



RED OAK, TEXAS

**AGENDA
REGULAR MEETING
RED OAK CITY COUNCIL
MONDAY, AUGUST 11, 2025, 7:00 PM**

Mayor:

Mark L. Stanfill, DVM

Councilmembers:

Sean Flannery

Ricardo Miller

Tim Lightfoot

Jeffrey Smith

City Manager:

Todd Fuller

Deputy City Manager:

Jonathan Phillips

City Attorney:

Robert E. Hager

City Secretary:

Caryn Stevens, TRMC

Mayor Pro Tem:

Willie G. Franklin, Jr.

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Red Oak City Council to be held on Monday, August 11, 2025, at 7:00 p.m., in the Red Oak Government Center, Council Chamber, 101 S. Live Oak Street, Red Oak, Texas, and by videoconference as authorized by Section 551.127 of the Texas Government Code, at which time the following will be considered:

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

CALL TO ORDER:

The Mayor will call the meeting to order, declare a quorum, if present, and declare notices legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGES OF ALLEGIANCE:

Mayor Stanfill will offer the prayer and lead the pledges of allegiance.

PRESENTATIONS:

- **Recognition:** John D. Knight, CEcD, Assistant Economic Development Director (Lee McCleary)

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.

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.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 July 14, 2025 Regular meeting, July 21, 2025 Strategic Planning Workshop and Budget Workshop, and July 30, 2025 Budget Workshop II and Special Called meeting. (Caryn Stevens)
2. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, declaring certain personal property as obsolete, valueless, and surplusage; providing for disposal of the same by the City Manager, or designee; authorizing the Mayor to execute any necessary documents. (Tim McRoberts)
3. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, accepting and approving Amendment #1 to the Individual Project Order 064449269 with Kimley-Horn and Associates, Inc. (KHA) for additional construction phase services for the Methodist Pump Station Generator Improvements Project in an amount not to exceed Eight Thousand Dollars (\$8,000.00); authorizing the City Manager, or designee, to execute any necessary documents. (Jared Binford)
4. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the terms and conditions of a contract with TexasBit, in an amount not to exceed Two Hundred Seventy-Eight Thousand Five Hundred Dollars (\$278,500.00) for the reconstruction and resurfacing of Hill Lane, Sperry Lane, and Blue Valley Lane located in Red Oak, Texas; and, authorizing the City Manager, or designee, to sign any necessary documents. (Jared Binford)
5. Consider adoption of a Resolution of the City of Red Oak, Texas (“City”), approving an Economic Development Incentive Agreement between the City and RARE Hospitality International, Inc. (“RARE Hospitality”); and, approving the related expenditures of funds. (Lee McCleary)
6. Consider adoption of a Resolution of the City of Red Oak, Texas (“City”), approving an Economic Development Incentive Grant Agreement between the Red Oak Economic Development Corporation (“ROEDC”) and RARE Hospitality International, Inc. (“RARE Hospitality”); and, approving the related expenditures of funds in an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00). (Lee McCleary)
7. Consider adoption of a Resolution of the City of Red Oak, Texas (“City”), approving an Economic Development Incentive Agreement between the Red Oak Economic Development Corporation (“ROEDC”) and RARE Hospitality International, Inc. (“RARE Hospitality”); and, approving the related expenditures of funds. (Lee McCleary)
8. Consider adoption of a Resolution of the City of Red Oak, Texas (“City”), approving an

Economic Development Incentive Agreement between the City of Red Oak Industrial Development Corporation (“CROIDC”) and RARE Hospitality International, Inc. (“RARE Hospitality”); and, approving the related expenditures of funds. (Lee McCleary)

9. Consider approval of the proposed Red Oak Economic Development Corporation (“ROEDC”) Administrative Services Agreement with the City of Red Oak, Texas, to provide administrative services for Fiscal Year 2025-2026. (Lee McCleary)
10. Consider approval of the proposed City of Red Oak Industrial Development Corporation (“CROIDC”) Administrative Services Agreement with the City of Red Oak, Texas, to provide administrative services for Fiscal Year 2025-2026. (Lee McCleary)
11. Consider approval of an expenditure of funds by the City of Red Oak Industrial Development Corporation (“CROIDC”) in an amount of Forty Thousand Dollars (\$40,000.00) for a workforce development training grant agreement between the CROIDC and The TSTC (Texas State Technical College) Foundation. (Lee McCleary)
12. Consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, approving the 2025 Annual Service Plan Update and 2025 Assessment Roll for public improvements for Red Oak Public Improvement District No. 1 between the City of Red Oak, Texas, and P3Works, LLC; and, authorizing the City Manager, or designee, to execute any necessary documents. (Tim McRoberts)
13. Consider adoption of a Resolution approving an amendment to the Development Agreement between the City of Red Oak and Amalgamated Properties, LLC, now known as The Oaks of Red Oak, LLC, to allow for an increase in the number of occupied homes prior to the completion of the offsite Stephenson Road improvements to serve The Oaks residential subdivision development generally located south of Stephenson Road and west of IH-35E, in the City of Red Oak, Texas.

