



## City of Red Oak

### Minutes - Final City Council Regular Meeting

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Monday, January 14, 2019

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, January 14, 2019, 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  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Absent (1):**

Councilmember Scott Lindsey

**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.

**PRESENTATIONS:**

- Introduction – New Assistant Finance Director Gloria Platt

**City Manager Fuller spoke and introduced the new Assistant Finance Director Gloria Platt to Council and staff. Finance Director Richardson also spoke and expressed her appreciation to Council for allowing her department to hire her. Council then welcomed Ms. Platt to Red Oak.**

**CONSENT AGENDA:**

1. Consider approving the following Minutes:
  - December 4, 2018 – Special Called Joint Meeting – Council and Red Oak I.S.D. Board
  - December 10, 2018 – Regular Council Meeting**Approved on Consent Agenda**
2. Consider the absence of Councilmember William Drake from the December 4, 2018, Special Called Joint Meeting of the Red Oak City Council and the Red Oak I.S.D. Board of Trustees, and the absence of Councilmember Ron Wilson from the December 10, 2018, Regular Meeting of the Red Oak City Council.  
**Approved on Consent Agenda**

**Mayor Stanfill read the Consent Agenda and explained that these 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discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and may be acted on in one motion or separately.

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  
Mayor Pro Tem Gordon Toney

**Abstention (1):** Councilmember Ron Wilson

#### **CITIZENS COMMENTS:**

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

Sherry Reynolds, 905 Country Creek Lane, Red Oak, Texas, spoke and voiced her complaints about the new trash service, specifically the tree and shrub trimmings pickup. She stated that she was upset because she is getting the run around each time she contacts CWD and that no one has picked up her trash. Mayor Stanfill asked her to get with the Public Works Director Williams to resolve her issue.

Phil Butler, Red Oak, Texas, spoke from his seat and asked a question about the trash service and bulk pickup. Public Works Director Williams and Council discussed and answered his questions.

#### **COUNCIL BUSINESS – REGULAR SESSION:**

3. Conduct a Public Hearing and consider approval of Ordinance No. 19-001 approving a zoning change from Planned Development 41, Revised 2 (PD-41R2) to Planned Development 41, Revised 3 (PD-41R3) to allow for the addition of blue vinyl “branding” for the front elevation of the existing Walmart, 100 Ryan Drive, City of Red Oak, Ellis County, Texas, located north of Ovilla Rd, and east of Ryan Drive, requested by Walmart Stores Texas, LP.

Mayor Stanfill read Agenda Item No. 3 into the record. City Engineer Hartman spoke and gave a detailed explanation of this agenda item.

Mayor Stanfill opened the Public Hearing at 7:14 p.m.

Gina Kelly, SGA Design Group, Tulsa, Oklahoma, spoke in favor of the project and explained the new branding.

Councilmember Wilson made the motion, seconded by Councilmember Lightfoot, to close the Public Hearing at 7:15 p.m. The motion carried unanimously.

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

Mayor Stanfill and Council briefly discussed this agenda item.

Councilmember Wilson made the motion, seconded by Councilmember Drake, to approve Ordinance No. 19-001 as presented. The motion carried unanimously.

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**  
**Enactment No: ORD 19-001**

4. Consider adoption of Resolution No. 19-001R declaring personal property, one (1) 2005 [correction: 2006] Spartan Rescue Apparatus Unit No. R-182, with the last four digits of the VIN No. being 1860, to be surplus and authorizing the disposal of such property in accordance with state law; and, authorizing the Mayor to execute all necessary documents; and providing an effective date.

**Mayor Stanfill read Agenda Item No. 4 into the record. Fire Chief / Assistant City Manager Thompson spoke and gave a detailed explanation of this agenda item as well as Agenda Item No. 5 as they are related.**

**Mayor Stanfill, Council and Fire Chief / Assistant City Manager Thompson discussed this agenda item at length. Mayor Stanfill confirmed that the model year for the vehicle would be researched and corrected. City Manager Fuller added that this expense was included in the budget. Fire Chief / Assistant City Manager Thompson remarked that the cost of the new vehicle actually came in under budget.**

**Councilmember Wilson made the motion, seconded by Mayor Pro Tem Toney, to adopt Resolution No. 19-001R as presented with the correction of the model year. The motion carried unanimously.**

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Adopted**  
**Enactment No: RES 19-001R**

5. Consider adoption of Resolution No. 19-002R approving the purchase of one (1) Skeeter Rescue Truck for the Fire Department and authorizing the City Manager to execute necessary documents for such vehicle in an amount not to exceed \$46,780 as provided in the formal quote, which is attached hereto and incorporated herein as Exhibit "A"; and, providing an effective date.

