

**MINUTES OF THE REGULAR MEETING  
RIVER OAKS CITY COUNCIL  
JUNE 17, 2025**

**MEMBERS PRESENT:**

MAYOR DARREN HOUK  
MAYOR PRO TEM LEIGH ANN TURNER  
COUNCIL MEMBER YOLIE RODRIGUEZ  
COUNCIL MEMBER BRENT FORESTER  
COUNCIL MEMBER JOHN CLARIDGE

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK  
CITY ATTORNEY BRADLEY ANDERLEE  
EMERGENCY MGT JAMES MYRICK  
PUBLIC WORKS DIRECTOR TODD HENDERSON  
POLICE CHIEF CHUCK STEWART  
FIRE CHIEF RUSSELL SHELLEY  
EVENT CENTER DIRECTOR SHIRLEY WHEAT

**ABSENT:**

COUNCIL MEMBER STEVE HOLLAND

**1. CALL TO ORDER**

With a quorum present, Mayor Houk called the Regular Meeting of the River Oaks City Council to order at 6:02 p.m. on Tuesday, June 17, 2025 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

**2. INVOCATION**

CISD student Preston Daquilla delivered the Invocation.

**3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG**

CISD student Preston Daquilla led the Pledges of Allegiance to the United States and the Texas Flags.

**4. READING OF PROCLAMATION(S) AND SPECIAL PRESENTATIONS BY MAYOR.**

-CERTIFICATE OF ACHIEVEMENT PRESENTATION TO BURGERS LAKE %CURTIS MAHAN

This item was skipped.

**5. PUBLIC TESTIMONY: CITIZENS TO SPEAK ON ANY TOPIC OR ANY AGENDA ITEM BEFORE AN DURING THE MEETING BY RAISING YOUR HAND TO BE RECOGNIZED; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE CITY COUNCIL IS REQUIRED UNDER THE TEXAS OPEN MEETINGS ACT TO LIMIT ITS RESPONSE WITH A STATEMENT OF SPECIFIC FACTUAL INFORMATION, RECITING THE CITY'S EXISTING POLICY ON THAT ISSUE, OR DIRECTING THE PERSON MAKING THE INQUIRY TO VISIT WITH CITY STAFF ABOUT THAT ISSUE, AND NO COUNCIL DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.**

**NONE**

6. **CONSENT AGENDA** ALL ITEMS UNDER THIS SECTION ARE RECOMMENDED FOR APPROVAL FOR THE "CONSENT AGENDA". THESE ITEMS ARE OF A ROUTINE NATURE AND REQUIRE ONLY BRIEF DELIBERATION BY COUNCIL. **COUNCIL RESERVES THE RIGHT TO REMOVE ANY ITEM ON THE CONSENT AGENDA FOR FURTHER DELIBERATION**

- A. APPROVE MINUTES OF JUNE 3, 2025 REGULAR CALLED COUNCIL MEETING
- B. BILLS PAYABLE FOR PERIOD ENDING JUNE 17, 2025 (FY 2025)
- C. APPROVE PARK BOARD MEMBERS (CARLY MEYERS & JOKSAN HOLGUIN) RESIGNATIONS

**CM Claridge moved, seconded by CM Rodriguez to approve the Consent Agenda Items A-C. All voted "Aye".**

7. DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM THE CONSENT AGENDA FOR SEPARATE DELIBERATION.

**NONE**

**PERSONAL APPEARANCES AND/OR ITEMS REQUIRING COUNCIL APPROVAL/ACTION:**

At 6:07 p.m., Mayor Houk went into Executive Session under Section 551.071.

At 6:20 p.m., Mayor Houk closed the Executive Session.

At 6:22 p.m., Mayor Houk reconvened into Regular Session.

8. DISCUSSION AND/OR ACTION ON REQUEST OF ZACKARY SADEGHIAN ADDRESSING THE STATUS OF THE PROPERTY LOCATED AT 1513 SKYLINE DRIVE, RIVER OAKS, TEXAS.

This item was skipped.

9. CONSIDER APPROVAL OF CONTRACT WITH TARRANT COUNTY TAX OFFICE FOR ASSESSMENT AND COLLECTION OF AD VALOREM TAXES FOR TAX YEARS 2025-2027.

This contract will be good for three years. The cost was .98 cents per parcel, and it increased to \$1.07 per parcel. This new cost will be locked in for three years.

**CM Claridge moved, seconded by Mayor Pro Tem Turner to approve the contract with Tarrant County Tax Office. All voted "Aye".**

10. CONSIDER APPROVAL OF INTERLOCAL AGREEMENT WITH TARRANT COUNTY REQUESTING THE COUNTY'S ASSISTANCE APPLYING PERMANENT ROADWAY STRIPING ON ROBERTS CUT OFF ROAD -FROM RIVER OAKS BLVD TO OHIO GARDEN RD- REPAINT DOUBLE YELLOW CENTERLINE, REPAINT SINGLE WHITE EDGE STRIPE.

