



City of Red Oak

Minutes - Final City Council Regular Meeting

Monday, December 10, 2018

7:00 PM

Red Oak Municipal Center
200 Lakeview Parkway

A Regular Meeting of the Red Oak City Council was held on Monday, December 10, 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 Scott Lindsey
Mayor Pro Tem Gordon Toney

Absent (1):

Councilmember Ron Wilson

*Councilmember Lightfoot arrived at 7:08 p.m.

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: Mayor Pro Tem Toney gave the Invocation and led the Pledge of Allegiance.

PRESENTATIONS:

- Introduction – New Police Officers

Police Chief Garland Wolf spoke and introduced three new police officers who recently graduated from the North Central Texas Council of Governments Regional Police Academy: Antonio Avina, Daniel Picknell and Matthew Saenz. Council welcomed the officers to Red Oak.

CONSENT AGENDA:

1. Consider approving the following Minutes:
 - November 13, 2018 – Regular Council Meeting
Approved on the Consent Agenda
2. Consider adoption of Resolution No. 18-056R authorizing participation of the City of Red Oak in the Texas Local Government Investment Pool and designating authorized representatives to transmit and/or withdraw funds, issue letters of instruction, and take other appropriate actions deemed necessary for investments in the Texas Local Government Investment Pool, and providing an effective date.
Adopted
Enactment No: RES 18-056R

3. Consider adoption of Resolution No. 18-057R approving the purchase of two (2) 2019 Ford F-250 Crew Cab Trucks for the Public Works Department and authorizing the City Manager to execute necessary documents for such vehicle in an amount not to exceed \$58,100 as provided in the formal quote, which is attached hereto and incorporated herein as Exhibit "A"; and, providing an effective date.

Adopted

Enactment No: RES 18-057R

Mayor Stanfill read the Consent Agenda. Mayor Stanfill explained that Consent Agenda items are considered 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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and may be acted on in one motion or separately.

Mayor Pro Tem Toney made the motion, seconded by Councilmember Drake, to approve the Consent Agenda as published. The motion carried unanimously.

Ayes (4): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

CITIZENS COMMENTS:

Mayor Stanfill explained the process of the Citizens Comments portion of the meeting.

Phil Bacon, 1730 Creek Valley, Mesquite, Texas, spoke regarding the recent plan to sell his property and the City's Comprehensive Plan.

Debbie Bacon, 1730 Creek Valley, Mesquite, Texas, spoke and deferred her three-minute time slot to Phil Bacon.

Brenda Bacon, 1730 1011 Time Wood Circle, Terrell, Texas, spoke and deferred her three-minute time slot to Phil Bacon.

COUNCIL BUSINESS – REGULAR SESSION:

4. Conduct a Public Hearing and consider approval of Ordinance No. 18-048 approving a zoning change from Agriculture (AG) to Planned Development 101 (PD-101) to allow for new single-family residential development for Lot 5, Bear Creek Meadows, 1008 E. Ovilla Rd., approximately 1.3 acres, City of Red Oak, Ellis County, Texas, requested by Daniel Robles.

Mayor Stanfill read Agenda Item No. 4 into the record. City Engineer Hartman spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:19 p.m. No one spoke.

Councilmember Lindsey made the motion, seconded by Councilmember Lightfoot, to close the Public Hearing at 7:20 p.m. The motion carried unanimously.

Ayes (4): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

Mayor Stanfill and Council briefly discussed this agenda item.

Councilmember Drake made the motion, seconded by Councilmember Lindsey, to approve Ordinance No. 18-048 as presented. The motion carried unanimously.

Ayes (4): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

Approved
Enactment No: ORD 18-048

5. Conduct a Public Hearing and consider approval of Ordinance No. 18-049 approving a zoning change from Industrial (I) to Planned Development (PD-96) to allow for single-family homes for approximately 37.549 acres, J Nugent Survey, A-796, City of Red Oak, Ellis County, Texas, located west of IH35E, and north of Ovilla Rd., requested by Ted Zedah.

Mayor Stanfill read Agenda Item No. 5 into the record. City Engineer Hartman spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:29 p.m. No one spoke.

Councilmember Lightfoot made the motion, seconded by Mayor Pro Tem Toney, to close the Public Hearing at 7:30 p.m. The motion carried unanimously.

Ayes (4): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

Mayor Stanfill, Council and City Engineer Hartman discussed this agenda item at length. Fire Chief / Interim Assistant City Manager Thompson addressed a question from Councilmember Lindsey. City Manager Fuller added more information regarding this agenda item, referring to a slide on the monitor.

Councilmember Lindsey made the motion, seconded by Councilmember Drake, to approve Ordinance No. 18-049 as presented. The motion carried unanimously.

Ayes (4): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

Approved
Enactment No: ORD 18-049

6. Consider adoption of Resolution No. 18-058R approving the terms and conditions of an Agreement for Paramedic Ambulance Services by and between the City of Red Oak, Texas, and American Medical Response Ambulance Service, Inc., a Delaware corporation (AMR); authorizing the Mayor to execute; and providing an effective date.

Mayor Stanfill read Agenda Item No. 6 into the record. Fire Chief / Interim Assistant City Manager Thompson spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill, Council and Fire Chief / Interim Assistant City Manager Thompson discussed this agenda item at length.

Councilmember Lindsey made the motion, seconded by Councilmember Lightfoot, to adopt Resolution No. 18-058R as presented. The motion carried unanimously.

