



City of Red Oak

Minutes - Final City Council Regular Meeting

Monday, July 9, 2018

7:00 PM

Red Oak Municipal Center
200 Lakeview Parkway

A Regular Meeting of the Red Oak City Council was held on Monday, July 9, 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 (4):

Mayor Mark L. Stanfill
Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

Absent (2):

Councilmember Scott Lindsey
Councilmember Gordon Toney

CALL TO ORDER: Mayor Stanfill 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:
 - June 11, 2018 – Regular Council Meeting
Approved on the Consent Agenda
2. Consider approving the absences of Councilmember Scott Lindsey and Councilmember Ron Wilson from the June 11, 2018, Regular Meeting of the Red Oak City Council.
Approved

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

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

CITIZENS COMMENTS:

No one spoke.

COUNCIL BUSINESS – REGULAR SESSION:

3. Conduct a Public Hearing and consider approval of Ordinance No. 18-023 approving a Zoning Change from Agriculture (AG) to Planned Development 93 (PD-93) to allow for new single family residential development for Lot 8, Bear Creek Meadows, 1014 E. Ovilla Rd.,

approximately 1.4 acres, City of Red Oak, Ellis County, Texas, requested by George Gajdica.

Mayor Stanfill read Agenda Item No. 3 into the record. City Manager Fuller presented this item to City Council.

Mayor Stanfill opened the Public Hearing at 7:06 p.m. No one spoke.

Councilmember Wilson made the motion, seconded by Councilmember Lightfoot, to close the Public Hearing at 7:07 p.m. The motion carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

Mayor Stanfill and Council discussed the agenda item at length. City Attorney Hager spoke and asked that the motion include the condition that the sidewalk would not be required.

Councilmember Lightfoot made the motion, seconded by Councilmember Wilson, to approve Ordinance No. 18-023 with the provision that sidewalks are not be required. The motion carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

Approved
Enactment No: ORD 18-023

4. Conduct a Public Hearing and consider approval of Ordinance No. 18-024 approving a Zoning Change from Planned Development 66, Revised (PD-66R) to Planned Development 66, Revised 2 (PD-66R2) by amending the development regulations to include residential development regulations for the proposed Oakmont Park, 511 single-family residential lots, approximately 167 acres, EE Sherly Survey, A-1013, City of Red Oak, Ellis County, Texas, located at the northeast corner of Ovilla Rd. and SH 342, requested by Casey Hargrove.

Mayor Stanfill read Agenda Item No. 4 into the record. City Manager Fuller presented this item to City Council. City Attorney Hager also spoke about this agenda item.

Mayor Stanfill opened the Public Hearing at 7:31 p.m.

Casey Hargrove, 213 Rose Garden Way, Red Oak, Texas, spoke and gave background information on this development. He is in favor of this agenda item.

Councilmember Wilson made the motion, seconded by Councilmember Lightfoot, to close the Public Hearing at 7:45 p.m. The motion carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

Mayor Stanfill and Council discussed the agenda item at length. City Attorney Hager also spoke about this agenda item at length.

City Attorney made the motion to approve (Ordinance No. 18-024) with conditions as presented by the City Manager including the columns, coach doors, the PD with an alternate, the 1,750 on house size as amended with 33 percent maximum per phase, as well

as the changes to usage in relation to tract A, B and C. Councilmember Lightfoot moved the motion, seconded by Councilmember Wilson. The motion carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

Approved
Enactment No: ORD 18-024

5. Consider approving a Preliminary Plat for Oakmont Park subdivision, 511 single-family residential lots, approximately 167 acres, EE Sherly Survey, A-1013, City of Red Oak, Ellis County, Texas, requested by Casey Hargrove.

Mayor Stanfill read Agenda Item No. 5 into the record. City Manager Fuller gave a brief explanation of this agenda item.

Councilmember Drake made the motion, seconded by Councilmember Lightfoot, to close to approve the Preliminary Plat as read. The motion carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

Approved

6. Conduct a Public Hearing regarding a Zoning Change from Agriculture (AG) to Planned Development 92 (PD-92) to allow for senior living and commercial development, being approximately 75 acres, A Fredericks Survey, A-375, J Lawrence Survey A-633, and J McKnight Survey, A-733, City of Red Oak, Ellis County, Texas, located on the west side of IH-35E, south of the Oaks Blvd., requested by Oakhill Crossing LTD.