**Mayor Stanfill read Agenda Item No. 5 into the record.**

**Mayor Stanfill, Council and Fire Chief / Assistant City Manager Thompson briefly discussed this agenda item and a question from Councilmember Lightfoot was answered.**

**Councilmember Lightfoot made the motion, seconded by Councilmember Drake, to adopt Resolution No. 19-002R as presented. The motion carried unanimously.**

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Adopted**  
**Enactment No: RES 19-002R**

## 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
  - I. Court
    - Statistical Highlights

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

**Fire Chief / Assistant City Manager Thompson spoke and updated Council on activities within his department. He stated that the fire department hired three new firefighters in December. The new hires are currently in orientation and go to shift on Saturday. Both companies have four people assigned to both stations.**

**Police Chief Wolf spoke and updated Council on activities within his department. He stated that two officers, Officer Michael Fitzgerald and Lieutenant Richard Boone, were honored with lifesaving awards at the First Responder bowl game in Dallas at the Cotton Bowl. They have five officers currently in training and two more to be interviewed. He announced that Officer Dustin Bragg received the Officer of the Year Award for 2018. Officer Bragg is a Patrol Officer assigned to the K9 Division in the field operations bureau of the Red Oak Police Department.**

**City Engineer Hartman spoke and updated Council on activities within his department. He stated that his department had a record number of new home permits issued for a total of 188.**

**Public Works & Parks Director Williams spoke and updated Council on activities within his department. He updated Council on the trash services transition and referenced Councilmembers to the letter from CWD outlining some of the issues and problems experienced. He assured Council that these problems are being worked out and he anticipates that most of the issues will be resolved. Council and Director Williams spoke about the trash issue at length. Director Williams also mentioned adding a chipper machine to his budget.**

**Human Resources Director Lawson spoke and updated Council on activities within her department. She stated that the Employee Appreciation Luncheon was a success with a high employee turnout. She also reported that the city hired six new employees. She concluded by informing Council about the Excellence Challenge initiated by Fire Chief / Assistant City Manager Thompson.**

**Finance Director Richardson was present, but left the meeting early due to illness.**

**IT Director Binford spoke and updated Council on activities within his department. The fiber project is now complete. City cell phones are now on AT&T FirstNet; Fire, Public Works and Police will be on the new phones. The City now has interdepartmental connectivity using the new push-to-talk phones, especially beneficial during crucial incidents that involve multiple city departments.**

**Library Director Ragsdale spoke and updated Council on activities within his department. He stated that the Library had a very busy December. There was a 77 percent increase over last year in the number of borrowers who came into the library. He went over more statistical information with Council. He updated Council on the new databases available through the library's website. The Library is hosting a Celtic guitarist in March. Director Ragsdale concluded by updating Council on the Little Free Library at Pearson Park, adding praise and thanks to our Public Works Department for helping to install it as well as the Friends of the Library and a local eagle scout.**

**Court Administrator Collins spoke and updated Council on activities within her department. She stated that warrant collections were lower in December due to the holidays. A new warrant information flyer is available to help answer customer questions regarding the warrant process. Councilmember Lightfoot asked her a question about year-to-date collections. Administrator Collins answered him and stated she would include it on her next report.**

#### **CLOSED SESSION:**

- 12. 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.
  
- 13. 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. 12 and 13 for Closed Session into the record and moved Council into Closed Session at 7:47 p.m.**

**REGULAR SESSION:**

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

**Council reconvened into Regular Session at 9:30 p.m. Action taken.**

**COUNCIL BUSINESS – REGULAR SESSION:**

**Mayor Stanfill read and made the following motion: Motion to approve the Commercial Contract for improved property between Adem-1 Family, Ltd., and the City of Red Oak for the purchase of property located at 100 Bonham Court, and the expenditure of \$1,325,000.00, and authorize the City Manager and the City Attorney to execute all necessary documents and to take whatever appropriate steps are necessary to and including eminent domain to terminate the lease agreements of all tenants on said property.**

**City Manager Fuller further explained this item, indicating the property on the monitor. There is one correction on the agreement, on item number 26, and that is to strike the date of January 9 and leave it blank.**

