

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
JUNE 3, 2025**

MEMBERS PRESENT:

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

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

ABSENT:

NONE

1. CALL TO ORDER

With a quorum present, Mayor Houk called the Regular Meeting of the River Oaks City Council to order at 6:01 p.m. on Tuesday, June 3, 2025 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

CM Rodriguez delivered the Invocation.

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

CM Rodriguez led the Pledges of Allegiance to the United States and the Texas Flags.

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

-GIVEAWAY TO GRAND PRIZE AND CONSULTATION PRIZE WINNERS FOR THE MAY 2025 TASTE OF RIVER OAKS EVENT

We had eight blackouts and over 70 bingos. During this, restaurants did mention that business has increased. Mayor Pro Tem Turner drew names: Grand Prize is a cooler with over \$200 in gift cards-Linda Claridge Sr; Second Prize which is a gift bag and a gift card from Grumps-Toni Cryer; Third Prize which is a basket of items from Boulevard Brew and JJolly's-Sonia Vasquez. This event was paid for by EDC. EDC members in attendance were President Darren Houk, Members Dan Chisholm, and Member Charles Richardson which were presented T-shirts. The other members not present will be presented with T-shirts at the next EDC meeting.

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.

Conroe Sadeghian-1513 Skyline: the penalty for houses at \$1,000 per day is too much. The City Attorney did not agree to extend the time. Have done remodeling on other houses. Asking to extend the time to get this house done. Court is scheduled for this Thursday.

Zachary Sadeghian (trustee)-1513 Skyline: significant repairs have been done. The HVAC was postponed due to Oncor. The rest is cosmetic work.

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 MAY 20, 2025 REGULAR CALLED COUNCIL MEETING

B. BILLS PAYABLE FOR PERIOD ENDING JUNE 3, 2025 (FY 2025)

CM Claridge moved, seconded by CM Rodriguez to approve the Consent Agenda Items A-B. 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:

8. DISCUSSION AND/OR ACTION FOLLOWING PRESENTATION FROM RICHARD JONES, SOLUTIONS ADVISOR, OF CIVIC PLUS REGARDING WEBSITE EXECUTIVE SUMMARY.

Richard Jones was present online. It was said that the current website is not user friendly, things were not easy to locate, and it is not a very modern site. City of Lake Worth and City of North Richland Hills are client examples. The new website will be ADA compliant, and you can access it on any device. There is a help center online. Support is the same as for small cities as it is for large cities. Richard showed the City of North Richland Hills, City of Forest Hill, City of Lake Worth, and City of Kennedale's websites. Also shown is a map of other surrounding cities that are using Civic Plus. Also shown the nationwide locations that use Civic Plus. Will send out tonight the design costs.

No action taken.

9. CONSIDER APPROVAL OF REQUEST FROM SANDRA LONGORIA DAMIAN REQUESTING PERMISSION TO PERMIT A TEMPORARY PICKUP AND DROPOFF LOCATION FOR U HAUL RENTALS AT 1711 ROBERTS CUT OFF ROAD.

Sandra Longoria Damian and Rebecca Castro were present. This property was purchased recently and has a proposal for a River Oaks Community Hub. This hub will have co-working space, internet, real estate, some printing services, conference room, podcast room, and an open room that is library style that will have some books. Will be working with Castleberry ISD. Wants to

help revive the Chamber of Commerce. To help bring in some money during remodeling, would like to open a web-based U-Haul drop-off and pick up at this location. It will consist of only two small trucks. The zoning ordinance doesn't permit it nor allow it. No one will be allowed inside. The plan is to concrete the back area for the U-Haul trucks. This is only a temporary occupancy for three months until the permanent occupancy gets approved in the fall. This is to help get some income in while doing the remodeling.

CM Forester moved, seconded by CM Rodriguez to allow the web-based U-Haul drop off and pick up, and limit this to two vehicles that are 14-foot trucks through September 2, 2025. All voted "Aye".

