

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
DECEMBER 16, 2025**

MEMBERS PRESENT:

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

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 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, December 16, 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

Noah & Benjamin Zaragoza with Cub Scouts Pack 155 sponsored by the River Oaks Lions Club led the Pledges of Allegiance to the United States and the Texas Flags.

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

-PRESENTATION OF AWARDS FOR CHRISTMAS PARADE FLOATS

Mayor's Choice Award-One Faith Church
Jingle Bells Award-River Oaks Lions Club
Best Auto Entry Award-Victor Willis
Holiday Spirit Award-Locos Jeep Club
Rudolph Award-CISD Superintendent Renee Smith-Faulkner
Deck the Halls Award-Mary Dominguez

-RECOGNITION OF WINNERS FROM THE HOLIDAY LIGHTS CONTEST

Best Theme-Lori Watson 806 Merritt
Griswold Award-Wesley Seely 5413 Stanford
Judge's Favorite-Daniel & Ana Gatica 4909 Black Oak

Parks Board Chairman James Myrick, Vice-Chairman Jennifer Gansert, Member Cristal Zubia, and Member Clare Mudd were present.

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 NOVEMBER 18, 2025 REGULAR CALLED COUNCIL MEETING
- B. APPROVE BILLS PAYABLE FOR PERIOD ENDING DECEMBER 16, 2025 (FY 2026)
- C. APPROVE CCPD 4TH QUARTER FINANCIAL REPORT FOR FY 2025 (JULY 1-SEPT 30, 2025)
- D. APPROVE STORM WATER FUND 4TH QUARTER FINANCIAL REPORT FOR FY 2025 (JULY 1 THROUGH SEPT 30, 2025)
- E. APPROVE DRUG AND ALCOHOL PROGRAM ACCEPTANCE AGREEMENT WITH ALLIED COMPLIANCE SERVICES
- F. RATIFY APPROVAL TO INSTALL A CROSSWALK IN THE 5300 BLOCK OF BLACKSTONE DRIVE

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 FERAL ANIMALS AND OF TNR ACTIVITIES AS REPRESENTED BY ASHLEY GARCIA.

Ashley Garcia, a River Oaks resident, was present. TNR (Trap, Neuter, Release) and TNVR (Trap Neuter, Vaccinate and Release). A power point presentation was shown. Lydia Hudson with the

program will email a brochure to the city that will help educate people. Possibly have a Town Hall meeting in January to educate the residents.

9. CONSIDER APPROVAL OF PERMIT RENEWAL FEES AND EXTENDING THE PERMIT EXPIRATION TIME FOR THE CISD NEW CONSTRUCTION PROJECT.

Cameron Holleman, Project Manager, was present. This is for building permit renewal. The cost the city came up with is \$32,259.75 for the renewal fee. Our ordinance allows a one-time renewal, and the charge is 1/2 of the original building permit cost. Extending after that requires council approval. The school is a huge and lengthy project. The electrical, plumbing, and mechanical contractors will have to pay for their renewals.

Mayor Pro Tem Turner moved, seconded by CM Claridge to waive the permit renewal fees for the building permit only and to extend the building permit expiration date to the end of the project. All voted "Aye".

10. CONSIDER APPROVAL OF ENGINEERING AGREEMENT WITH PLUMMER & ASSOCIATES LLC FOR THE PFAS FEASIBILITY STUDY.

Jason Laubacher with Plummer & Associates was present. The water plant is up and running and is pumping River Oaks water. The proposed project is for PFAS chemicals. The National Primary Drinking Water Regulation (NPDWR) requires public water systems to complete initial monitoring for PFAS within three years of the rule's finalization and provide the public with information on the levels of PFAS in their drinking water beginning in 2027. By 2029, public water systems must implement solutions that reduce PFAS if monitoring shows that drinking water levels exceed MCL's. In 2029, if public water systems violate one or more of these MCL's, we must take actions to reduce levels of PFAS in their drinking water and provide notice to the public of the violation. The proposed project is to put together a study to remove the PFAS if they are present. The study will give a preliminary design to remove the PFAS and then do a final design. The deadline to meet PFAS removal is 2031. The cost to do the study is \$78,000.00. For the city to get grants, a design must be done.

CM Holland moved, seconded by CM Claridge to approve the agreement with Plummer & Associates in the amount of \$78,000.00 for the PFAS study. All voted "Aye".

11. CONSIDER APPROVAL OF DELINQUENT TAX AND MUNICIPAL COURT COLLECTIONS REPORT AS PRESENTED BY COREY FICKES OF LINEBARGER, GOGGAN, BLAIR, AND SAMPSON, LLP.