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

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

**Approved**

**Mayor Stanfill read and made the following motion: Motion to approve the City Attorney to file eminent domain for the acquisition of approximately 7.507 acres of land owned by Cassiopeia Properties Preservation Foundation, Inc., located in the J.E. Patton Survey, Abstract 738, for use as a public purpose.**

**City Manager Fuller further explained this item, indicating the property on the monitor.**

**Councilmember Wilson moved the motion, seconded by Mayor Pro Tem Toney. The motion carried unanimously.**

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**

**Mayor Stanfill read and made the following motion: Motion to authorize the City Manager to extend our Letter of Intent with the Red Oak I.S.D., if necessary, and to extend the contract for up to sixty (60) days to complete environmental assessments suggested by the Red Oak I.S.D.**

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

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**

6. Consider adoption of Resolution No. 19-003R approving the terms and conditions of a lease agreement with American Medical Response (AMR), authorizing the Mayor to execute a lease agreement with American Medical Response (AMR), which is attached hereto as Exhibit "A," following review by the City Attorney; repealing all resolutions in conflict; providing a severability clause; and, providing an effective date.

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

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

**Councilmember Wilson made the motion, seconded by Councilmember Lightfoot, to adopt Resolution No. 19-003R as presented. The motion carried unanimously.**

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Adopted**

**Enactment No: RES 19-003R**

7. Consider approving a Grant Agreement between the Red Oak Industrial Development Corporation ("ROIDC") and the City of Red Oak, Texas ("City"), and the expenditure of ten thousand and no/100 dollars (\$10,000) in reimbursement to the City for a Special Warranty Deed for approximately 3.249 acres required for a public walking trail.

**Mayor Stanfill read Agenda Item Nos. 7 and 8 into the record. City Manager Fuller spoke and gave a detailed explanation of both Agenda Item Nos. 7 and 8, as well as Agenda Item No. 9.**

**Mayor Stanfill read and made the following motion: Motion to approve the Grant Agreement between the ROIDC and the City for \$810,000.00.**

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

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**

8. Consider approving a Grant Agreement between the Red Oak Industrial Development Corporation ("ROIDC") and the City of Red Oak, Texas ("City"), and the expenditure of \$800,000 to purchase approximately 24.01 ± acres of property for use as open space and future development.

**See Agenda Item No. 7 above for action taken.**

9. Consider approving an assignment of an option to purchase 24.01 ± acres of property for use as open space and future development with CooperZedah, LLC, from the Red Oak Industrial Development Corporation ("ROIDC") to the City of Red Oak, Texas ("City"), and authorize the City Manager to execute the Assignment of Option Agreement.

**Mayor Stanfill read Agenda Item No. 9 into the record. Mayor Stanfill and City Manager Fuller spoke and gave a detailed explanation of this agenda item.**

**Councilmember Drake made the motion, seconded by Councilmember Lightfoot, to approve the Assignment of Option Agreement as read. The motion carried unanimously.**

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**

#### **BOARD APPOINTMENTS:**

10. Appointment/Reappointment to Boards & Commissions – Consider approval regarding the following Boards/Commissions:
- A. Red Oak Industrial Development Corporation
    - Reappointment of Ben Goodwyn, Alan Hugley, and David Wells as Regular Members each for three-year terms from February 2019-February 2022.

**City Manager Fuller read and made the following motion: Motion to approve the reappointment of Ben Goodwyn, Alan Hugley, and David Wells as Regular Members each for three-year terms from February 2019 to February 2022.**

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

**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**

#### **ADJOURNMENT:**

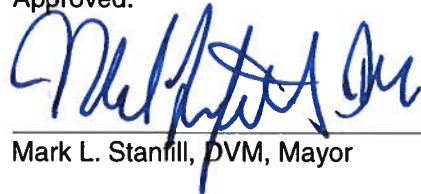
**Councilmember Wilson made the motion, seconded by Councilmember Drake, to adjourn the meeting at 9:46 p.m. The motion carried unanimously.**



**Ayes (4):** Councilmember William Drake  
Councilmember Tim Lightfoot  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**PASSED AND APPROVED by the Red Oak City Council at a Regular Meeting held on February 11, 2019.**

Approved:



Mark L. Stanfill, DVM, Mayor

Attest:



Caryn Stevens  
Deputy City Secretary

