



City of Red Oak

Minutes - Final City Council Regular Meeting

Monday, January 8, 2018

7:00 PM

Red Oak Municipal Center
200 Lakeview Parkway

A Regular Meeting of the Red Oak City Council was held on Monday, January 8, 2018, at 7:00 p.m., in the Council Chambers of the Red Oak Municipal Center, 200 Lakeview Parkway, Red Oak, Texas, with the following members present, to wit:

City Council (6):

Mayor Alan Hugley
Councilmember William Drake
Councilmember Tim Lightfoot*
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

* NOTE: Councilmember Lightfoot arrived at 7:01 p.m.

CALL TO ORDER: Mayor Hugley called the meeting to order at 7:00 p.m., declared a quorum and announced that notices were legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE: Councilmember Drake gave the Invocation and led the Pledge of Allegiance.

CONSENT AGENDA:

1. Consider approving the following Minutes:
 - December 11, 2017 – Regular Council Meeting
Approved on the Consent Agenda
2. Consider approving the absence of Councilmember Ron Wilson from the December 11, 2017, Regular Meeting of the Red Oak City Council.
Approved

Councilmember Drake made the motion, seconded by Councilmember Scott Lindsey, to approve the Consent Agenda as published. The motion carried unanimously.

Ayes (5): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

CITIZENS COMMENTS:

No one spoke.

COUNCIL BUSINESS – REGULAR SESSION:

3. Conduct a Public Hearing and consider approval of Ordinance No. 18-001 approving a zoning change from Planned Development 77, Revised 2 (PD77-R2) to Planned Development 77, Revised 3 (PD77-R3) to allow for development changes for the Chick-Fil-A Restaurant, approximately 1.95 acres, Lot 2, Block A, Ovilla Corner II, City of Red Oak, Ellis County, Texas.

Mayor Hugley briefly explained the Public Hearing process and read Agenda Item No. 3 into the record.

City Manager Fuller gave a detailed explanation of this agenda item.

Mayor Hugley opened the Public Hearing at 7:06 p.m.

Robert Gunner, a representative with the architectural firm representing Chick-Fil-A, spoke and stated that per P & Z, they have modified some architectural elements to enhance the appeal of the awnings. He stated that he is in favor of the changes and permitting the use of the canopies at the site.

Councilmember Lightfoot made the motion, seconded by Councilmember Drake, to close the Public Hearing at 7:08 p.m. The motion carried unanimously.

Ayes (5):
Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

Mayor Hugley further discussed this agenda item.

Councilmember Wilson made the motion, seconded by Councilmember Lindsey, to approve Ordinance No. 18-001 as read. The motion carried unanimously.

Ayes (5):
Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

**Approved
Enactment No: ORD 18-001**

4. Conduct a Public Hearing and consider approval of Ordinance No. 18-002 approving a zoning change from Planned Development 51, Revised 3 (PD-51R3) to Planned Development 51, Revised 4 (PD-51R4) to allow for additional structures/improvements for approximately 1.551 acres, Lot 2, Nail Business Park, City of Red Oak, Ellis County, Texas, requested by Lucio Gonzalez.

Mayor Hugley read Agenda Item No. 4 into the record.

City Manager Fuller gave a detailed explanation of this agenda item.

Mayor Hugley opened the Public Hearing at 7:11 p.m.

Lucio Gonzalez, 204 Rocky Ridge Drive, Red Oak, Texas, spoke in favor of this zoning change.

Councilmember Lightfoot made the motion, seconded by Councilmember Drake, to close the Public Hearing at 7:12 p.m. The motion carried unanimously.

Ayes (5): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

Mayor Hugley and City Manager Fuller further discussed the agenda item.

Mayor Pro Tem Toney made the motion, seconded by Councilmember Wilson, to approve Ordinance No. 18-002 as read. The motion carried unanimously.

Ayes (5): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

Approved

Enactment No: ORD 18-002

5. Conduct a Public Hearing and consider approval of Ordinance No. 18-003 approving a zoning change from Planned Development 84 (PD-84) to Planned Development 84, Revised (PD-84R), to allow for development regulations for a single-family subdivision, the proposed Crystal Lake, 90 residential lots and 3 open space lots (HOA) for approximately 86 acres, Robert A Lemmans Survey, A-628, City of Red Oak, Ellis County, Texas, located north of Ovilla Rd. and west of Mabry Lane, requested by Harlan Properties, Inc.

Mayor Hugley stated that Agenda Item No. 5 and 6 are related. Mayor Hugley then read Agenda Item No. 5 and 6 into the record.

City Manager Fuller gave a detailed explanation of both Agenda Item Nos. 5 and 6. He asked that if Council makes a motion to approve Agenda Item No. 6, that they would add and incorporate into the final plat any engineering or staff comments.

Mayor Hugley opened the Public Hearing at 7:18 p.m.