Mayor Stanfill read Agenda Item No. 6 into the record. City Manager Fuller gave a detailed explanation of this agenda item. No action will be taken on this item until staff meets with the City of Waxahachie to discuss the project.

Mayor Stanfill opened the Public Hearing at 8:38 p.m.

Jeff Crannell, 2570 Justin Road, Lewisville, Texas, spoke in favor of this zoning change and project. He mentioned his conversations with staff at the City of Waxahachie regarding the project and will keep Red Oak informed.

Ben Little, Allied Business Services, 309 E. Ovilla Road, Red Oak, Texas, spoke in favor of this zoning change and project. He expressed to Council his belief that this is an appropriate type of project for Red Oak, particularly on the west side of Interstate 35, and will be an attractive area for seniors. He also gave a brief summary of the project.

Todd Little, 441 Country Ridge Lane, Red Oak, Texas, spoke in favor of the project. He detailed the background and history of the project. He, like Ben, believes that this project will be in high demand.

Councilmember Drake made the motion, seconded by Councilmember Wilson, to close the Public Hearing at 8:55 p.m. The motion carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

Mayor Stanfill and Council discussed the agenda items at length. Jeff Crannell answered questions from Council.

BOARD APPOINTMENTS:

8. Appointments/Reappointment to Boards & Commissions – Consider approval regarding the following Boards/Commission:

- A. Library Advisory Board**
 - Appointment of Juan C. Gutierrez as a Regular Member for the remainder of a two-year term from October 2016-2018.

Mayor Stanfill read Agenda Item No. 8 for the board appointment.

City Attorney Hager made the motion that Juan C. Gutierrez be appointed to the Library Advisory Board for the remainder of this term and for the consecutive, two-year term, ending in 2020.

Councilmember Wilson moved the motion, seconded by Councilmember Drake, to approve the appointment of Juan C. Gutierrez to the Library Advisory Board for remainder of a two-year term for this year, 2018, through October of 2020. The motion was carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

DEPARTMENTAL REPORTS:

9. 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
 - Cash Balance 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 spoke and informed Council that Ellis County initiated a burn ban this past week. The Ellis County Fire Marshall coordinated with all the area fire chiefs and it was determined based on the grass fire activity and some of the losses that it was in the best interest. ROFR is remaining with our stakeholder group with the EMS contract; it's an on-going effort with the cities of Waxahachie, Ennis, Red Oak and Ellis County. They are working together on a regular basis, trying to work on the revision of the contract. Outside the Fire Department, the city has been working on filling the Public Works Director position and have named a sole finalist for the position. Per Thompson, staff is working on the final details and finishing up the process. At the next meeting, he will be able to introduce Council to our finalist. Additionally, the city is working with the Finance Director and a recruitment company, canvassing all the applications for the position of Assistant Finance Director.

Police Chief Wolf spoke and gave a report on the Red Oak White and Blue activities. The event went very well due in part to the preplanning between the Fire Department, Parks and Recreation Department, Police Department and the Oaks Church. The traffic patterns worked very well. Chief Wolf also informed Council about a car seat donation campaign they participated in with the Municipal Court and Walmart, and they were able to give away car seats to local needy families.

Human Resources Director Lawson stated she had no updates at this time but was available for questions. City Manager Fuller added that the HR department and Administration are in the process of updating the personnel manual and employee handbook.

Finance Director Richardson stated that she is happy and blessed to be here and that the Finance Department is running smoothly. Mayor Stanfill thanked her for her hard work on the Budget and mentioned the upcoming meeting (Strategic Planning Workshop) on Thursday.

IT Director Binford spoke and stated that IT Department is still working on the communication issues between the buildings and there should be a few solutions offered from bidders. This information will be brought before Council soon.

Library Director Ragsdale stated that the Library had an extremely busy month and probably broke all records. For June, the library circulated over 5,000 items to about 400 different families. He thanked the Public Works Department, Police Department and Fire Department, as well as Ellis County Sheriff's Department, who were all involved in the Touch A Truck event. He stated that they all came through for us in flying colors. There were close to 300 people and families in attendance. Mayor Stanfill mentioned the recent fundraising event of the library. Library Director Ragsdale responded and stated that

\$3,000.00 was raised at the fundraiser, put on by the Friends of the Library group, and 100 percent of the proceeds will go to the library.

