

**MINUTES OF THE REGULAR MEETING  
RIVER OAKS CITY COUNCIL  
JULY 15, 2025**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK  
CITY ATTORNEY ANNABELLE ACKLING  
EMERGENCY MGT JAMES MYRICK  
PUBLIC WORKS DIRECTOR TODD HENDERSON  
POLICE CHIEF CHUCK STEWART  
FIRE CHIEF RUSSELL SHELLEY  
EVENT CENTER DIRECTOR SHIRLEY WHEAT  
EVENT CENTER DIRECTOR SHIRLEY BLOOMFIELD  
FIRE CAPTAIN ROBERT WHATLEY  
ASST PUBLIC WORKS DIRECTOR CASSIE DYER

**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 15, 2025 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

**2. INVOCATION**

CM Holland delivered the Invocation.

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

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

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

**NONE**

**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 JULY 1, 2025 REGULAR CALLED COUNCIL MEETING
- B. BILLS PAYABLE FOR PERIOD ENDING JULY 15, 2025 (FY 2025)
- C. APPROVE 3<sup>RD</sup> QUARTER INVESTMENT REPORT FOR FY 2025 (APRIL 1-JUNE 30, 2025)
- D. APPROVE STORM WATER FUND 3<sup>RD</sup> QUARTER FINANCIAL REPORT FOR FY 2025 (APRIL 1-JUNE 30, 2025)
- E. APPROVE EDC 3<sup>RD</sup> QUARTER FINANCIAL REPORT FOR FY 2025 (APRIL 1-JUNE 30, 2025)
- F. APPROVE CCPD 3<sup>RD</sup> QUARTER FINANCIAL REPORT FOR FY 2025 (APRIL 1-JUNE 30, 2025)

**CM Claridge moved, seconded by CM Rodriguez to approve the Consent Agenda Items A-F. 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 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 REQUESTED BY CHUCK FIELDING, SPECIAL PROJECTS LEADER, PARKER AEROSPACE.

Chuck Fielding was present. Since the last meeting, he has met with PWD Henderson & CM Gregory. Got approval to contribute \$12,000.00 towards this project and will continue to give their annual grant of \$5,000.00 to the center. And will provide the pavilion free of charge but city is responsible for taking it down, moving it, and reassemble it. Precinct 4 will contribute \$24,000.00 towards the asphalt. Event Center Director Wheat got a cost of \$49,000.00 to take the pavilion down and reassemble. Maybe see how much the demo will cost and the city pay the difference to move it. We have \$20,000.00 in the street repair budget that can go towards this project. And EDC has \$18,000.00 that can go towards Community Center Improvements. It was mentioned that maybe the Hotel/Motel Tax could fund this.

**CM Holland moved, seconded by CM Claridge to enter into an agreement with the city attorney's approval and the details will be worked out in the future. And Parker Aerospace will provide \$12,000.00 towards asphalt for the parking area. All voted "Aye".**

9. 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 will be discussed in Executive Session.

10. CONSIDER APPROVAL OF REQUEST FROM TRENT PRIM OF PRIM CONSTRUCTION COMPANY OFFICIALLY REQUESTING A BOUNDARY AGREEMENT WITH CITY OF FORT WORTH ADJUSTING THE BOUNDARIES BETWEEN CITY OF FORT WORTH AND CITY OF RIVER OAKS FOR PROPERTY LOCATED AT 5698 SAM CALLOWAY ROAD.

Gregory Love, the property owner, was present. He owns  $\frac{3}{4}$  of that intersection. He wants to expand the footprint, so he bought the corner lot and will extend over to offices. Half of the lot is commercial in Fort Worth and the other half is residential in River Oaks. Request boundary movement to make all in Fort Worth. The plan is to build a separate office structure on that land. It was suggested that maybe Fort Worth would do a boundary adjustment so the other property will be in River Oaks. The council agreed to move forward with a letter to Fort Worth requesting a boundary adjustment.

