



## City of Red Oak

### Minutes - Final City Council Regular Meeting

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Monday, June 10, 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, June 10, 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 (5):**

Mayor Mark L. Stanfill  
Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**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 Wilson gave the Invocation and led the Pledge of Allegiance.

#### **PRESENTATIONS:**

- Proclamation – Citizens Public Safety Academy

**Mayor Stanfill invited Officer Bratcher and the Citizens Public Safety Academy to join him at the front of Council Chambers. Officer Bratcher spoke and informed Council about the program and commended all the graduates of the Academy. Mayor Stanfill read the proclamation into the record and presented it to Officer Bratcher.**

- Recognition – New Police Officer, Zach Abraham

**Mayor Stanfill invited Police Chief Wolf and new police officer, Zach Abraham, to join him at the front of Council Chambers. Police Chief Wolf introduced Officer Abraham to Council. Mayor Stanfill and Council welcomed Officer Abraham to Red Oak.**

#### **CONSENT AGENDA:**

1. Consider approving the following Minutes:
  - May 13, 2019 – Regular Council Meeting  
**Approved**
2. Consider approving the absence of Councilmember Ron Wilson from the May 13, 2019, Regular Meeting of the Red Oak City Council.  
**Approved**

**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discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and may be acted upon in one motion or separately.

Councilmember Drake made the motion, seconded by Mayor Pro Tem Toney, to approve the Consent Agenda with the corrections as noted. The motion carried 4 – 0 – 1.

**Ayes (4):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney

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

Mayor Stanfill explained the Citizens Comments section of the meeting and read the rules displayed on the monitors.

**CITIZENS COMMENTS: No one spoke.**

**COUNCIL BUSINESS – REGULAR SESSION:**

3. Consider all matters incident and related to the issuance and sale of City of Red Oak, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2019, including the adoption of Ordinance No. 19-023.

Mayor Stanfill read Agenda Item No. 3 into the record. City Manager Fuller spoke and gave a detailed explanation of this agenda item. Jim Sabonis with Hilltop Securities also spoke and gave an update and detailed report on this agenda item.

Councilmember Goodwyn made the motion, seconded by Councilmember Drake, to approve Ordinance No. 19-023 as presented. The motion carried unanimously.

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**  
**Enactment No: ORD 19-023**

4. Conduct a public hearing and consider approving Ordinance No. 19-024 for a zoning change from Agriculture (AG) zoning to Planned Development 105 (PD-105) allowing for the development and construction of a new single-family residence for approximately .22 acres, Lot 22, Block 10, Beckley Pike Estates, City of Red Oak, Ellis County, Texas, requested by Maria Villanueva.

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 7:24 p.m. No one from the public spoke.

City Engineer Hartman spoke and read a write-in comment from Larry J. Pogue, 4140 Joe Wilson Road, Midlothian, Texas, wherein Mr. Pogue wrote that he was in favor of the project.

Councilmember Wilson made the motion, seconded by Councilmember Braly, to close the public hearing at 7:26 p.m. The motion carried unanimously.

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Mayor Stanfill made the motion to approve Ordinance No. 19-024 as presented.**

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

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**  
**Enactment No: ORD 19-024**

5. Conduct a public hearing and consider approving Ordinance No. 19-025 for zoning change from Commercial-1 (C-1) zoning to Commercial-1 Specific Use Permit (C-1/SUP) for approximately 1.4 acres, Lot 3, Block B, Red Oak Industrial Park, PH 2, to allow for accessory building/uses for the Red Oak Car Wash, 311 E. Ovilla, City of Red Oak, Ellis County, Texas, located east of Methodist St. and south of Ovilla Rd., requested by Antonio Jun.

**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 7:28 p.m.**

**Antonio Jun, owner of Red Oak Car Wash, 311 E. Ovilla Road, Red Oak, Texas, spoke in favor of this project.**

**Councilmember Goodwyn made the motion, seconded by Councilmember Drake, to close the public hearing at 7:30 p.m. The motion carried unanimously.**

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Mayor Stanfill made the motion to approve Ordinance No. 19-025 as presented.**

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

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**  
**Enactment No: ORD 19-025**

6. Conduct a public hearing and consider approving Ordinance No. 19-026 for a zoning change from Commercial-1 (C-1) zoning to Planned Development 104 (PD-104) allowing for the development and construction of a restaurant with indoor dining, for approximately 2.2 acres, B E Frazier Survey A-371, City of Red Oak, Ellis County, Texas, located east of Methodist St. and south of Ovilla Rd., requested by Brett Randle for Hallett No. 1 LP.