10. CONSIDER APPROVAL OF REQUEST FROM JASON GLEVA TO EXTEND THE NOVEMBER 19, 2024 SUBSTANDARD BUILDING ORDER ON PROPERTY AT 5609 JAMES DRIVE AS LAST EXTENDED UNTIL MAY 16, 2025 FROM ACTION TAKEN AT THE FEBRUARY 18, 2025 COUNCIL MEETING.

Jason Gleva was present. All permits have been pulled, and a timeline has been presented. Got a partner now to help financially. It should take 12 weeks (90 days) to complete.

CM Forester moved, seconded by CM Claridge to extend an additional 90 days from May 17, 2025. All voted "Aye".

PUBLIC HEARING/ACTION FROM PUBLIC HEARING:

11. PUBLIC HEARING: IN ORDER TO RECEIVE CITIZEN COMMENT AND TESTIMONY ON THE REZONING APPLICATION REQUEST AT 5404 DARTMOUTH AVE AS SUBMITTED BY PETER GERMA D/B/A SERIES 5404 DARTMOUTH, SERIES OF FREEDOM FUND INVESTMENTS LLC BEING BLOCK 9, LOT 3 IN THE CASTLEBERRY GARDENS ADDITION AND IS OTHERWISE KNOWN AS BEING 5404 DARTMOUTH AVE BY REZONING THE PROPERTY FROM "R-4" SINGLE-FAMILY ZONING TO "R-6" TWO-FAMILY ZONING THAT SHALL MEET THE REQUIREMENTS IN SECTION 12A TWO-FAMILY DISTRICT OF THE RIVER OAKS ZONING ORDINANCE #1394-2023 AS AMENDED FOR A 3,600 SQUARE FOOT DUPLEX THAT IS PROPOSED TO BE 1,800 SQUARE FEET ON EACH SIDE TO BE LOCATED ON THE EXISTING 14,165 SQUARE FOOT LOT.

Mayor Houk opened the Public Hearing at 7:33 p.m.

The Planning and Zoning Commission denied unanimously the request. The owner is withdrawing his application.

Mayor Houk closed the Public Hearing at 7:34 p.m.

12. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF ORDINANCE #1450-2025 REZONING THE PROPERTY LOCATED AT 5404 DARTMOUTH AVE AS SUBMITTED BY PETER GERMA D/B/A SERIES 5404 DARTMOUTH, SERIES OF FREEDOM FUND INVESTMENTS LLC BEING BLOCK 9, LOT 3 IN THE CASTLEBERRY GARDENS ADDITION AND IS OTHERWISE KNOWN AS BEING 5404 DARTMOUTH AVE BY REZONING THE PROPERTY FROM "R-4" SINGLE-FAMILY ZONING TO "R-6" TWO-FAMILY ZONING THAT SHALL MEET THE REQUIREMENTS IN SECTION 12A TWO-FAMILY DISTRICT OF THE RIVER OAKS ZONING ORDINANCE #1394-2023 AS

AMENDED FOR A 3,600 SQUARE FOOT DUPLEX THAT IS PROPOSED TO BE 1,800 SQUARE FEET ON EACH SIDE TO BE LOCATED ON THE EXISTING 14,165 SQUARE FOOT LOT.

CM Claridge moved, seconded by CM Rodriguez to deny Ordinance #1450-2025. All voted "Aye".

ORDINANCES/RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

13. CONSIDER APPROVAL OF ORDINANCE #1451-2025 AMENDING CHAPTER 13 "UTILITIES" OF THE RIVER OAKS CODE OF ORDINANCES (2020) REVISING DIVISION 2 "WATER SERVICE POLICY" SPECIFICALLY UNDER SECTION 13.02.033 "PAYMENT ARRANGEMENTS" SUBSECTION (a) AND SECTION 13.02.037 "DISCONNECTION OF UTILITY SERVICE" SUBSECTION (a) REGARDING UTILITY SERVICE DISCONNECTION OF A DELINQUENT WATER ACCOUNT.