Court Administrator Collins spoke and informed Council that the Red Oak Municipal Court is part of a networking program with surrounding cities in a collaborative effort to discuss common issues. This is the first time in 17 years that the court has networked with other cities. She also informed Council that, for the first time, the Municipal Court conducted an informative, two-hour class with members of the Citizens on Patrol classes.

CD / PW Director Silva-Reyes spoke and announced his resignation from the position of Director of Public Works. He further stated that he has accepted the position of Director of Public Works with the City of Colleyville. He expressed his gratitude for the opportunity to serve our city and has enjoyed getting to work alongside staff and Council, gaining a great amount of experience. He concluded by thanking everyone again and informing Council of his last day of work, Friday, July 20. City Manager Fuller spoke and expressed his appreciation for everything that Ray has done. He has a great work ethic – doing Public Works, Parks and Community Development, and was also involved with Engineering. On behalf of the staff, City Manager Fuller wished him the best of luck in Colleyville. City Manager Fuller gave an update to Council about increasing the water take from Dallas water last week because of a shortage situation; the City was unable to sustain the water system due to the excessive heat and the drought, in addition to all of the new homes that have come on. We increased the take from 1.5 million gallons a day to 1.8 million gallons a day from Dallas. Additionally, per City Manager Fuller, we went ahead and utilized a connection with Rockett Water. That has since been cut off and everything has normalized. The City will continue to monitor the situation and should be in good shape at 1.8 million gallons from Dallas.

CLOSED SESSION:

10. 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.
11. Pursuant to the Texas Government Code, Section §551.071 – **Deliberate an Offer for Sale, or Acquisition, or Exchange of Real Properties** generally located east of Uhl Road, west of Pratt Road, south of Tater Brown Road, and north of Stephenson Road, Red Oak, Texas.

Mayor Stanfill read Agenda Item Nos. 10 and 11 for Closed Session into the record and moved Council into Closed Session at 9:20 p.m.

REGULAR SESSION:

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

Council reconvened into Regular Session at 9:42 p.m. See below for action taken for Agenda Item No. 7.

7. Discuss and consider approval of an expenditure of the Red Oak Economic Development Corporation (ROEDC) in the amount of \$195,000 for the acquisition of approximately 1.337 acres of land located in the Waterview Commercial Center in the City of Red Oak, Texas.

City Manager Fuller gave a detailed explanation of the action to be taken coming out of Executive Session. EDC approved moving forward with the purchase of the property in the amount of \$195,000.00.

Councilmember Drake made the motion, seconded by Councilmember Lightfoot, to approve the expenditure of \$195,000.00 from the EDC to purchase the 1.337 acres. The motion carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

Approved

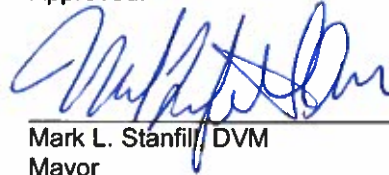
ADJOURNMENT:

Councilmember Wilson made the motion, seconded by Councilmember Drake, to adjourn the meeting at 9:47 p.m. The motion carried unanimously.

Ayes (3): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Ron Wilson

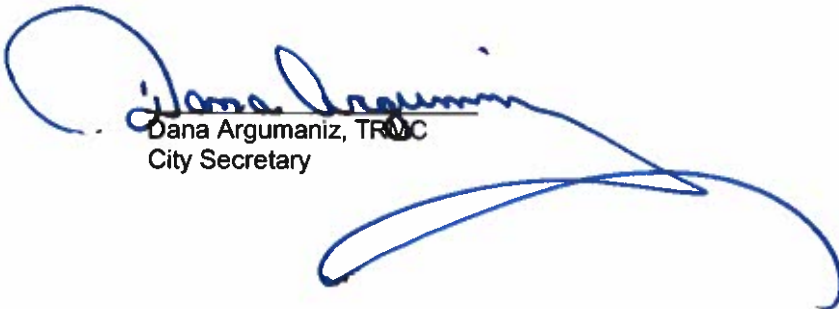
PASSED AND APPROVED by the Red Oak City Council at a Regular Meeting held on August 13, 2018.

Approved:



Mark L. Stanfill, DVM
Mayor

Attest:



Dana Argumaniz, TRAC
City Secretary