Corey Fickes was present. Presented were the municipal court & property tax collection reports. The report on utility collections is not available yet. That program just started.

12. CONSIDER APPROVAL OF INCENTIVE PROGRAM ON WATER BILL TO ASSIST THE CITY IN THE COLLECTION OF LEAD AND COPPER SAMPLES FROM RESIDENTS.

WTP Operator John Paul Jones came up with the idea of providing a coupon of \$10 off their next month's water bill if you are on the list for sample collection and turn in your samples. It is critical we get the samples on time and get them over to the lab. We have 40 collection sites (residents) and 25% of them we have issues getting their samples. The same 25% of residents are the

same residents every quarter that we are having issues getting their samples to us. We can change the residents on the list but there is a process for that.

CM Claridge moved, seconded by CM Forester to approve the incentive program on water bills. All voted "Aye".

13. CONSIDER APPROVAL TO MAKE THE MAINTENANCE POSITION AT THE COMMUNITY CENTER A FULL-TIME POSITION.

This item wasn't discussed.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

14. UPDATE ON SUBSTANDARD PROPERTIES AT:

- 1513 SKYLINE DR-mediation.
- 5401 BAYLOR AVE-complete.
- 5609 JAMES DR-complete.
- 4912 BLACK OAK-will bring to Board of Appeals in January.
- 1517 BYRD DR-actively working.
- 4700 BARBARA-have talked with them about weekly inspections.
- 1114 HARVARD-did the warrant & inspection. Will issue letter in the morning.

15. UPDATE FROM THE CHRISTMAS COMMITTEE ON THIS YEAR'S HOMETOWN CHRISTMAS FESTIVITIES.

The Christmas Committee had a de-briefing yesterday. There were a lot of people that showed up. Vendors were excited. The barricades worked out great. People really liked the live tree.

The Fire Department's Santa on a sleigh goes out to each district on different nights and goes down all the streets in that district. There are two nights remaining this week. There is a Santa tracker for residents to see where Santa is in River Oaks. This has been advertised on social media, weekly newsletters, and by the school district.

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.

CCPD Referendum-we will need to have a special election in November 2026 to continue the Crime District after December 31, 2026. They are only good for 20 years.

51st Year CDBG Project-this will be the sewer replacement on Thurston.

Employee Christmas Lunch-Thursday, December 18th from 10:30 a.m. to 1:30 p.m. at the Event Center. City Hall will be closed during this time.

Meandering Road-we received property tax bills on the two properties we purchased. Working with the county and appraisal district to get them zeroed out.

Christmas Holiday Closure-City Hall will close at noon on Christmas Eve through Friday December 26th. There will be no bulk pick up on December 24th and no garbage collection on Christmas Day.

Special Council Meeting-to canvass the votes for the run-off election. Will be held on December 22, 2025 at 5:00 p.m. Will need the Mayor and two Council Members in attendance.

17. 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.

CORRESPONDENCE:

18. COUNCIL COMMENTS.

CM Claridge-great Christmas event. The whole parking lot was full of people.

CM Rodriguez-pleased with the way the Christmas event turned out. The vendors were very happy. Some had to leave early because they ran out of food.

CA Anderlee-Merry Christmas and Happy New Year.

Mayor Pro Tem Turner-thanked all who were involved in the Christmas event. Glad to be re-elected for three more years and we have a good team.

CM Holland-thanked the Christmas Committee. MPS event turned out great and raised \$67,000.00.

CM Forester-this current group balances out. Thanked all departments for the Christmas event.

Mayor Houk-lunch with the Mayor tomorrow at Italianos at 12:00 noon.

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

- WATER TREATMENT PLANT-no discussion.
- CITY WEBSITE DESIGN-no discussion.

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.**

- **Ordinance Enforcement.**

- 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 8:21 p.m., Mayor Houk went into Executive Session under Section 551.071.

At 9:01 p.m., Mayor Houk closed Executive Session.

At 9:01 p.m., Mayor Houk reconvened into Regular Session.

RECONVENE:

21. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

NONE

ADJOURN:

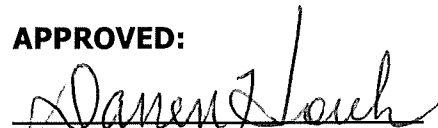
22. ADJOURN

At 9:01 p.m., Mayor Houk adjourned the meeting. All voted "Aye".

ATTEST:


Paula Luck, City Secretary

APPROVED:


Darren Houk, Mayor