



## City of Red Oak

### Minutes - Final City Council Regular Meeting

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Monday, May 14, 2018

7:00 PM

Red Oak Municipal Center  
200 Lakeview Parkway

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A Regular Meeting of the Red Oak City Council was held on Monday, May 14, 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

**CALL TO ORDER:** Mayor Hugley called the meeting to order at 7:03 p.m., declared a quorum and announced that notices were legally posted pursuant to the Open Meetings Act.

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Pastor David Johnston gave the invocation and Mayor Hugley led the Pledge of Allegiance.

**PRESENTATIONS:**

- Proclamation – Motorcycle Safety and Awareness Month

Mayor Hugley asked the various motorcycle groups that were present to come forward. Hugley read the proclamation into the record and presented each group with their proclamation and thanked them for all they do for the community.

- Proclamation – National Police Week 2018

Mayor Hugley asked Police Chief Garland Wolf to come forward. Hugley read the proclamation into the record and presented Police Chief Wolf with the proclamation.

- Presentation – Officer of the Year

Police Chief Garland Wolf asked Officer Drew Whittenberg to come forward. Chief Wolf presented Whittenberg with the 2017 Officer of the Year for the Red Oak Police Department. Mayor Hugley acknowledged this huge accomplishment and thanked him on behalf of the Red Oak City Council.

- Presentation – New Officer

Police Chief Garland Wolf asked Officer Ryan Gunning to come forward. Chief Wolf introduced Gunning to the Mayor and City Council as the newest addition to the Red Oak Police Department.

**ADMINISTER OATH OF OFFICE AND PRESENT CERTIFICATES OF ELECTION:**

Mayor Hugley asked Councilmembers, Tony Drake and Mayor Pro Tem, Gordon Toney, to come forward. Hugley went on to state that both of these positions ran unopposed and both councilmembers will be returning to their same positions.

Dana Argumaniz, City Secretary, presented Mayor Pro Tem Gordon Toney and Councilmember William Drake with their Certificates of Election. Caryn Stevens, Executive Assistant to the City Manager, administered the Oaths of Office to Mayor Pro Tem Gordon Toney and Councilmember William Drake.

Daylon Hugley asked Mayor Hugley for permission to speak. Daylon Hugley thanked his father for the lessons taught during his terms as mayor. He went on to say that one of the greatest things his dad did was to teach he and his brothers that you can leave a legacy. A legacy means sacrifices, and we understand now that is one of the biggest lessons you set out in 2007 to teach us. Daylon Hugley concluded by stating that his father served admirably as a Mayor but has served incredibly as a father.

Mayor Hugley thanked everyone for the opportunity that was provided to him. It has been a huge blessing and a huge challenge. Out with the old and in with the new. Hugley went on to introduce the new Mayor, Mark Stanfill. With Stanfill's background and years of service in the community and on the Red Oak ISD School Board, it was with no surprise that he was unopposed as well for the position of Mayor. Hugley asked Stanfill to come forward.

Dana Argumaniz, City Secretary, presented Mayor Mark L. Stanfill, DVM, with his Certificate of Election. Caryn Stevens, Executive Assistant to the City Manager, administered the Oaths of Office to Mayor Mark L. Stanfill, DVM.

Alan Hugley then turned the meeting over to Mayor Stanfill. Mayor Hugley and his wife exited the meeting.

#### **CONSENT AGENDA:**

1. Consider approving the following Minutes:
  - April 9, 2018 – Regular Council Meeting  
**Approved on the Consent Agenda**
  
2. Consider adoption of Resolution No. 18-019R approving the amendment of authorized signers of the bank accounts located at Prosperity of Texas; providing a repealing clause; providing a severability clause; providing an effective date.  
**Adopted**  
**Enactment No: RES 18-019R**
  
3. Consider adoption of Resolution No. 18-020R approving the authorized signers for a safety deposit box located at Prosperity of Texas; approving closure of the account for the safety deposit box; providing a repealing clause; and providing a severability clause; providing an effective date.  
**Adopted**  
**Enactment No: RES 18-020R**
  
4. Consider approval of Ordinance No. 18-017 amending Ordinance 17-038, amending the Fiscal Year 2018 Official Budget; appropriating funds to increase Building Permit and Inspection Revenues and Increase Building Inspection Expenditures, as attached in Exhibit A; providing that expenditures for said Fiscal Year be made in accordance with said amended budget; providing a severability clause; and providing an effective date.  
**Approved**  
**Enactment No: ORD 18-017**

5. Consider adoption of Resolution No. 18-021R extending the auditing services contract with Judd, Thomas, Smith & Company, P.C.; exercising the option to renew for the two subsequent years, Fiscal Years 2018 and 2019, and authorizing the City Manager to negotiate and execute the contract; providing a severability clause; and providing an effective date.  
**Adopted**  
**Enactment No: RES 18-021R**
  