Cathy Truelove, 760 E. Ovilla Road, Red Oak, Texas, spoke and asked about a plan for an easement on the east side of Harlan Properties, in the new subdivision, to allow for vendors to come in. She went on to ask when she can expect to have the City services; she is still on Rockett water.

Craig Smiley, Vice President of USA Engineers, 1525 Viceroy Drive, Suite 400, Dallas, Texas, spoke and stated that he is here to speak on behalf of Harlan Properties and their request for a revised zoning and preliminary plat for Crystal Lake property. He stated that he met Truelove at the P & Z meeting and plans to meet with her to discuss her situation. He stated that they are more than willing to work with her regarding an easement. Smiley concluded by stating that he will make himself available to meet with her and accommodate her in any way possible.

Councilmember Wilson made the motion, seconded by Councilmember Lightfoot, to close the Public Hearing at 7:22 p.m. The motion carried unanimously.

Mayor Hugley and City Manager Fuller addressed Truelove's questions. Rockett will continue to be the one who supplies the water in the area. Rockett water has the CCN of a great area of Red Oak and the city cannot take that over. This is granted to Rockett by the state. They will be providing water to the new subdivision as well. The area is also run on septics and the new subdivision is going to be septic as well.

Ayes (5): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

Mayor Hugley and City Manager Fuller addressed Truelove's issue regarding water. City Manager Fuller further stated that easements are provided for in the preliminary plat on Ovilla Road as well as internally through here. He stated that unless they already have an easement on Truelove's property, they couldn't go through there. City Manager Fuller stated that for this subdivision, he believes all the utilities are out on Ovilla Road.

Mayor Hugley and City Manager Fuller further discussed the agenda items as well as posed questions to Craig Smiley.

Councilmember Lightfoot made the motion, seconded by Councilmember Drake, to approve Ordinance No. 18-003 as read. The motion carried unanimously.

Ayes (5): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

Approved
Enactment No: ORD 18-003

- 6. Consideration of approving a Preliminary Plat for Crystal Lake, 90 SFR lots, 3 open space lots (HOA) for approximately 86 acres, Robert A Lemmans Survey, A-628, City of Red Oak, Ellis County, Texas, requested by Harlan Properties, Inc.**

City Attorney Hager made the motion for Council to approve the preliminary plat with the conditions and comments as reflected by the City Manager. Councilmember Lightfoot moved the motion, seconded by Councilmember Lindsey. The motion carried unanimously.

Ayes (5): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

Approved

BOARD APPOINTMENTS:

- 7. Appointments/Reappointments to Boards & Commissions – Consider approval regarding the following Boards/Commissions:**
- A. Red Oak Industrial Development Corporation**
- Reappointment of Regular Members for three-year terms from February 2018-2021:**
Weylan McAnally
Casey Hargrove

Councilmember Wilson made the motion, seconded by Councilmember Lightfoot, to approve the appointment of Weylan McAnally and Casey Hargrove to be appointed as

Regular Members of the Red Oak Industrial Development Corporation for three-year terms from February 2018 – 2021. The motion carried unanimously.

Ayes (5): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

DEPARTMENTAL REPORTS:

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

- A. Fire Department
 - December Monthly Activity Report
- B. Police Department
 - December Monthly Report
- C. Community Development
 - December Code Services Report
 - December Building Permit and Inspections Report
 - December Animal Control Report
- D. Public Works Department
 - December Operational Report
 - December Administrative Monthly Report
- E. Human Resources
 - December Administrative Monthly Report
- F. Finance Department
 - Finance Report
 - Monthly Investment Report
 - Financial Statement
- G. IT Department
 - Major Accomplishments
 - Current Initiatives
 - Challenges
- H. Library
 - YTD Statistics
 - Monthly Newsletter
 - Legacy Data
- I. Court
 - December Statistical Highlights

All departmental reports were submitted to Council and addressed individually as needed. Significant updates given included:

Human Resources Director Lawson was absent.

IT Director Binford stated he's replaced the whole phone system. Otherwise, had no updates at this time, but was available for questions.

Library Director Ragsdale spoke and stated that the Library had a very good December. The food drive went very well.

8. Pursuant to the Texas Government Code, Section §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 adjourn into Executive Session.

REGULAR SESSION:

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

There was no Executive Session.

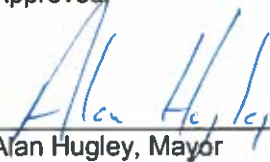
ADJOURNMENT:

Councilmember Wilson made the motion, seconded by Councilmember Lindsey, to adjourn the meeting at 7:34 p.m. The motion carried unanimously.

Ayes (5):
Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney
Councilmember Ron Wilson

PASSED AND APPROVED by the Red Oak City Council at a Regular Meeting held on February 12, 2018.

Approved:



Alan Hugley, Mayor

Attest:


Dana Argumaniz, TRMC
City Secretary

