

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
OCTOBER 21, 2025**

MEMBERS PRESENT:

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

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY-online
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, October 21, 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.

-RECOGNIZING THE YARD OF THE MONTH WINNERS FROM APRIL TO SEPTEMBER 2025

Park Board Members James Myrick, Cristal Zubia, Jennifer Gansert & Clare Mudd were present. Mayor Pro Tem Turner presented a gift card and an appreciation award to each monthly winner. April: Lori Watson (present); May: Shirley Willet Bunker (present); June: David & Susan Holder (present); July: Gary & Tolie Henry (not present); August: Angela Culpepper (present); September: Larry Wilhite (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.

Daniel Berry & Patrick Duffy, who resides on Churchill Rd., were present and are having a dog issue. Daniel & Patrick handed out a history on a dog that attacked their dog on October 12, 2025. This was not the first time this dog has bitten other dogs. They have exhausted all

resources from the city, and a police report was written documenting the attack. There has been now follow up by the Animal Control Officer. There were also a few neighbors that their dogs were also attacked by this one specific dog. Chief Stewart stated that legal proceedings have started to seize the dog.

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 SEPTEMBER 16, 2025 REGULAR CALLED COUNCIL MEETING
- B. APPROVE BILLS PAYABLE FOR PERIOD ENDING SEPTEMBER 30, 2025 (FY 2025)
- C. APPROVE BILLS PAYABLE FROM OCTOBER 1, 2025 TO OCTOBER 21, 2025 (FY 2026)
- D. APPROVE INVESTMENT REPORT FOR 4TH QUARTER FY 2025 ENDING SEPTEMBER 30, 2025
- E. APPROVE APPOINTMENT OF LYNNAE JAMISON AS AN ALTERNATE MEMBER TO THE SWTF

CM Claridge moved, seconded by CM Rodriguez to approve the Consent Agenda Items A-E. 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 REQUEST FROM SANDRA LONGORIA DAMIAN REQUESTING PERMISSION TO EXTEND TEMPORARY PERMIT FOR A PICKUP AND DROP OFF LOCATION FOR U-HAUL RENTALS AT 1711 ROBERTS CUT OFF RD.

Sandra Longoria was not present. They are asking for an extension. If council grants an extension, it needs to be extended from September 2, 2025.

Mayor Pro Tem Turner moved, seconded by CM Claridge to grant an extension for 4 months. All voted "Aye".

9. CONSIDER APPROVAL OF INTERLOCAL AGREEMENT WITH CITY OF FORT WORTH ENVIRONMENTAL COLLECTION CENTER HOUSEHOLD HAZARDOUS WASTE PROGRAM FOR FY 2026.

This is increasing an additional \$30.00 to \$125.00 per drop off and will cost us an additional \$3,000.00 per year of a total cost per year \$10,000.00. We have no other alternative right now. Fort Worth wants the agreement signed now. Fort Worth will only let us have one crud mobile a

year and will not let us collect the waste and take it to their site. Will look at other options earlier next year. This will be the second amendment to this agreement.

CM Claridge moved, seconded by CM Forster to approve the interlocal agreement with the City of For Worth for the hazardous waste program for FY 2026. All voted "Aye".

10. CONSIDER APPROVAL OF CONTRACT WITH TARRANT COUNTY FOR ELECTION SERVICES.

Moving the city's election to November saves us about \$2,309.44 a year.

CM Claridge moved, seconded by CM Rodriguez to approve the contract with Tarrant County for election services. All voted "Aye".

11. CONSIDER APPROVAL OF DIRECTOR APPOINTMENTS TO THE "FRIENDS OF THE ANIMAL SHELTER", A 501C3 NON-PROFIT ORGANIZATION.

This will be discussed after Executive Session.

12. CONSIDER APPROVAL OF ENGINEERING AGREEMENT WITH OLLER ENGINEERING INC FOR GRANT ADMINISTRATION.

This engineering firm is known for finding grant money and they will bring us the high money grants. They are already working on a grant for us. These grants will be 100% grants. The cost is \$15,000 for three months. This is a month-by-month agreement. The contract does state they will not exceed \$5,000 per month. The Storm Water Task Force approved this today in their meeting.

CM Forester moved, seconded by CM Claridge to approve the agreement with Oller Engineering for grant administration. All voted "Aye".