6. Consider adoption of Resolution No. 18-022R approving the terms and conditions of an Event License Agreement by and between The Oaks Assembly of God d/b/a The Oaks Church and the City of Red Oak; providing for the City Manager to execute such License Agreement; and providing an effective date.  
**Adopted**  
**Enactment No: RES 18-022R**
  
7. Consider adoption of Resolution No. 18-023R approving the terms and conditions of an Event License Agreement by and between Oak Hill Crossing, Ltd., and the City of Red Oak, providing for the City Manager to execute such License Agreement; and providing an effective date.  
**Adopted**  
**Enactment No: RES 18-023R**
  
8. Consider approval of an expenditure of the Red Oak Economic Development Corporation (ROEDC) in the amount of \$27,500.00, for ROEDC/Catalyst Commercial, Inc. Professional Services Agreement for period of June 1, 2018 to May 31, 2019.  
**Approved on the Consent Agenda**
  
9. Consider approval of Ordinance No. 18-018 amending Ordinance No. 18-010 to correct the property description which authorized the abandonment and vacation of a 0.159 acre right-of-way easement, being located on a portion of the 1.13 acre tract, Lot 1, Block A, of the R. Bell Survey, Abstract No. 60, depicted in amended Exhibit A, attached hereto and incorporated herein; providing for the furnishing of a Certified Copy of this Ordinance for recording in the Real Property Records of Ellis County, Texas, as a Quitclaim Deed; providing for the indemnification of the City of Red Oak, Texas, against damages arising out of the abandonment; authorizing the City Manager to execute and record necessary documents evidencing the abandonment of said easement; providing a severability clause; and providing an effective date.  
**Approved**  
**Enactment No: ORD 18-018**
  
10. Consider adoption of Resolution No. 18-024R finding that Oncor Electric Delivery Company LLC's application for approval of a Distribution Cost Recovery Factor pursuant to 16 Tex. Admin. Code § 25.243 to increase distribution 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; providing an effective date.  
**Adopted**  
**Enactment No: RES 18-024R**
  
11. Consider approving the absence of Councilmember Ron Wilson from the April 9, 2018, Regular Meeting of the Red Oak City Council.  
**Approved**

**Councilmember Wilson made the motion, seconded by Councilmember 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:**

**Glen Parker**, 513 La Cresta, Red Oak, would like to speak with someone about establishing a Veteran's Memorial in the City of Red Oak. City Manager Todd Fuller gave Parker his business card and told him to call him and they will set up a meeting.

**Casey Hargrove**, 213 Rose Garden Way, Red Oak, spoke about what a wonderful job Alan Hugley did as Mayor for the City. He spoke of how tumultuous the City was when he came on the Council and he was able to turn everything around and keep a firm and stable Council all these years. Hugley is one of the most ethical people I know. He set the example of what a true public servant is and should be about.

**John Hawkins**, 504 Roaring Creek, Oak Leaf, spoke about the long history of cooperative efforts between the ROISD and the City of Red Oak. The ROISD Board looks forward to a continued cooperative effort and are real excited about the future and want to continue to work together with the City of Red Oak.

**COUNCIL BUSINESS – REGULAR SESSION:**

12. Conduct a Public Hearing and consider approval of Ordinance No. 18-019 approving a zoning change from Agriculture (AG) to Planned Development 91 (PD-91) to allow for a single-family residential subdivision for approximately 72 acres, J Nugent Survey, A-896, City of Red Oak, Ellis County, Texas, located north of Ovilla Rd. and east of Uhl Rd., requested by Cooper Zadeh.

**Mayor Stanfill read Item 12 into the record. City Manager Todd Fuller presented this item to City Council.**

**Mayor Stanfill opened the Public Hearing at 7:54 p.m.**

**Brett Hess**, 327 Blue Ribbon Rd., Waxahachie, spoke in favor of this project for Ted Zadeh. Hess has worked with Zadeh for multiple years on multiple projects and looks forward to working with him on this one in Red Oak. He is available for questions.

**Councilmember Lightfoot made the motion, seconded by Councilmember Lindsey, to close the Public Hearing at 7:57 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

**Councilmember Wilson made the motion, seconded by Councilmember Lindsey, to approve Ordinance No. 18-019 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 18-019**

13. Consider adoption of Resolution No. 18-025R adopting the 2018 Water and Sanitary Sewer Criteria entitled "Manual for the Design of Water and Sanitary Sewer Lines"; and providing an effective date.

**City Manager Todd Fuller explained this item to Council, stating there were no significant changes.**

**Mayor Pro Tem Toney made the motion, seconded by Councilmember Drake, to approve Resolution No. 18-025R 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

**Adopted**  
**Enactment No: RES 18-025R**

14. Consider adoption of Resolution No. 18-026R awarding the bid to Reytech Service, LLC, for the Red Oak Road Paving Project; authorizing the City Manager to execute a contract in a form approved by the City Attorney on behalf of the City; and providing an effective date.