**Mayor Stanfill read Agenda Item No. 6 into the record. City Engineer Hartman spoke and gave a detailed explanation of this agenda item, indicating the area on the monitors.**

**Mayor Stanfill opened the public hearing at 7:34 p.m.**

**Brett Randle, 2025 Hillcroft Drive, Rockwall, Texas, spoke in favor of this project.**

**Councilmember Wilson made the motion, seconded by Councilmember Drake, to close the public hearing at 7:36 p.m. The motion carried unanimously.**

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Mayor Stanfill made the motion to approve Ordinance No. 19-026 as presented.**

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

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved  
Enactment No: ORD 19-026**

7. Conduct a public hearing and consider approving Ordinance No. 19-027 for a zoning change from Agriculture (AG) zoning to Planned Development 98 (PD-98) to allow for new single-family residential development for approximately 211 acres, A Frederick Survey, A-375, J Chapman Survey, A-214, J S Davis Survey, A-923, J S Patton Survey, A-842, James Patton Survey, A-839, Ellis County, Texas, located south of Stephenson Rd. and west of IH 35E, requested by James Brown.

**Mayor Stanfill read Agenda Item No. 7 into the record. City Engineer Hartman spoke and gave a detailed explanation of this agenda item, indicating the area on the monitors.**

**Mayor Stanfill opened the public hearing at 7:50 p.m.**

**Fred Phillips, Amalgamated Properties, 5055 Keller Springs Road, Addison, Texas, spoke in favor of this project.**

**Todd Little, 441 Country Ridge Lane, Red Oak, Texas, spoke in favor of this project.**

**Josh Edelman, 180 Hunters Glen Drive, Waxahachie, Texas, spoke against this project.**

**David Lyles, 612 Stephenson Road, Red Oak, Texas, spoke and stated he was not against the project, but expressed issues with Stephenson Roadway and the density.**

**Councilmember Wilson made the motion, seconded by Councilmember Braly, to close the public hearing at 8:08 p.m. The motion carried unanimously.**

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Mayor Stanfill addressed some of the issues brought up by the public speakers. Mayor Stanfill, Council and City Manager Fuller discussed this agenda item at length. City Engineer Hartman also answered questions from Council.**

**Mayor Stanfill made the motion to approve Ordinance No. 19-027 as presented.**

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

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved  
Enactment No: ORD 19-027**

8. Consider adoption of Resolution No. 19-030R amending the Master Fee Schedule, by amending; also, by amending Chapter 5.00, "Building and Development Fees" by amending Section 5.003, "Single Family Construction Plan Review and Inspections", Subsection (a1Aiii), and Subsection (a2), to establish new rates; providing a repealing clause; providing a severability clause; and providing an effective date.

**Mayor Stanfill read Agenda Item No. 8 into the record. City Engineer Hartman spoke and gave a detailed explanation of this agenda item.**

**Mayor Stanfill made the motion to adopt Resolution No. 19-030R as presented.**

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

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Adopted  
Enactment No: RES 19-030R**

9. Consideration of Mayor's recommendation for the annual appointment of a Mayor Pro Tem.

**Mayor Stanfill read Agenda Item No. 9 into the record. He asked Council to consider having Mr. Toney remain the Mayor Pro Tem.**

**Councilmember Wilson made the motion, seconded by Councilmember Drake, to accept the Mayor's recommendation of Gordon Toney as Mayor Pro Tem. The motion carried unanimously.**

**Ayes (4):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Councilmember Ron Wilson

**Abstention (1):** Mayor Pro Tem Gordon Toney  
**Approved**

10. Consider approving expenditure by the Red Oak Industrial Development Corporation (ROIDC) in the amount of \$285,000.00, plus necessary closing costs, for the purchase of approximately 10.058 acres of land owned by Pablo and Gloria Armendariz, located in Abstract No. 1367, in the M.W. Spencer Survey, Red Oak, Texas.

**Mayor Stanfill read Agenda Item No. 10 into the record. City Manager Fuller spoke and gave a brief explanation of this agenda item. Mayor Stanfill spoke and added additional explanation.**

**Councilmember Goodwyn made the motion, seconded by Councilmember Wilson, to approve the expenditure in the amount of \$285,000.00, plus necessary closing costs, as presented. The motion carried unanimously.**

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**

#### **BOARD APPOINTMENTS:**

11. Appointments/Reappointments to Boards & Commissions – Consider approval regarding the following Boards/Commissions:
- A. Red Oak Economic Development Corporation
    - Reappointment of Steve Miller and Daniel Zimmerman as Regular Members for two-year terms from June 2019 – June 2021.
  - B. Planning & Zoning Commission
    - Reappointment of Phillip Sikes and Derrick D. Parks as Regular Members for two-year terms from June 2019 – June 2021.
  - C. Parks & Recreation
    - Reappointment of Kevin Crain and Shandria A. Kelly as Regular Members for two-year terms from June 2019 – June 2021.

