



CALL TO ORDER:

Mayor Stanfill called the regular meeting of the Red Oak City Council to order at 7:00 p.m. on Monday, December 8, 2025, declared a quorum present, and declared that notices were legally posted pursuant to the Open Meetings Act.

The following Councilmembers were present:

Mark L. Stanfill, DVM, Mayor
Willie G. Franklin, Jr., Mayor Pro Tem (*via teleconference*)
Sean Flannery, Councilmember Place 2
Ricardo Miller, Councilmember Place 3
Tim Lightfoot, Councilmember Place 4
Jeffrey Smith, Councilmember Place 5

INVOCATION AND PLEDGES OF ALLEGIANCE:

Councilmember Miller offered the prayer and lead the pledges of allegiance.

PRESENTATIONS:

Introduction: Kyle Cooper, Parks & Recreation Director (Jonathan Phillips)

Deputy City Manager Phillips introduced the Parks & Recreation Director, Kyle Cooper. Mr. Cooper spoke about his experience and thanked the City of Red Oak for choosing him.

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.

Jacqueline Webb, 202 Finlee Lane, Red Oak, Texas, spoke regarding her water bill and how excessive it has become. She asked when Red Oak would be getting another grocery store.

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.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 November 10, 2025, Regular meeting. (Caryn Stevens)

Approved

2. Consider adoption of a Resolution of the City of Red Oak, Texas, approving of an expenditure of funds by the City of Red Oak Industrial Development Corporation (CROIDC) in an amount not to exceed Four Million Nine Hundred Twenty-Five Thousand Three Hundred Ninety-Four Dollars and Fifty-Four Cents (\$4,925,394.54), plus additional closing costs, if any, for the purchase of approximately 12.5635± acres of real property located in the City of Red Oak, Texas; approving the terms and conditions of the Real Estate Contract for the purchase of real property; and, authorizing its President to execute all necessary documents on behalf of the CROIDC. (Lee McCleary)

Adopted

Enactment No: RES 25-085R

3. Consider adoption of a Resolution 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 25-086R

4. Consider adoption of a Resolution of the City of Red Oak, Texas, amending the Master Fee Schedule, as amended, by amending the Chapter 11.00 Utility Fees, Section 11.004, Garbage Collection Charges, Subsection (A), and Subsection (B) to establish new rates to the Master Fee Schedule, to amend residential rates; providing a repealing clause; and, providing an effective date. (Jared Binford)

Adopted

Enactment No: RES 25-087R

5. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, accepting and approving the Individual Project Order 064449291 for the preparation of construction plans, specifications, and bidding phase services for the Fiber Optic 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. (John Binford)

Adopted

Enactment No: RES 25-088R

6. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the purchase of nine (9) Dodge Durangos for the Police Department as approved in the fiscal year 2026 budget; authorizing the City Manager to execute the necessary documents to purchase vehicles in an amount not to exceed Eight Hundred Seventy-Four Thousand One Hundred Eighty-Nine Dollars and Sixty-Eight Cents (\$874,189.68) from Donalson CDJR, LLC, by utilizing Contract No. 240901 competitively bid by TIPS, a Texas purchasing cooperative, which is attached hereto as Exhibit A; providing a repealing clause; providing a severability clause; and, providing an effective date. (Marc Schroeder)

Adopted

Enactment No: RES 25-089R

7. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the purchase

of one (1) Case Mini-Excavator, with upfitting and equipment, for the Public Works Department; authorizing the City Manager, or designee, to execute the necessary documents to purchase said construction equipment in an amount not to exceed One Hundred Thirty-One Thousand Seven Hundred Four Dollars and Twenty-Six Cents (\$131,704.26) from ASCO Equipment, utilizing the BuyBoard Cooperative Purchasing Contract No. 788-25, attached hereto and incorporated herein as Exhibit "A"; providing a repealing clause; providing a severability clause; and, providing an effective date. (Jared Binford)

Adopted

Enactment No: RES 25-090R

8. 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 064449252 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 Daubitz Drive 1.5 Million-Gallon Elevated Storage Tank Project in an amount not to exceed Forty-Eight Thousand Dollars (\$48,000.00); 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 25-091R

9. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the purchase of right of way, drainage easements, and temporary construction easements for improvements to Stephenson Road as approved in the Fiscal Year 2025 budget; authorizing the City Manager to execute the necessary documents to purchase the right of way and easements in an amount not to exceed One Million Two Hundred Fifty Thousand Dollars (\$1,250,000.00); providing a repealing clause; providing a severability clause; and, providing an effective date. (Ben Hartman)

Adopted

Enactment No: RES 25-092R

10. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, to approve a written investment policy, designating investment officers, and, providing an effective date. (Tim McRoberts)

Adopted

Enactment No: RES 25-093R

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

COUNCIL BUSINESS – REGULAR AGENDA:

11. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving votes cast to elect directors for the Ellis Appraisal District Board of Directors for the year 2026. (Todd Fuller)

Mayor Stanfill read Agenda Item No. 11 into the record. City Manager Fuller and City Attorney Hager spoke briefly on this agenda item.

