



RED OAK, TEXAS

**MEETING MINUTES
CITY OF RED OAK
Red Oak City Council
Monday, June 9, 2025**

CALL TO ORDER:

A regular meeting of the Red Oak City Council was held on June 9, 2025, at 7:00 p.m., in the Red Oak Government Center, Council Chamber, 101 S. Live Oak Street, Red Oak, Texas, with the following present, to wit:

Mark L. Stanfill, DVM, Mayor
Jeffrey Smith, Mayor Pro Tem
Willie G. Franklin, Jr., Councilmember Place 1
Sean Flannery, Councilmember Place 2
Ricardo Miller, Councilmember Place 3
Tim Lightfoot, Councilmember Place 4

Mayor Stanfill called the meeting to order at 7:00 p.m., declared a quorum present, and declared that notices were legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGES OF ALLEGIANCE:

Councilmember Flannery lead the prayer and pledges.

PRESENTATIONS:

Introduction:
Roderick Palmer, Planning & Zoning Manager (Ben Hartman)

CITIZENS COMMENTS:

Alberto Saldaña, saldanaalbertoc@gmail.com, emailed his comments and City Attorney Hager read them into the record as follows:

"Good afternoon, I was wondering how with all these businesses, homes, building, ect [sic]; how are the energy needs of the people going to be met (in relation to electricity.) Not too long a go [sic] a shell employee came by and told use [sic] we will be having rolling blackouts once the on data center is built. Please address this some how. Thank you."

COUNCIL BUSINESS – CONSENT AGENDA:

1. Consider approval of the minutes of the May 12, 2025, regular meeting of the Red

Oak City Council. (Caryn Stevens)

Approved

2. Consider adoption of a Resolution 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: 25-032R

3. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code of Ordinances by amending Chapter 12 Traffic and Vehicles, Article 12.06 Operation of Vehicles, Division 2 Speed Limits, Section 12.06.034 Highways, by adding a new Subsection (B) to establish prima facie speed limit on Loop 9 eastbound lane and eastbound service road from the west city limits to the east city limits, to the maximum speed limit of fifty-five miles per hour (55 mph); providing for enforcement; providing a penalty clause not to exceed Two Hundred Dollars (\$200.00); and, providing an effective date. *Requested by the Texas Department of Transportation* (Ben Hartman)

Approved

Enactment No: 25-024

4. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, awarding a bid to, and authorizing execution of a contract with, J&K Excavation, LLC, for the Uhl Rd Improvements Project; authorizing the City Manager, or designee, to execute the appropriate and necessary documents; and, providing an effective date. (Jared Binford)

Adopted

Enactment No: 25-033R

5. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, awarding a bid to, and authorizing execution of a contract with, J&K Excavation, LLC, for the Fox Hollow Lift Station Improvements Project; authorizing the City Manager, or designee, to execute the appropriate and necessary documents; and, providing an effective date. (Jared Binford)

Adopted

Enactment No: 25-034R

6. 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 LifeSchool 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)

Adopted
Enactment No: 25-035R

Mayor Stanfill made the motion to approve the Consent Agenda as presented. Councilmember Miller moved the motion, seconded by Mayor Pro Tem Smith. The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

COUNCIL BUSINESS – REGULAR AGENDA:

7. Consider Mayor's recommendation for the annual appointment of a Mayor Pro Tem. (Mayor Stanfill)

Mayor Stanfill read Agenda Item No. 7 into the record. Mayor Stanfill gave a brief explanation of this item.

Mayor Stanfill made the motion to nominate Councilmember Franklin as the Mayor Pro Tem for one year.

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

8. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by amending Chapter 14A Zoning Ordinance, Article 14 Basic Definitions and Interpretations, Section 14.1.2. Specific Definitions, by adding and adopting the definition of New Watercraft Sales; 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. (ZC25-07) *Requested by City of Red Oak* (Ben Hartman)

Mayor Stanfill read Agenda Item No. 8 into the record. Development Services Director Hartman spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:11 p.m. No one spoke. Mayor Stanfill made a motion to close the Public Hearing at 7:12 p.m. Councilmember Lightfoot moved the motion, seconded by Councilmember Miller. The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Mayor Stanfill made the motion to approve Ordinance No. 25-025 as presented. 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.

Approved
Enactment No: 25-025

9. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a zoning change from Agricultural District (AG) to Planned Development 184 (PD-184) by amending the development regulations to allow for the development of a minor auto repair use and future development of Commercial District 1 (C-1) uses on the site identified with Property Identification Number 141728 located north of Free Market Drive and east of N. Hwy 77, in the City of Red Oak, Ellis County, Texas; 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. (ZC25-08) *Requested by I35 Realty, LLC* (Ben Hartman)

Mayor Stanfill read Agenda Item No. 9 into the record. Development Services Director Hartman spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:17 p.m. No one spoke.