**Councilmember Braly made the motion, seconded by Councilmember Goodwyn, to approve the board reappointments as presented. The motion carried unanimously.**

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

**Approved**

#### **DEPARTMENTAL REPORTS:**

12. 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. Human Resources
  - Administrative Monthly Report
- E. Finance Department
  - Finance Report
  - Cash Balance Report
  - Financial Statement
- F. IT Department
  - Major Accomplishments
  - Current Initiatives
  - Challenges
- G. Library
  - YTD Statistics
  - Monthly Newsletter
- H. Court
  - Statistical Highlights
- I. Public Works Department
  - Monthly Operational Report

All departmental reports were submitted to Council and addressed individually as needed. Mayor Stanfill asked the Directors to present anything significant if needed.

**Assistant City Manager/Fire Chief Thompson spoke and updated Council on activities within his department. He stated that the ROFR spent most of May doing regional training with our surrounding neighbors, which is done bi-annually, with the goal of working large incidents in much the same manner. We have a very strong, mutual-aid network. Dispatch is involved in the training along with the surrounding departments. Per ACM/Fire Chief Thompson, a wood-frame home was donated for live-fire training. He mentioned the Fire Department joining with PD on the Citizens Public Safety Academy program, mentioning the hard work of Deputy Fire Chief/Fire Marshall Blanton and Captain Ussery. He went on to commend all Directors on their hard work in preparing and putting together their strategic plans. There was an emphasis placed on planning for beyond next year and navigating the growth of the city. City Manager Fuller spoke and stated that both Fire and Police are working on renegotiating the NEEDS contract. NEEDS stands for North Ellis Emergency District, our regional dispatch contract.**

**Police Chief Wolf spoke and updated Council on activities within his department. He updated Council on the remodel of the new police building on Bonham Court and stated that they are about 80 percent complete. PD has one vacancy for the Police Officer position.**

**City Engineer Hartman spoke and updated Council on activities within his department.**

**Human Resources Director Lawson spoke and updated Council on activities within her department. City Manager Fuller spoke and added that we did hire a new Assistant City Manager and he will begin on July 8, the day of the City next City Council meeting. Currently, he is the interim city manager for Trophy Club, having been the assistant city manager for Trophy Club as well as Roswell, New Mexico, and Keller.**

**Finance Director Richardson spoke and updated Council on activities within her department.**

**IT Director Binford spoke and updated Council on activities within his department. He offered the job of IT Application Specialist to a candidate and it was accepted.**

**Library Director Ragsdale spoke and updated Council on activities within his department. He informed Council about upcoming Library activities, including the summer schedule with three events taking place at the new library space.**

**Court Administrator Collins spoke and stated she had no other updates at this time, but was available for questions.**

**Public Works Director Williams spoke and updated Council on activities within his department.**

#### **CLOSED SESSION:**

**13. 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.

**14. Pursuant to the Texas Government Code, Section §551.072 – 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 Uhl Road, west of I-35E, south of Red Oak Road, and north of Stephenson Road, 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 FM 664/Ovilla Road, and north of Red Oak 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, north of FM664/Ovilla Road, and south of Ellis County line, Red Oak, Texas.
- D. Discuss or deliberate acquisition, sale, and/or exchange of Real Properties generally located east of I-35E, west of Hwy 342, south of Ellis County line, and north of FM 664/Ovilla Road, Red Oak, Texas.
- E. Discuss or deliberate acquisition, sale, and/or exchange of Real Properties generally located east of I-35E, west of Hwy 342, south of Red Oak Road, and north of Hwy 77, Red Oak, Texas.

**Mayor Stanfill read Agenda Item Nos. 13 and 14 into the record and moved Council into Closed Session at 8:55 p.m. He invited Assistant City Manager/Fire Chief Thompson and Economic Development Director McCleary to Closed Session.**



**REGULAR SESSION:**

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

**Council reconvened into Regular Session at 10:42 p.m. No action taken.**

**ADJOURNMENT:**

**Councilmember Wilson made the motion, seconded by Councilmember Drake, to adjourn the meeting at 10:42 p.m. The motion carried unanimously.**

**Ayes (5):** Councilmember Michael Braly  
Councilmember William Drake  
Councilmember Ben Goodwyn  
Mayor Pro Tem Gordon Toney  
Councilmember Ron Wilson

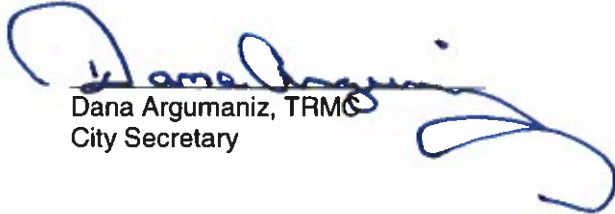
**PASSED AND APPROVED by the Red Oak City Council at a Regular Meeting held on July 8, 2019.**

Approved



Mark L. Staffill, DVM, Mayor

Attest:



Dana Argumaniz, TRMC  
City Secretary

