



RED OAK, TEXAS

**AGENDA
REGULAR MEETING
RED OAK CITY COUNCIL
MONDAY, MAY 11, 2026, 7:00 PM**

Mayor:
Mark L. Stanfill, DVM

Councilmembers:
Sean Flannery
Ricardo Miller

City Manager:
Todd Fuller

City Attorney:
Robert E. Hager

Mayor Pro Tem:
Willie G. Franklin, Jr.

Tim Lightfoot
Jeffrey Smith

Deputy City Manager:
Jonathan Phillips

City Secretary:
Caryn Stevens, TRMC

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Red Oak City Council to be held on Monday, May 11, 2026, at 7:00 p.m., in the Red Oak Government Center, Council Chamber, 101 S. Live Oak Street, Red Oak, Texas at which time the following items will be discussed and considered. Pursuant to Section 551.027 of the Texas Government Code, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council must be physically present at the above-stated location.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

CALL TO ORDER: The Mayor will call the meeting to order, declare a quorum, if present, and declare notices legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGES OF ALLEGIANCE:

Councilmember Sean Flannery

PRESENTATIONS:

Proclamations:

- National Police Week, May 10-16, 2026, and National Peace Officers' Memorial Day, May 15, 2026 (Adrian Tijerina, Police Chief)
- Public Works Week, May 17-23, 2026 (Jared Binford, Public Works Director)
- National EMS Week, May 17-23, 2026 (Ben Blanton, Fire Chief)

PUBLIC COMMENTS: The public is invited to address City Council on any topic. Speakers should complete a Public Comments form and submit it to the City Secretary prior to the beginning of the meeting. To submit written comments via email, see instructions at the bottom of the agenda. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager or designee may provide specific factual

information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

COUNCIL BUSINESS – CONSENT AGENDA: Consent Agenda items are considered to be 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 acted upon separately.

1. Consider approval of the minutes of the Red Oak City Council for the April 13, 2026, Regular meeting. (Caryn Stevens)
2. Consider adoption of Resolution No. 26-022R of the City Council of the City of Red Oak, Texas, awarding a bid and authorizing a Construction Contract with Kraftsman, LP, through Buyboard Contract Number 781-25, for the labor and material for construction and installation of The Oaks Playground located at 1319 Beaumont Lane, The Oaks Park, Red Oak, Texas, in an amount not to exceed Three Hundred Forty-Nine Thousand Eight Hundred Seventy- Eight Dollars and Ninety Cents (\$349,878.90); authorizing the City Manager, or designee, to execute the necessary documents, which are attached hereto and incorporated herein as Exhibit "A"; and, providing an effective date. (Kyle Cooper)
3. Consider adoption of Resolution No. 26-023R of the City Council of the City of Red Oak, Texas, approving an expenditure by the Red Oak Economic Development Corporation ("ROEDC") in an amount not to exceed Two Million Three Hundred Sixty-Five Thousand Nine Hundred Seventeen Dollars and Eighty-Four Cents (\$2,365,917.84), plus additional closing costs, if any, for the purchase of approximately 4.178± acres of real property situated at the southwest corner of Reese Drive and Ryan Drive in the City of Red Oak, Ellis County, Texas. (Lee McCleary)
4. Consider adoption of Resolution No. 26-024R of the City Council of the City of Red Oak, Texas, accepting and approving Amendment #1 to the Individual Project Order 064449287 with Kimley-Horn and Associates, Inc., as part of the Master Agreement between Kimley-Horn and Associates, Inc., and the City of Red Oak, Texas, in accordance with the terms of the Master Agreement for Continuing Professional Services dated July 14, 2025, for additional construction phase services for the Lowrance Road Reconstruction Project in an amount not to exceed Thirty Thousand Dollars (\$30,000.00); authorizing the City Manager, or designee, to execute the necessary documents in a form approved by the City Attorney; and, providing an effective date. (Jared Binford)
5. Consider adoption of Resolution No. 26-025R of the City Council of the City of Red Oak, Texas, approving the terms and conditions with multiple Intergovernmental and Private Purchase Cooperatives for the purchase of Furniture, Fixtures and Equipment (FF&E) in an amount not to exceed Three Hundred Ninety-Four Thousand Dollars (\$394,000.00) for Red Oak Fire Station 3, subject to the final approval as to form by the City Attorney; authorizing the City Manager to issue appropriate purchase orders for such acquisitions; and, providing an effective date. (Ben Blanton)

EXECUTIVE SESSION: The City Council will convene into Executive Session as authorized by Section 551.071 of the Texas Government Code for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein and pursuant to the following sections below. Executive Session items are discussed in closed session, but any and all action is taken in regular open session.

6. Pursuant to Texas Government Code, §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.
7. Pursuant to Texas Government Code, §551.072 - **Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property.**
- A. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of FM 664/Ovilla Road, south of the Dallas County boundary line, west of Interstate 35E, and east of Uhl Road, Red Oak, Texas.
 - B. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of FM 664/Ovilla Road, south of the Dallas County boundary line, west of Burney Lane, and east Interstate 35E, Red Oak, Texas.
 - C. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of FM 2377/Louise Ritter Boulevard, south of Pierce Road, west of Batchler Road, and east of Lowrance Road, Red Oak, Texas.
 - D. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located on Methodist Street, Red Oak, Texas.
 - E. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located at the southwest corner of Reese Drive and Ryan Drive, Red Oak, Texas.
8. Pursuant to Texas Government Code, § 551.071 and 551.074 - **To Seek Legal Advice from the City Attorney on Personnel Matters** and to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public employee; to wit: Fire Chief.