11. CONSIDER APPROVAL OF THE CONTRACTUAL AGREEMENT WITH TEXAS TOWING WRECKER SERVICE INC FOR EXCLUSIVE WRECKER AND IMPOUND SERVICES.

This will be tabled to a later date.

12. DISCUSSION AND/OR ACTION ON LEASING THE CITY ANNEX BUILDING AS REQUESTED BY FIRE CHIEF RUSSELL SHELLEY.

This item will be discussed in Executive Session.

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

13. PUBLIC HEARING: TO RECEIVE PUBLIC COMMENT ON THE SUBMISSION OF THE SMALL COMMUNITY GRANT APPLICATION WITH THE TEXAS PARKS AND WILDLIFE.

At 6:42 p.m., Mayor Houk opened the Public Hearing.

The Parks Board will be applying for a Texas Parks and Wildlife matching grant. The EDC approved granting \$75,000.00 to this. This grant is for playground equipment, a walking trail, crosswalks, and ADA parking at McGee Park. There is a huge public interest in getting kids into outside sports. Organizations bring in over 9,900 people per year to McGee Park.

Don Istook (citizen)-played baseball at McGee Park 60 years ago and the park looks the same as it did then.

At 6:48 p.m., Mayor Houk closed the Public Hearing.

14. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF RESOLUTION #1145-2025 AUTHORIZING APPLICATION SUBMISSION OF THE 2024 SMALL COMMUNITY GRANT APPLICATION WITH THE TEXAS PARKS AND WILDLIFE FOR PARK IMPROVEMENTS AT MCGEE PARK.

**CM Forester moved, seconded by Mayor Pro Tem Turner to approve Resolution #1145-2025. All voted "Aye".**

**STAFF REPORTS:**

15. UPDATE ON SUBSTANDARD PROPERTIES AT:

- 1513 SKYLINE DR-final inspection approved.
- 5401 BAYLOR AVE-under time limit.
- 5609 JAMES DR-under time limit. Some progress.
- 4912 BLACK OAK-no permits pulled.
- 1517 BYRD DR-issued substandard order. Just changed ownership.

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.

Water Treatment Plant is in its second phase of sampling. There is a photo op for the council in front of the water slide at the Event Center. Date is set for July 21<sup>st</sup> but can move to July 28<sup>th</sup>.

At 7:01 p.m., Mayor Houk went into Executive Session under Sections 551.071 and 551.072 for Item #'s 9 & 12.

At 7:52 p.m., Mayor Houk closed the Executive Session.

At 7:52 p.m., Mayor Houk reconvened into Regular Session.

Item #12-no action taken. Council wants staff to move forward.

**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.

No discussion.

**CORRESPONDENCE:**

18. COUNCIL COMMENTS.

CM Claridge-pleased with Executive Session tonight.

Mayor Pro Tem Turner-the city accomplished a lot of things in the last several days.

CM Holland-in the EDC meeting, the Taste of River Oaks was discussed. Staff will count the number of stamps, and a survey will be sent out to the food establishments. The Bank of America building was sold to Dee Kelley. The A-1 building has been gutted. Donation boxes are popping up and are against city ordinance.

Mayor Houk-the Bangale clinic building, not sure what is going on. This has been a productive week.

Chief Shelley-accepted a new position with Tarrant County and will retire with River Oaks the end of September 2025.

Chief Stewart-down 2 people.

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

- WATER TREATMENT PLANT
- CITY WEBSITE DESIGN-would like to move forward with Civic Plus. Next step is to decide if we want the standard or the premium plan. Council would like the premium plan and feels we can use hotel/motel tax for funding.

**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 #16.

**RECONVENE:**

21. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

Action taken after Item #16.

**ADJOURN:**

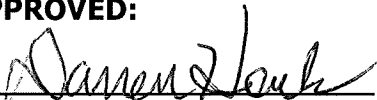
22. ADJOURN

**At 8:22 p.m., Mayor Houk adjourned the meeting.**

**ATTEST:**

  
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Paula Luck, City Secretary

**APPROVED:**

  
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Darren Houk, Mayor