specifications, and bidding phase services for the Lowrance Road Reconstruction Project with Kimley-Horn and Associates, Inc. (KHA), in accordance with the Master Agreement for Continuing Professional Services between KHA and the City of Red Oak, Texas, dated July 14, 2025; authorizing the City Manager, or designee, to execute a contract in a form approved by the City Attorney; and, providing an effective date. (Jared Binford)

Adopted
Enactment No: RES 25-076R

7. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, amending the Master Fee Schedule by amending Chapter 11.00 "Utility Fees, Section 11.01 'Water and Sewer Fees', Subsection (A), 'Monthly Water Rates'; and Subsection (B), 'Monthly Wastewater Rates'" of the Master Fee Schedule; and, providing an effective date. (Tim McRoberts)

Adopted
Enactment No: RES 25-077R

Mayor Pro Tem Franklin explained that Consent Agenda items are considered 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 may be acted upon in one motion or separately.

Mayor Pro Tem Franklin made a motion to approve the Consent Agenda as presented. Councilmember Miller moved the motion, seconded by Councilmember Flannery. 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 an Ordinance of the City Council of the City of Red Oak, Texas, granting a zoning change from “C-1” – Commercial District – 1 to “PD” – Planned Development District to allow commercial uses to be developed on the site, on approximately 0.23 acres of land, located at 405 North State Highway 342, Property Identification Number 188191 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25-14) *Requested by Charles Edwards* (Ben Hartman)

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

Mayor Pro Tem Franklin opened the Public Hearing at 7:27 p.m.

No one spoke.

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

Councilmember Flannery moved the motion, seconded by Councilmember Miller.

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

The motion passed unanimously.

Mayor Pro Tem Franklin made a motion to approve Ordinance No. 25-050 as presented.

Councilmember Flannery 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 25-050

9. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, accepting and acknowledging the terms and conditions of the Settlement and Release Agreement by and between the Cooper Zadeh, LLC and Victory Group, LLC; authorizing the City Manager, or designee, to execute said agreement; and, providing an effective date. (Lee McCleary)

Mayor Pro Tem Franklin stated that this agenda item would be discussed and possibly acted upon after Executive Session. Please see action on this item coming out of Executive Session.

BOARDS/COMMISSIONS BUSINESS:

10. Consider approval of the reappointment of memberships on City of Red Oak Boards and Commissions as follows:
 - A. Library Advisory Board: Reappointment of Robert Shamel and Cindy Belote as Regular members for two-year terms from October 2025 – October 2027.

Mayor Pro Tem Franklin read Agenda Item No. 10 into the record.

Mayor Pro Tem Franklin made a motion to accept the reappointments as presented.

Councilmember Flannery moved the motion, seconded by Councilmember Smith.

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

The motion passed unanimously.

Approved

DEPARTMENTAL REPORTS:

11. 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)
 - 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 (Danny Weimar, Parks Superintendent)
 - Update on Projects, Events & Operations
- I. Police (Marc Schroeder, Interim Police Chief)
 - 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 Pro Tem Franklin asked the Directors to present anything significant contained within their reports.

EXECUTIVE SESSION:

- 12. 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.
- 13. 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 983, south of FM 664/Ovilla Road, west of Batchler Road, and east of State Highway 342, Red Oak, Texas.

B. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of Oaks Boulevard, south of Red Oak Road, west of Interstate 35E, and east of the western city limits, Red Oak, Texas.

Mayor Pro Tem Franklin moved Council and select staff into Executive Session at 7:44 p.m.

REGULAR SESSION:

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

Mayor Pro Tem Franklin reconvened Council into Regular Session at 8:25 p.m. The following action was taken:

Mayor Pro Tem Franklin read Agenda Item No. 9 into the record. City Manager Fuller spoke and gave a detailed explanation of this agenda item.

Mayor Pro Tem Franklin made a motion to adopt Resolution No. 25-078R as presented.

Councilmember Miller 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 25-078R

ADJOURNMENT:

Mayor Pro Tem Franklin made the motion to adjourn the meeting at 8:29 p.m.

Councilmember Smith moved the motion, seconded by Councilmember Flannery.

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

The motion passed unanimously.

Approved:

Willie G. Franklin, Jr.
Mayor Pro Tem

Attest:

Caryn Stevens, TRMC
City Secretary