Mayor Stanfill made the motion to close the Public Hearing at 7:18 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.

The Mayor, Council and staff further discussed this agenda item.

Mayor Stanfill made the motion to approve Ordinance No. 25-026 as presented.

Councilmember Flannery moved the motion, seconded by Councilmember Miller.

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

Approved

Enactment No: 25-026

10. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a zoning change from Planned Development 106 Revised 3 (PD-106R3) to Planned Development 106 Revised 4 (PD-106R4) by amending the development regulations to allow the installation of overhead, low voltage, conduit raceway structures between buildings on the sites identified as Lots 1-R-2 through Lot 9R, Buildings 1-5, as depicted in Exhibits "B" through "D-1", being "Site Plan", "Elevation Plan", and "Building Standards", located at Block A of Project Cardinal, in the City of Red Oak, Ellis County, Texas; 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. (ZC25-09) *Requested by KFM Engineering and Design* (Ben Hartman)

Mayor Stanfill read Agenda Item Nos. 10 and 11 into the record.

Development Services Director Hartman spoke and gave detailed explanations on Agenda Item Nos. 10 and 11.

Mayor Stanfill opened the Public Hearing at 7:24 p.m.

Mayor, Council and staff discussed this agenda item during the public hearing.

Mayor Stanfill made a motion to close the Public Hearing at 7:30 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.

Mayor Stanfill made the motion to approve Ordinance No. 25-027 and 25-028 as presented.

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.

Approved

Enactment Nos: 25-027 and 25-028

11. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, by granting a zoning change from Planned Development 161 (PD-161) to Planned Development 161 Revised (PD-161R) by amending the development regulations to allow the installation of overhead, low voltage, conduit raceway structures between buildings on the sites identified as Lots 1R through Lot 5, Block A, of Project Cardinal II, an addition to the City of Red Oak, Ellis County, Texas; 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. (ZC25-10) *Requested by KFM Engineering and Design* (Ben Hartman)

See Agenda Item No. 10 for action taken on this item.

12. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Code of Ordinances of the City of Red Oak, Texas, by codifying the appendices of Ordinance No. 07-15, by adding a new Appendix C to Chapter 14A to include Table 6.1 "Permitted Uses," Table 6.2 "Minimum Residential Requirement," Table 6.3 "Minimum Requirements," Table 8.1 "Parking Spaces by Use Category," and Table 8.2 "Parking Requirements Based on Use"; amending Table 6.1, Subset E, "General Service and Office Type Uses," as set forth in Exhibit "A"; providing a repealing clause; providing a severability clause; and, providing an effective date. (ZC25-11) *Requested by City of Red Oak* (Ben Hartman)

City Attorney Hager read Agenda Item No. 12 into the record and gave a detailed explanation of this agenda item.

Development Services Director Hartman 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 the motion to close the Public Hearing at 7:37 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.

Mayor Stanfill made the motion to approve Ordinance No. 25-029 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.

Approved
Enactment No: ORD 25-029

BOARDS/COMMISSIONS BUSINESS:

13. Consider approval of the reappointment of memberships on City of Red Oak Boards and Commissions as follows:

A. Economic Development Corporation: Reappointment of Tim Lightfoot, Steve Miller, and Daniel Zimmerman as Regular members for two-year terms from June 2025 – June 2027.

B. Parks and Recreation Commission: Reappointment of Matthew Karpas and Shanette Cole as Regular members for two-year terms from June 2025 – 2027.

C. Planning and Zoning Commission: Reappointment of Derrick D. Parks and Kevin Hailey as Regular members for two-year terms from June 2025 – 2027.

D. Zoning Board of Adjustments: Reappointment of Casey Hargrove, Weylan McAnally and Frank Woodson as Regular members for two-year terms from June 2025 – 2027.

Mayor Stanfill read Agenda Item No. 13 into the record.

Mayor Stanfill made the motion to approve all reappointments for the above boards and commissions as presented.

Mayor Pro Tem Franklin moved the motion, seconded by Councilmember Flannery. The motion carried 5 in the affirmative and 0 in the negative. The motion passed.

Approved

DEPARTMENTAL REPORTS:

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 Report

- 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

All departmental reports were submitted in writing and addressed individually as needed.
Mayor Stanfill asked the Directors to present anything significant contained in their reports.

CLOSED SESSION:

14. 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.

Council did not convene into Closed Executive Session.

REGULAR SESSION:

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

ADJOURNMENT:

**Mayor Stanfill made the motion to adjourn the meeting at 7:57 p.m.
The motion carried 5 in the affirmative and 0 in the negative. The motion passed.**

PASSED AND APPROVED by the Red Oak City Council at a regular meeting held on the 14th of July, 2025.

Approved:

Attest:

Mark L. Stanfill, DVM
Mayor



Caryn Stevens, TRMC
City Secretary