REGULAR SESSION:

9. Reconvene into Regular Session and take any action necessary as a result of the closed Executive Session.

COUNCIL BUSINESS – REGULAR AGENDA:

10. Conduct a Public Hearing and consider approval of Ordinance No. 26-013 of the City Council of the City of Red Oak, Texas, providing for the Voluntary Annexation of territory generally described as being approximately 112.05± acres of land situated in the Lucy Vaughn Survey, Abstract No. 1103, in the City of Red Oak ETJ, Ellis County, Texas, into the City of Red Oak. (Todd Fuller)
11. Conduct a Public Hearing and consider adoption of Resolution No. 26-026R of the City Council of the City of Red Oak, Texas ("City"), approving the terms and conditions of a Tax Abatement Agreement by and between the City and H&H Capital Acquisitions, LLC; authorizing its execution by the Mayor; and, providing an effective date. (Lee McCleary)
12. Conduct a Public Hearing and consider approval of Ordinance No. 26-014 of the City Council of the City of Red Oak, Texas, approving a zoning change request from "AG" – Agricultural District to "PD" – Planned Development – 191 (PD – 191) for the development of a High Tech Industrial Park on approximately 828.8 acres of land, located on Property Identification Numbers 190052, 191657, 290627, 259985, 181631, 290531, 181627, 181625 in Ellis County Appraisal District,

City of Red Oak, Ellis County, Texas. (ZC26 – 07) *Requested by CROIDC* (Ben Hartman)

13. Conduct a Public Hearing and consider approval of Ordinance No. 26-015 of the City Council of the City of Red Oak, Texas, approving a zoning change from “AG” – Agricultural District to “PD” – Planned Development – 190 (PD – 190) to allow office uses on the site located at 205 Pierce Road, Property Identification Number 179978, in the Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC26 – 04) *Requested by Robert Brown* (Ben Hartman)
14. Conduct a Public Hearing and consider approval of Ordinance No. 26-016 approving a Specific Use Permit request to allow a Detail Car Wash on approximately 1.443 acres of land on the portion of property zoned “C – 1” – Commercial District – 1, located at the northwest corner of East Ovilla Road and Burney Lane, Property Identification Number 181513, in Ellis County Appraisal District, City of Red Oak, Ellis County Texas. (Case: ZC26 – 05) *Requested by Michael Westfall* (Ben Hartman)

DEPARTMENTAL REPORTS:

15. The City Council may deliberate and make inquiry into any item listed in the Departmental reports.
 - A. Communications & Marketing (Alexa Beasley, Director)
 - Monthly Report
 - B. Development Services (Ben Hartman, City Engineer and Director)
 - Development Projects Status
 - Building Permit and Inspections Report
 - Code Compliance Report
 - C. Finance (Tim McRoberts, Director)
 - Finance Report
 - Monthly Investment Report
 - Financial Statement
 - Municipal Court Statistical Highlights
 - D. Fire (Ben Blanton, Fire Chief and Director)
 - Monthly Activity Report
 - Project Updates/Initiatives
 - E. Human Resources (Amanda Monsivais, Director)
 - Administrative Monthly Report
 - F. Information Technology (John Binford, Director)
 - Major Accomplishments
 - Current Initiatives
 - Challenges
 - G. Library (Heather Fuller, Director)
 - YTD Statistics
 - Monthly Newsletter
 - H. Parks & Recreation (Kyle Cooper, Director)
 - Update on Projects, Events & Operations

- I. Police (Adrian Tijerina, Police Chief and Director)
 - Monthly Report
 - Hiring Status
 - Update on Animal Control Building Renovations

- J. Public Works (Jared Binford, Director)
 - Monthly Operational Report
 - Project Updates/Initiatives

ADJOURNMENT:

CERTIFICATION: I hereby certify that the above agenda of items to be considered by the Red Oak City Council was posted in the Red Oak Government Center kiosk on May 5, 2026. in accordance with the Texas Government Code, Chapter 551.



Caryn Stevens, TRMC
City Secretary

ACCESSIBILITY STATEMENT

The Red Oak Government Center is wheelchair accessible with entry ramps and accessible parking spaces located in the front and east sides of the building. Requests for accommodation must be made 48 hours prior to the meeting by contacting the City Secretary's office at (469) 218-1207.

Instructions for Public Comments:

To speak during Public Comments, you must attend the City Council meeting in person. Speakers should complete a Public Comments Form and submit it to the City Secretary prior to the meeting. Forms are available online (see Link to Public Comments Form below) and at the Council meeting. If you cannot attend in person, but still wish to comment, you may submit written comments via email. To submit comments, email your name, address, phone number, email address and topic to citysecretary@redoaktx.org, and title the subject of the email "Public Comments." Alternatively, you may click on the link below entitled Link to Public Comments Form to submit your comments electronically. Your comments must be received by 5:00 p.m. on the day of the meeting or they will not be accepted.

Link to Public Comments Form:

<http://www.redoaktx.org/FormCenter/Meetings-9/City-Meetings-Public-Comments-62>

Citizens may watch the meeting via live-stream at:

<https://www.youtube.com/channel/UCntzB1px9caZvdivvHInEMQ/>