There have been numerous complaints regarding the striping being faded from River Oaks Blvd to Ohio Garden on Roberts Cut Off. This is currently budgeted in the street road repairs.

**CM Forester moved, seconded by CM Claridge to approve the agreement with Tarrant County. All voted "Aye".**

11. CONSIDER APPROVAL OF MUTUAL AID AGREEMENT WITH CITY OF WHITE SETTLEMENT FOR FIRE PROTECTION.

This is re-instating the agreement from years ago. White Settlement has had staff changes recently and their council has agreed on a new mutual aid agreement.

**CM Claridge moved, seconded by CM Forester to approve the mutual aid agreement with White Settlement with revisions from a three-year agreement to a one-year agreement and to renew automatically. All voted "Aye".**

**PUBLIC HEARING/ACTION FROM PUBLIC HEARING:**

12. PUBLIC HEARING: IN ORDER TO RECEIVE CITIZEN COMMENT AND TESTIMONY ON THE PROPOSED REZONING APPLICATION AS SUBMITTED BY CHET J. STEVENSON AT 1844 INSPIRATION LANE BEING 0.1714 ACRE OF LAND OUT OF .7956 ACRE TRACT IN THE JAMES D. QUINN SURVEY, SPECIFICALLY ABSTRACT 1258, TRACT 3A02A BY REZONING PROPERTY FROM "CF" COMMUNITY FACILITIES TO "R-1" SINGLE FAMILY ZONING THAT SHALL OTHERWISE MEET THE REQUIREMENTS IN SECTION 8 "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT OF RIVER OAKS ZONING ORDINANCE #1394-2023 AS AMENDED (CASE #2025-0004).

Mayor Houk opened the Public Hearing at 6:29 p.m.

Chet Stevenson was present. There is one change which is the acre of land. It was posted as .7956 acre tract and it is 7.956 acre tract. Since everything else is posted correctly, we can continue. This was sold to the previous property owner, but they did not follow through with the purchase. The Stevenson's currently purchased the property. This piece of property that was owned by the city is zoned "C-F" and Mr. Stevenson wants it zoned like the rest of his property. Planning & Zoning voted unanimously to approve the re-zoning. The reason why the city charged Mr. Stevenson the \$750.00 re-zoning fee is because the city having to publish the zoning case and the admin costs. Both total about \$400.00.

Mayor Houk closed the Public Hearing at 6:38 p.m.

13. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF ORDINANCE #1452-2025 REZONING THE PROPERTY AS SUBMITTED BY CHET J. STEVENSON LOCATED AT 1844 INSPIRATION LANE BEING 0.1714 ACRE OF LAND OUT OF .7956 ACRE TRACT IN THE JAMES D. QUINN SURVEY, SPECIFICALLY ABSTRACT 1258, TRACT 3A02A BY REZONING PROPERTY FROM "CF" COMMUNITY FACILITIES TO "R-1" SINGLE FAMILY ZONING THAT SHALL OTHERWISE MEET THE REQUIREMENTS IN SECTION 8 "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT OF RIVER OAKS ZONING ORDINANCE #1394-2023 AS AMENDED (CASE #2025-0004).

**CM Claridge moved, seconded by CM Forester to approve Ordinance #1452-2025 with reducing the zoning fees to \$400.00. All voted "Aye".**

**ORDINANCES/RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:**

14. CONSIDER APPROVAL OF ORDINANCE #1453-2025 AMENDING THE 2024-2025 FISCAL YEAR BUDGET BY EXPANDING FUNDS FROM THE COMMUNITY CENTER DOLLAR DONATION FUND FOR THE PURCHASE OF A PULL BEHIND STICKER BURR REMOVAL TOOL; AND PROVIDING FOR AN EFFECTIVE DATE.

This tool hooks up to our tractor and rolls the stickers up and it scrapes the stickers into troughs for disposal. Will have to also apply pre-emergent to the areas. This process is not a fast process and could take a year or so. There was discussion on whether to have the Event Center to pay for this tool out of their \$1 donations or split the cost with the Park \$1 donations.

**CM Forester moved, seconded by CM Claridge to approve Ordinance #1453-2025 with splitting the cost between the Event Center \$1 donations and the Park \$1 donations. CM Forester and CM Claridge voted "Aye". Mayor Pro Tem Turner and CM Rodriguez voted "Nay". Mayor Houk voted "Aye". Motion passed.**

**STAFF REPORTS:**

15. UPDATE ON SUBSTANDARD PROPERTIES AT:

- 1513 SKYLINE DR-no discussion.
- 5401 BAYLOR AVE-has little time left on order & has several code violations.
- 5609 JAMES DR-permits pulled but no recent progress report.
- 4912 BLACK OAK-letter sent.

