

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
JULY 1, 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 BESSIE BRONSTEIN
EMERGENCY MGT JAMES MYRICK
PUBLIC WORKS DIRECTOR TODD HENDERSON
POLICE CHIEF CHUCK STEWART
FIRE CAPTAIN ROBERT WHATLEY
EVENT CENTER DIRECTOR SHIRLEY WHEAT
EVENT CENTER DIRECTOR SHIRLEY BLOOMFIELD
BUILDING INSPECTOR STEVE SANDERS

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 6:00 p.m. on Tuesday, July 1, 2025 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

CM Claridge delivered the Invocation.

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

CM Claridge 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

Mayor Houk presented a Certificate of Achievement to Curtis Mahon & Sherwin Avery from Burgers Lake.

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 17, 2025 REGULAR CALLED COUNCIL MEETING
- B. BILLS PAYABLE FOR PERIOD ENDING JULY 1, 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 DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM THE CONSENT AGENDA FOR SEPARATE DELIBERATION.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. CONSIDER APPROVAL OF OFF-SITE SIGN TO BE ERECTED ON THE EXISTING POLE SIGN AT 1001 ROBERTS CUT OFF ROAD OWNED BY THE CITY OF RIVER OAKS AND AS REQUESTED BY CURTIS MAHON d/b/a BURGERS LAKE.

Curtis Mahon was present. This is the pole sign and the Quickway that is owned by the city, at the corner of Roberts Cut Off and Meandering. The pole and sign casing will be painted, and a new Burgers Lake sign will be installed in the casing. Will mow the lot until the city gets rid of the property.

CM Claridge moved, seconded by CM Rodriguez to approve Burgers Lake using the pole sign at 1001 Roberts Cut Off until the property is developed. All voted "Aye".

9. DISCUSSION AND/OR ACTION ON PAVILLON OPPORTUNITY FOR THE CITY AND OF PARKING PLANS TO PROVIDE TEMPORARY HARD SURFACE PARKING AT THE COMMUNITY CENTER FOR OVERFLOW PARKING DURING THE REMODELING OF STRATOFLEX AS REQUIRED BY CHUCK FIELDING, SPECIAL PROJECTS LEADER, PARKER AEROSPACE.

Chuck Fielding was present. Stratoflex will be constructing a new facility and will be starting this summer, and it should be completed around the middle of 2027 and totally completed at the end of 2027. Need 40-60 parking spaces for off-site employee parking from 7 a.m. to 5 p.m. Monday through Friday. Would like to use the Event Center for the off-site parking. The challenge would be on Food Bank days, which occupies the current parking area plus the grass area. Stratoflex is getting rid of a pavilion and would like to donate it to the center for covered parking. Wants to use the current asphalted parking area plus add for overflow parking. People do not rent the center during the week, only on weekends. Stratoflex would like an answer from the council by July 25th. The council suggested adding only one parking area instead of the two as presented. The council also suggested seeing if the county would asphalt it for the cost of the materials only. Presented was gravel but zoning does not allow it.

No action was taken.

10. CITIZEN APPEARANCE OF LIZA ZUNIGA REQUESTING SPECIAL PERMISSION TO EXTEND APPROVAL ORIGINALLY GRANTED ON FEBRUARY 18, 2025 FOR TEMPORARY LIVING ACCOMMODATIONS WHILE REMODELING THE HOUSE AT 703 MERRITT STREET.

Liza Zuniga was present. Ran into an issue with Oncor. There was an order put in for underground electric wires to replace the overhead ones on June 23rd. There was a glitch in their system and the order wasn't placed until June 26th. Hoping by the end of next week, it will be completed and then electricians will come in and finish the project. BI Sanders recommends extending the request for another 30-45 days.

Mayor Pro Tem Turner moved, seconded by CM Claridge to extend the temporary living accommodations an additional 30-45 days from today. All voted "Aye".

At 6:43 p.m., Mayor Houk went into Executive Session under Sections 551.074 & 551.071.

At 7:06 p.m., Mayor Houk reconvened into Regular Session.

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

Under attorney advisement, the city cannot comment or answer questions.

Zach Sadeghian was present. They have a different roofing crew now. The roof was done three years ago which was permitted then. The roof was the only thing left. Mr. Sadeghian showed pictures to the council. Mr. Sadeghian is asking the city for everyone to pay their part in attorney fees and to remove the penalties.