**City Manager Todd Fuller went into detail when presenting this item to Council; explaining that it will be broken into phases. All questions were addressed.**

**Councilmember Lightfoot made the motion, seconded by Councilmember Wilson, to approve Resolution No. 18-026R 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

**Adopted**  
**Enactment No: RES 18-026R**

#### **BOARD APPOINTMENTS:**

15. Appointments/Reappointments/Resignations to Boards & Commissions – Consider approval regarding the following Boards/Commissions:

- A. Red Oak Economic Development Corporation
- Accept Resignation of Mark L. Stanfill, DVM, as a Regular Member, effective May 14, 2018.
  - Reappointment of Jack Edwards, Russell McCrady, and Greg Bennett as Regular Members each for two-year terms from June 2018- June 2020.
  - Appointment of Alan Hugley as a Regular Member for a two-year term from June 2018-2020.

**Councilmember Lightfoot made the motion, seconded by Councilmember Lindsey, to accept the resignation of Mark L. Stanfill, DVM, as a Regular Member, effective May 14, 2018, approve the reappointment of Jack Edwards, Russell McCrady, and Craig Bennett as Regular Members of the Red Oak Economic Development Corporation for two-year terms from June 2018 – 2020, and appoint Alan Hugley as a Regular Member for a two-year term from June 2018 – 2020. The motion carried unanimously.**

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

**B. Red Oak Industrial Development Corporation**

- Accept Resignation of Ron Wilson as Regular Member, effective May 14, 2018.
- Appointment of Alan Hugley as a Regular Member for the remainder of a three-year term from February 2016-2019.

**Councilmember Wilson made the motion, seconded by Councilmember Lightfoot, to accept the resignation of Ron Wilson as a Regular Member, effective May 14, 2018, and approve the appointment of Alan Hugley to be appointed as Regular Member of the Red Oak Industrial Development Corporation for the remainder of a three-year term from February 2016 – 2019. The motion carried unanimously.**

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

**C. Planning & Zoning Commission**

- Reappointment of Larry Eon and Leroy Klice as Regular Members each for two-year terms from June 2018 – June 2020.

**Councilmember Lindsey made the motion, seconded by Councilmember Drake, to approve the reappointment of Larry Eon and Leroy Klice as Regular Members of the Planning & Zoning Commission for two-year terms from June 2018 – 2020. The motion carried unanimously.**

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

**D. Parks & Recreation Commission**

- Reappointment of Ginny Lindsey and JoAnn Smith as Regular Members each for two-year terms from June 2018 – June 2020.

**Councilmember Drake made the motion, seconded by Mayor Pro Tem Toney, to approve the reappointment of Ginny Lindsey and JoAnn Smith as Regular Members of the Park & Recreation Commission for two-year terms from June 2018 – June 2020. 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:**

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

- A. Fire Department
  - Monthly Activity Report
- B. Police Department
  - Monthly Report
- C. Community Development
  - Code Services Report
  - Building Permit and Inspections Report
  - Animal Control Report
- D. Public Works Department
  - Operational Report
  - Administrative Monthly Report
- E. Human Resources
  - 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
  - Statistical Highlights

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

**Fire Chief / Interim Assistant City Manager Thompson informed City Council that we will have an additional 911 Unit. In April we assisted with fire-fighting in the panhandle. Brandon Nichols came up and spoke on a fundraiser for August 11, 2018. The fundraiser will be used to build ramps for residences that need them in the area. In addition, the funds will be used to help build back up the Association's funds.**

**Police Chief Wolf informed Council that PD held National Drug Take back Day and took back over 129 pounds of prescription medications.**

**Community Development (CD) / Public Works (PW) Director Silva-Reyes spoke and updated Council on the Capital Works Projects. Reminded Council of Trash Off Day.**

**Library Director Ragsdale made a correction on one of his reports. He advised Council of when the summer reading programs would start and directed them to where all of the**

information is listed. Other than that, he had no other updates, but was available for questions.

**CLOSED SESSION:**

16. 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.
  
17. Pursuant to the Texas Government Code, Section §551.072 – **Deliberate an Offer for Sale, Acquisition or Exchange of Real Properties south of Ovilla Road, north of Red Oak Road, east of I-35, and west of State Hwy 342.**

**Mayor Stanfill read Agenda Item Nos. 16 and 17 for Closed Session. He moved Council into Closed Session at 8:18 p.m.**

**REGULAR SESSION:**

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

**Council reconvened into Regular Session at 8:45 p.m. No action taken.**


**ADJOURNMENT:**

**Councilmember Wilson made the motion, seconded by Councilmember Drake, to adjourn the meeting at 8:45 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 June 11, 2018.**

Approved:

  
\_\_\_\_\_  
Mark L. Stanfill, DVM  
Mayor

Attest:

  
\_\_\_\_\_  
Dana Argumaniz, TRMC  
City Secretary