16. QUESTIONS RELATED TO MONTHLY STAFF REPORTS FROM POLICE, FIRE, PUBLIC WORKS, WATER PLANT, BUILDING INSPECTIONS, CODE ENFORCEMENT, CITY SECRETARY ACTIVITY REPORTS, MUNICIPAL COURT, ECONOMIC DEVELOPMENT, EVENT CENTER, PARKS, STORM WATER AND EMERGENCY MANAGEMENT.

Emergency Management-there has been one positive mosquito in River Oaks. Staff tested panic buttons last week. Emergency Management personnel met in Fort Worth about the upcoming Soccer event.

Fire Department-both Workers Compensation employees should return the first week of July. The commission audit passed. Just had a couple of admin paperwork that needed to be fixed. CM Forester would like the Fire Department to post on Facebook weekly or bi-weekly activity like the Police Department does.

Police Department-Mayor Pro Tem Turner mentioned the citation numbers have dropped. ACO knows where the dogs that are picked up live, so citations are not issued. Mayor Pro Tem Turner suggested having a unit on Long since the street has been re-done, there are speeders. CM Forester requested our message boards be moved off the BLVD once the July 4<sup>th</sup> event is done.

Public Works-still picking up brush. The road on Thurston was postponed due to rain but should have completed in 2-3 weeks. CM Forester asked if we could come up with something listing the upcoming roads that are going to be re-done. Mayor Houk asked about the holes in the street on Stevens. The plan was to asphalt but the asphalt plant was shut down for a week. The plan

is to get back to asphaltting after the brush is all picked up. CM Forester asked about finishing Long. Atmos told the city it would be 3-4 months before the repair is done. Barricades are placed there every day but by the end of the day, they are all knocked down or moved.

Event Center-the wrestling ticket sales that the city kept was about \$1,000.00. Parker Hannifin wants to give us a 50' x 60' awning when they remodel their building. If we do not take it, it will be thrown away. Would like to put it over the basketball court if it is tall enough. Will be meeting with them tomorrow for more details.

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

17. DISCUSSION AND/OR ACTION REGARDING UPDATES FROM THE CITY MANAGER ADVISING THE MAYOR AND CITY COUNCIL ON PERSONNEL, CITY'S FISCAL CONDITION, PANDEMIC EXECUTIVE ORDERS, SCHEDULING COUNCIL WORK SESSIONS, FUTURE NEEDS OF THE CITY AND OTHER CITY MANAGER RECOMMENDATIONS.

Meandering Road-continuing moving forward.

Fireworks Show-cannot get a hold of Victory Church. Had a meeting scheduled but they did not show.

Election-June 20<sup>th</sup>-deadline to post notice of candidate filing deadline. July 19<sup>th</sup>-first day for place on ballot. August 18<sup>th</sup>-last day to order an election & last day to file for place on ballot.

Water Plant-the pump and motor will be installed this week. Then we will begin sampling.

**CORRESPONDENCE:**

18. COUNCIL COMMENTS.

CM Claridge-will be missing the firework show.

CM Rodriguez-thanked Police and Fire for all they do. Christmas is right around the corner.

CA Anderlee-will not be attending at the July 1<sup>st</sup> council meeting. Bessie will be here.

Mayor Pro Tem Turner-next council meeting, we need to do a workshop on the website. The yard of the month was fun and there is a story behind every winner so far.

CM Forester-brother got married a couple of weeks ago. Not ready for the summer heat.

FC Shelley-having a grandson in December.

Mayor Houk-the bank building sold. Murphey's is not going in there. Dee Kelly purchased the property for offices.

CM Gregory-the owner of AA Motors passed away.

19. WORK SESSION: DISCUSSION ON MUNICIPAL PLANNING AND OPERATIONS AS FOLLOWS:

-CITY WEBSITE DESIGN

**NONE**

**EXECUTIVE SESSION:**

20. CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE COUNCIL RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSION(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW DURING THIS MEETING. THE COUNCIL MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- a. Section 551.071 Pending or contemplated litigation or to seek advice from attorney; **Cause #342-358828-24-Zakary Sadeghian vs. City of River Oaks Building Standards Commission.**
- b. Section 551.072 Discussion regarding possible sale, lease or acquisition of real estate;
- c. Section 551.074 Personnel matters – To deliberate the appointment, employment, evaluation, reassignment of duties, discipline or dismissal of a Public Officer or Employee or to hear a complaint or charge against an Officer or Employee,
- d. Section 551.076 Deliberation regarding security devices.

This item was done after Item #7.

**RECONVENE:**

21. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

**NONE**

**ADJOURN:**

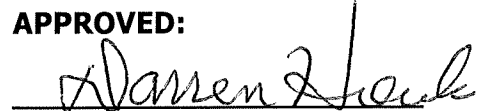
22. ADJOURN

**At 7:46 p.m., Mayor Houk adjourned the meeting.**

**ATTEST:**

  
Paula Luck, City Secretary

**APPROVED:**

  
Darren Houk, Mayor