Councilmember Lightfoot moved the following motion: Motion to split the 63 allotted Red Oak votes evenly between the four candidates with any leftover votes left unvoted, or 15 votes per candidate.

Councilmember Smith seconded the motion.
The motion carried 5 in the affirmative and 0 in the negative.
The motion passed unanimously.

Adopted

Enactment No: RES 25-094R

12. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, accepting and approving the Individual Project Order 064449292 for the preparation of construction plans, specifications, and bidding & construction phase services for the Stainback Road Area Pavement Improvement 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)

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

Mayor Stanfill made the following motion: Motion to adopt Resolution No. 25-095R 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 unanimously.

Adopted

Enactment No: RES 25-095R

13. 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 "AG" – Agricultural District to "PD" – Planned Development District – 186 (PD-186) to modify development standards and allow Commercial and Multi-family uses to be developed on approximately 27.5837 acres of land, generally located at the northwest corner of Ovilla Road and Grand Meadow Boulevard, Property Identification No. 188573 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25-22) *Requested by Drew Donosky* (Ben Hartman)

Mayor Stanfill read Agenda Item No.13 into the record. Planning & Zoning Manager Palmer spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:27 p.m.

Robert Mendoza, Victory Real Estate Group, Dallas, Texas, spoke and gave a detailed explanation of this agenda item.

Brett Foster, The Wolff Company, Frisco, Texas, spoke and gave detailed background information on The Wolff Company and this agenda item.

City Manager Fuller read into the record two letters from residents:

- Tammy and Timothy Lemon, 187 Bowling Green Avenue, Red Oak, Texas, are against this project.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 7:45 p.m.
Councilmember Lightfoot moved the motion, seconded by Councilmember Smith.
The motion carried 5 in the affirmative and 0 in the negative.

The motion passed unanimously.

Mayor, Council, staff, as well as Mr. Mendoza and Mr. Foster, further discussed this agenda item.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 25-053 with specific requirements added by Council and to be prepared by legal counsel.

Councilmember Lightfoot moved the motion, seconded by Councilmember Miller.

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

The motion passed unanimously.

Approved

Enactment No: ORD 25-053

14. 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 request from "PD" – Planned Development – 164 Revised 1 (PD-164R1) to "PD" – Planned Development – 164 Revised 2 (PD-164R2) for the development of a data center complex and associated infrastructure on approximately 212.8018 acres of land, generally located at the northeast corner of Stainback and Batchler Roads, north of Stainback Road, south of the Ellis County limit line, Property Identification No. 312905 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (ZC25-26) *Requested by Michael Landwehr (Ben Hartman)*

Mayor Stanfill stated that Agenda Item No. 14 will be discussed in closed Executive Session. After reconvening into Regular Session, the following action was taken.

Mayor Stanfill read Agenda Item No. 14 into the record.

(Councilmember Flannery recused himself from voting due to a potential conflict of interest on this agenda item.)

City Engineer Hartman spoke and gave a detailed explanation of this agenda item.

City Attorney Hager spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 9:58 p.m.

Michael Landwehr, Kimley-Horn & Associates, Inc., 13455 Noel Road, Two Galleria Tower, Suite 700, Dallas, Texas, spoke and answered questions from Council.

Joe Tilson, DataBank, Austin, Texas, spoke and answered questions from Council.

Mayor Stanfill made the following motion: Motion to close the Public Hearing at 10:17 p.m.

Councilmember Lightfoot moved the motion, seconded by Councilmember Miller.

The motion carried 4 in the affirmative, 0 in the negative, and 1 abstention.

The motion passed.

Mayor Stanfill made the following motion: Motion to approve Ordinance No. 25-054 with specific changes added by Council and to be prepared by legal counsel.

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.

Approved

Enactment No: ORD 25-054

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)
 - 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 (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.

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.

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 City limit line, south of Red Oak Creek, west of Interstate 35E, and east of City limit line, Red Oak, Texas.

Mayor Stanfill convened Council and key staff into Executive Session at 8:40 p.m. They will discuss Agenda Item No. 14 as well as the Executive Session items.

REGULAR SESSION:

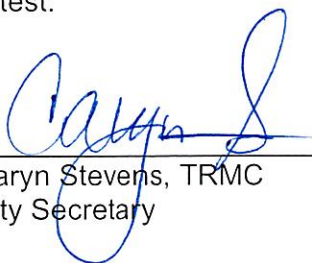
18. Reconvene into Regular Session and take any action necessary as a result of the closed Executive Session.

Mayor Stanfill reconvened Council back into Regular Session at 9:50 p.m. See Agenda Item No. 14 for action taken. No other action resulted from Executive Session.

ADJOURNMENT:

Mayor Stanfill made the following motion: Motion to adjourn the meeting at 10:29 p.m. Councilmember Miller moved the motion, seconded by Councilmember Lightfoot. The motion carried 5 in the affirmative and 0 in the negative. The motion passed unanimously.

Attest:



Caryn Stevens, TRMC
City Secretary

Approved:



Mark L. Stanfill, DVM
Mayor