ORDINANCES/RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

12. CONSIDER APPROVAL OF ORDINANCE #1454-2025 AMENDING THE 2024-2025 FISCAL YEAR BUDGET BY EXPENDING FUNDS FROM THE FIRE DEPARTMENT DOLLAR DONATION FUND TO PURCHASE A BLITZ-FIRE UNMANNED MASTER STREAM FOR FIGHTING STRUCTURE FIRES; AND PROVIDING FOR AN EFFECTIVE DATE.

The current blitz fire is 20 years old, and we cannot get parts for it. Requesting to use \$5,200.00 from the \$1 donation account for the device and shipping costs.

CM Claridge moved, seconded by CM Forester to approve Ordinance #1454-2025. All voted "Aye".

13. CONSIDER APPROVAL OF RESOLUTION #1144-2025 SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES.

Scott Baumbach was present to observe. This resolution allows us to suspend the rates to give us more time to look at the request.

CM Holland moved, seconded by CM Claridge to approve Resolution #1144-2025. All voted "Aye".

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

14. CONSIDER APPROVAL OF 2024-2025 BOARD AND COMMISSION APPOINTMENTS BY THE CITY COUNCIL AS RECOMMENDED BY MAYOR/CITY MANAGER PURSUANT TO SECTION 1.04.002 "MEMBERS" (c) "APPOINTMENT & REMOVAL" OF THE RIVER OAKS CODE OF ORDINANCES (2020).

Two members resigned from the Park Board and both alternates agreed to move up and fill those positions. Amanda Williams applied to serve as an alternate. Planning & Zoning received one applicant, Claire Mudd. Zoning Board of Adjustments received one applicant, Angela Shields. She is the daughter-in-law of the chairman which the city attorney sees no issues. Storm Water received one applicant, Paulina Sanchez, which is a business member. Claire Mudd also marked Economic Development. The city advertised to receive applications for 30 days. Don Istook mentioned about being on Economic Development.

CM Forester moved, seconded by CM Holland to approve the 2024-2025 Board and Commission Appointments as presented but with removing Heather Knight in Economic Development for Place 7 and adding Don Istook for Place 7. All voted "Aye".

15. 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-getting close to the utilities profile getting done. Fort Worth is ready to disburse \$800,000.00.

Holiday Closures-city offices are closed July 4th and there will not be garbage collection that day.

Employee Cookout-July 3rd from 12:00 noon to 1:00 p.m.

Member Holland requested re-opening Item #14.

CM Forester moved, seconded by CM Holland to add Claire Mudd to the Park Board Alternate 2 and to the Planning & Zoning Alternate 1. All voted "Aye".

CORRESPONDENCE:

16. COUNCIL COMMENTS.

PWD Henderson-had an employee resign in streets.

Mayor Houk-complimented Stacy Whatley for taking good care of a difficult customer right

before our meeting. And got complimented from a resident on Anna Lee on and issue. Also got complimented from a resident on Jerry Conley for an issue where brush was put out and Jerry drove by and just picked it up in his pickup truck. No one asked him to do this.

CM Claridge-sorry he missed the firework show.

CM Rodriguez-sorry she missed the firework show. Thanked the Police & Fire for all they do. Thanked the sanitation for picking her trash up and cleaning the mess up. Normally they leave the mess.

CA Bronstein-appreciate River Oaks for having her tonight.

CM Holland-it was a very nice night for the firework show. Thanked all the staff for pulling the show off.

CM Forester-had a lot of fun at the firework show. Thanked the Police & Fire for making everyone safe.

Mayor Houk-wants to acknowledge Wayne & JoAnn Butler. Wayne's funeral was today.

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

-WATER TREATMENT PLANT-pump motor set today. Should start flowing tomorrow and then we will take two sets of samples. Once TCEQ approves, we will be back online. In the CCR's that just went out, there was a violation. We took the samples to the lab, but the lab did not date them as being received until the next day which made us late. Therefore, the lab error caused our violation.

-FIRE DEPARTMENT REPORTING-briefly went over some numbers. One of the issues was the mutual aid agreements on who gets credited for the calls. If we did not have mutual aid agreements, our property owners would pay more for insurance. The ISO auditor will be back out in August.

-CITY WEBSITE DESIGN-postponed to a later date to discuss in Executive Session.

EXECUTIVE SESSION:

18. 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.

This item was done before Item #11.

RECONVENE:

19. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

NONE

ADJOURN:

20. ADJOURN

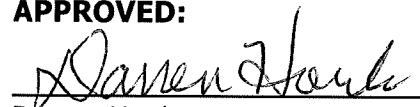
At 7:49 p.m., Mayor Houk adjourned the meeting.

ATTEST:



Paula Luck, City Secretary

APPROVED:



Darren Houk, Mayor