COUNCIL BUSINESS – REGULAR AGENDA:

14. Conduct a Public Hearing and consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, establishing a date to consider approving an ordinance adopting the Fiscal Year 2026 Annual Operating Budget for the City of Red Oak, Texas. (Tim McRoberts)
15. Consider adoption of a Resolution of the City of Red Oak, Texas, directing publication and posting of notice of intention to issue Certificates of Obligation; and resolving other matters relating to the subject. (Tim McRoberts)
16. Conduct a Public Hearing and consider adoption of a Resolution of the City of Red Oak, Texas, electing to continue to become eligible to participate in tax abatement and to create reinvestment zones in accordance with Chapter 312 of the Texas Tax Code. (Lee McCleary)
17. Conduct a Public Hearing and consider adoption of a Resolution of the City of Red Oak,

Texas, reestablishing and adopting the guidelines and criteria governing Tax Abatement in the City of Red Oak, Texas, and establishing an effective date in accordance with Chapter 312 of the Texas Tax Code. (Lee McCleary)

18. Conduct a Public Hearing and consider adoption of a Resolution of the City of Red Oak, Texas, designating Reinvestment Zone Number 14 (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)
19. Consideration of approving an Ordinance of the City of Red Oak, Texas, amending Chapter 12, "Traffic and Vehicles", by amending Article 12.07, "Stopping, Standing and Parking", by amending Section 12.07.009 "No Parking Zones", by amending Subsection (a) to add a new Subparagraph (16) for no parking on a portion of Harmony Way, City of Red Oak, Ellis County, Texas. (Jared Binford/Marc Schroeder)
20. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, providing for the Voluntary Annexation of territory generally described as being approximately 26.70± acres of land situated in the John Nugent Survey, Abstract No. 796, in the City of Red Oak ETJ, Ellis County, Texas, and incorporated into the City of Red Oak, Texas. (Todd Fuller)
21. Conduct a Public Hearing and consider approval of an Ordinance of the City of Red Oak, Texas, granting a zoning change from Agricultural District ("AG") to Single Family Residential District 2 ("R-2") located at 122 Hillcrest Lane, Lot 27, Block B, Bowmar Acres Addition, and identified as Property Identification Number 148024 in the Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC25-16) *Requested by Nora Sandoval* (Ben Hartman)
22. Conduct a Public Hearing and consider approval of an Ordinance of the City of Red Oak, Texas, granting a zoning change from Single-Family Ranchette Estates District ("RAE") to Single Family Residential Estates District ("RE") located at 201 Rugged Drive and identified as Property Identification Number 187808 in the Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC25-17) *Requested by Miguel Guerrero* (Ben Hartman)
23. Conduct a Public Hearing and consider approval of an Ordinance of the City of Red Oak, Texas, granting a Specific Use Permit request to allow for new motorcycle and powersports sales located on Lot 1, Blocks A and B, Millennium Business Addition, on the east side of I-35E between Red Oak Road and Ovilla Road, and identified as Property Identification Numbers 216997 and 216999, respectively, in the Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Cases: ZC25-18 and ZC25-19) *Requested by 3F Development Consulting & Inspections, LLC* (Ben Hartman)

BOARDS/COMMISSIONS BUSINESS:

24. Consider approval of the appointment, reappointment, resignation, or removal of

membership on the City of Red Oak Board and Commissions as follows:

A. Parks and Recreation Board

- Appointment of LaChica King as a Regular member for the remainder of a two-year term from June 2024 – June 2026.

DEPARTMENTAL REPORTS:

25. The City Council may deliberate and make inquiry into any item listed in the Departmental reports.

A. Communications & Marketing

- Monthly Report

B. Development Services

- Development Projects Status
- Building Permit and Inspections Report
- Code Compliance Report

C. Finance

- Finance Report
- Monthly Investment Report
- Financial Statement
- Municipal Court Statistical Highlights

D. Fire

- Monthly Activity Report
- Project Updates/Initiatives

E. Human Resources

- Administrative Monthly Report

F. Information Technology

- Major Accomplishments
- Current Initiatives
- Challenges

G. Library

- YTD Statistics
- Monthly Newsletter

H. Parks & Recreation

- Update on Projects, Events & Operations

I. Police

- Monthly Report
- Hiring Status
- Update on Animal Control Building Renovations

- J. Public Works
 - Monthly Operational Report
 - Project Updates/Initiatives

CLOSED SESSION:

26. 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.

REGULAR SESSION:

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

ADJOURNMENT:

CERTIFICATION: I hereby certify that the above agenda of items to be considered by the Red Oak City Council was posted in the Red Oak Government Center kiosk on August 8, 2025, before 7:00 p.m., in accordance with the Texas Government Code, Chapter 551.



Caryn Stevens, TRMC
City Secretary



ACCESSIBILITY STATEMENT

The Red Oak Government Center is wheelchair accessible with entry ramps and accessible parking spaces located in the front and east side of the building. Request for accommodations must be made 48 hours prior to the meeting by contacting the City Secretary's office at (469) 218-1207.

Instructions for Public Comments:

To speak during Public Comments, you must attend the City Council meeting in person. Speakers should complete a Public Comments Form and submit it to the City Secretary prior to

the meeting. Forms are available online (see Link to Public Comments Form below) and at the Council meeting. If you cannot attend in person, but still wish to comment, you may submit written comments via email. To submit comments, email your name, address, phone number, email address and topic to citysecretary@redoaktx.org, and title the subject of the email "Public Comments." Alternatively, you may click on the link below entitled Link to Public Comments Form to submit your comments electronically. Your comments must be received by 5:00 p.m. on the day of the meeting or they will not be accepted.

Link to Public Comments Form:

<http://www.redoaktx.org/FormCenter/Meetings-9/City-Meetings-Citizens-Comments-62>

The Public may watch the meeting via live-stream at:

<https://www.youtube.com/channel/UCntzB1px9caZvdivvHInEMQ/>