Ayes (4): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

Adopted

Enactment No: RES 18-058R

DEPARTMENTAL REPORTS:

7. 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. Engineering & Community Development
 - Code Services Report
 - Building Permit and Inspections Report
 - Animal Control Report

- D. Public Works & Parks 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 Thompson spoke and updated Council on activities within his department. He stated that the FD is in the middle of a hiring process. In the budget, the fire department was allowed to hire three (firefighters) in order to get both companies back to four-man staffing. He invited the community to visit the main station and take pictures in front of the antique fire truck which is decorated for the holidays.

Police Chief Wolf spoke and updated Council on activities within his department. He reiterated that the police department has three new officers. They also have two officers in field training. He updated Council regarding the “Mo”vember annual event of growing out mustaches to support research for pediatric cancers, and stated that the PD exceeded their goal and raised a total of \$1,087.00. Police Chief Wolf said that this was a great morale booster and community service initiative.

City Engineer Hartman spoke and updated Council on activities within his department. He stated that the Brian Terrace subdivision screening wall has now been removed. He submitted the city’s comments to TxDOT regarding the Ovilla Road Widening project. He stated that his department is in the process of looking to hire a building inspector and a permit tech.

Public Works & Parks Director Williams spoke and updated Council on activities within his department. He stated that he has hired four people in the last month, and they are currently in training. He further stated that the replacement shade structure at Pearson Park should be installed soon.

Human Resources Director Lawson spoke and updated Council on activities within her department including recent hiring and the turnover rate statistics

Finance Director Richardson was absent.

IT Director Binford spoke and updated Council on activities within his department. He stated that the AT&T fiber project is almost complete. The City’s mobile app is in the development phase.

Library Director Ragsdale was absent.

Court Administrator Collins spoke and updated Council on activities within her department. She stated that they are revising court policies and have seen an increase in collections.

CLOSED SESSION:

- 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.

- 9. Pursuant to the Texas Government Code, Section §551.071 – Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property.**
 - A. Discuss or deliberate acquisition, sale, and/or exchange of Real Properties generally located east of I-35E, west of SH 342, south of FM 664/Ovilla Road, and north of US 77, Red Oak, Texas.
 - B. Discuss or deliberate acquisition, sale, and/or exchange of Real Properties generally located east of Uhl Road, west of I-35E, south of the Ellis County Line, and north of FM 664/Ovilla Road, Red Oak, Texas.
 - C. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of Uhl Road, west of I-35E, south of Red Oak Road, and north of the Oaks Boulevard, Red Oak, Texas.

- D. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of I-35E, west of SH 342, south of Ellis County Line, and north of FM 664/Ovilla Road, Red Oak, Texas.

Mayor Stanfill read Agenda Item Nos. 8 and 9 for Closed Session into the record and moved Council into Closed Session at 8:06 p.m. He invited Fire Chief / Interim Assistant City Manager Eric Thompson and Economic Development Director Lee McCleary into Closed Session.

REGULAR SESSION:

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

Council reconvened into Regular Session at 8:57 p.m. Action taken. Back to Regular Session agenda items.

COUNCIL BUSINESS – REGULAR SESSION:

City Attorney Bob Hager read and made the following motion: Motion to approve a Letter of Intent with the Red Oak Independent School District whereby there will be an exchange and sale of real property between the City and ROISD where the city will provide to ROISD approximately 22.82 acre site, a Public Works Real Property with improvements of approximately 4.39 acres, a vacant lot of 0.597 acres, and an Option through the ROEDC whereby they will obtain an option to purchase approximately 24.01 acres for a total of 51.5 acres and receive approximately \$1.8 million dollars in cash to equal the value, and in exchange, the City will receive the Live Oak Property with all improvements of approximately 41.5 acres, and authorize the Mayor or City Manager to sign the Letter of Intent.

Councilmember Lindsey moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

- Ayes (4):** Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

Approved

City Attorney Bob Hager read and made the following motion: Motion to approve a Land Sale and Economic Development Agreement which would require an expenditure between the ROEDC and JRTR Investments, Ltd., D/B/A Te'Jun The Texas Cajun, which would be the sale of approximately 4.237 acres of land owned by the ROEDC, and authorize it's President to execute a contract which would lead to a contribution in the amount of \$550,000.00.

Councilmember Lightfoot moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

- Ayes (4):** Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

Approved

City Attorney Bob Hager read and made the following motion: Motion to approve an expenditure by the ROEDC of an amount not to exceed \$50,000.00 to U.S. Realty Holdings, Ltd., to offset the costs of additional parking, drainage and related to infrastructure

improvements to prospective restaurant use of Fuzzy's Taco Shop based on approval of the grant agreement by the City Attorney, and authorizing them to execute that for that expenditure.

Councilmember Lightfoot moved the motion, seconded by Councilmember Drake. The motion carried unanimously.

Ayes (4): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney

Approved

ADJOURNMENT:

Councilmember Lightfoot made the motion, seconded by Councilmember Drake, to adjourn the meeting at 9:00 p.m. The motion carried unanimously.

Ayes (4): Councilmember William Drake
Councilmember Tim Lightfoot
Councilmember Scott Lindsey
Mayor Pro Tem Gordon Toney


PASSED AND APPROVED by the Red Oak City Council at a Regular Meeting held on January 14, 2019.

Approved:



Mark L. Stanfill, Mayor

Attest:


Caryn Stevens
Deputy City Secretary