The policy should read: In order to avoid utility service disconnection for a delinquent account, the account holder must contact the utility office prior to 5:30 p.m. the day before the disconnection date and make arrangements to pay the utility charges; and All water accounts that are considered delinquent will be disconnected at of 7:30 a.m. on the disconnection date unless the disconnection date falls on a holiday or weekend, then the disconnection will be delayed to the next business day at 7:30 a.m.

CM Holland moved, seconded by CM Claridge to approve Ordinance #1451-2025. All voted "Aye".

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

14. DISCUSSION AND/OR ACTION ON REQUESTED AMENDMENT TO ETHICS POLICY BY CITIZEN.

CM Holland, who received a letter from Matthew Tatarko, asked for this to be put on the agenda. Dr. Tartarko is proposing an amendment to restrict council members from protesting their personal property taxes. Tarrant Appraisal District's job is to assess values. They look at city permits, sales of homes, etc. The city is not involved in this process. Everyone can make their case and try and get their values lowered. The property tax calendar is: January-April TAD determines market value; April 15th, TAD releases values; April 15th-May 15th, values can be negotiated with TAD; May 15th, protests must be filed with TAD; May 15th-July, TAD ARB hearings are held; July & August, TAD sends certified roles to taxing entities; September, taxing entities determine tax rates and assess taxes; October, Tarrant County mails out tax statements. Homeowners with homestead exemptions, the values can only increase by 10%. Other properties that are not homesteaded, the values can increase a lot more. The city is getting more money from investment properties than homeowners. CM Holland pays about \$32,000.00 in property taxes a year. This is not an ethical issue.

Dr. Matthew Tatarko, 4858 Hope-believes this is an ethical issue. This takes money away from the schools and cities. Dr. Tatarko has protested his value once due to an error but doesn't protest each year. CM Holland is the only one on the council that protests taxes. CA Anderlee told Dr. Tatarko that he is to address all members of the council, not just one member. And at this time, members of the public can make comments to the council.

Conroe Sadeghian-should make taxes fair. Need to work with the state to get money for more projects. Our properties have significantly increased in values over the last 5-6 years.

CA Anderlee-the state allows everyone to protest their value.

Dr. Matthew Tatarko-disagrees that the representatives of the city should not be able to protest their values.

At 8:03 p.m., Mayor Houk called for a recess.

At 8:09 p.m., Mayor Houk reconvened into open session.

15. DISCUSSION AND/OR ACTION ON HOLIDAY RESIDENTIAL GARBAGE COLLECTION POLICY AS REQUESTED FOR BY MAYOR DARREN HOUK.

No discussion.

16. 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-working on the refund from Fort Worth.

Fireworks-the meeting with Victory Church has been rescheduled.

Holiday closures-city offices and garbage collection closed on June 19th.

April yard of the month-winner is Lori Watson. We have five recommendations for May.

Oncor worked quickly getting the power back on after an accident over the weekend caused by a drunk driver.

Water Plant-still set for July 5th.

CORRESPONDENCE:

17. COUNCIL COMMENTS.

CM Claridge-participated in the Taste of River Oaks and all the food was great. The biggest surprise was the wonderful food from JJolly's kitchen.

Linda Claridge-the rice with veggies was wonderful at Nish.

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

- WATER PLANT CONSTRUCTION AND OPERATIONS
- STREET CONDITION, CONSTRUCTION, AND MAINTENANCE

EXECUTIVE SESSION:

19. CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE COUNCIL RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSIONS(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.

At 8:16 p.m., Mayor Houk went into Executive Session under Section 551.071.

At 8:45 p.m., Mayor Houk reconvened into Regular Session.

RECONVENE:

20. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION


NONE

ADJOURN:

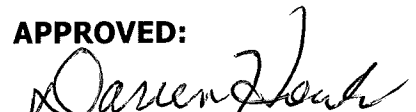
21. ADJOURN

At 8:47 p.m., Mayor Houk adjourned the meeting.

ATTEST


Paula Luck, City Secretary

APPROVED:


Darren Houk, Mayor