ORDINANCES/RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

13. CONSIDER APPROVAL OF RESOLUTION #1150-2025 FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN CITY SHOULD BE DENIED.

Scott Baumbach was present. The first request that was approved by council was to suspend the request. This is the second request to deny.

CM Claridge moved, seconded by CM Rodriguez to approve Resolution #1150-2025. All voted "Aye".

14. CONSIDER APPROVAL OF RESOLUTION #1151-2025 ADOPTING THE OFFICIAL INVESTMENT STRATEGY AND INVESTMENT POLICY FOR FISCAL YEAR 2026 IN ACCORDANCE WITH PUBLIC FUNDS INVESTMENT ACT (CHAPTER 2256 OF THE TEXAS GOVERNMENT CODE).

There has been no change in the statute.

CM Forester moved, seconded by CM Claridge to approve Resolution #1151-2025. All voted "Aye".

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

15. PUBLIC HEARING: ON THE PROPOSED REZONING APPLICATION AS SUBMITTED BY THE CITY OF RIVER OAKS BEING BLOCK 4, LOT E ½ 6-7-7A BLK 4 IN CASTLEBERRY GARDENS ADDITION OTHERWISE KNOWN AS BEING 5550 BAYLOR AVENUE, BY REZONING THE PROPERTY FROM "CF" COMMUNITY FACILITIES DISTRICT TO "R-4" SINGLE-FAMILY DISTRICT THAT SHALL OTHERWISE MEET THE REQUIREMENTS IN SECTION 11 "R-F" SINGLE FAMILY DISTRICT OF THE RIVER OAKS ZONING ORDINANCE #1394-2023 TO PROVIDE FOR COMPATIBLE USES PRIMARILY ORIENTED TO LOW DENSITY RESIDENTIAL USES AND OPEN SPACE.

At 6:49 p.m., Mayor Houk opened the Public Hearing.

This is the Masonic Lodge building which is owned by the city. R4 was explained to the audience. R4 is what the other homes around this building are zoned at. Currently the property is Community Facilities. If rezoned to R4, five residential homes can be built. This would bring in about \$12,000-\$15,000 in property taxes annually, but if this property is sold, the green space is gone forever. Planning & Zoning voted 5 to zero to approve the rezoning. Three residents were opposed.

At 6:55 p.m., Mayor Houk closed the Public Hearing.

16. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF ORDINANCE #1463-2025 REGARDING PROPOSED REZONING APPLICATION AS SUBMITTED BY THE CITY OF RIVER OAKS BEING BLOCK 4, LOT 6 E ½ 6-7-7A BLK 4 IN THE CASTLEBERRY GARDENS ADDITION OTHERWISE KNOWN AS BEING 5550 BAYLOR AVENUE, BY REZONING PROPERTY FROM "CF" COMMUNITY FACILITIES DISTRICT TO "R-4" SINGLE-FAMILY DISTRICT THAT SHALL OTHERWISE MEET REQUIREMENTS IN SECTION 11 "R-4" SINGLE FAMILY DISTRICT OF THE RIVER OAKS ZONING ORDINANCE #1394-2023 TO PROVIDE FOR COMPATIBLE USES PRIMARILY ORIENTED TO LOW DENSITY RESIDENTIAL USES AND OPEN SPACE. (ZONING CASE #RZ 2025-0006)

CM Claridge moved, seconded by CM Forester to approve Ordinance #1463-2025. All voted "Aye".

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

17. UPDATE ON SUBSTANDARD PROPERTIES AT:

- 1513 SKYLINE DR-will discuss in executive session.
- 5401 BAYLOR AVE-needs to comply with a driveway.
- 5609 JAMES DR-completed.
- 4912 BLACK OAK-will get notice to owners to appear for Public Hearing.
- 1517 BYRD DR-new owner & will bring up to code.
- 4700 BARBARA-notification sent & met with owner.
- 1114 HARVARD-waiting on checklist & will get a search warrant.

18. DISCUSSION AND/OR ACTION ON SELECTING A REAL ESTATE BROKER FOR THE SALE OF REAL ESTATE PROPERTY UNDER THE OWNERSHIP OF THE CITY OF RIVER OAKS.

This will be discussed in Executive Session.

19. DISCUSSION AND/OR ACTION ON ENTERING INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF WHITE SETTLEMENT FOR ANIMAL CONTROL SERVICES.

This will be discussed in Executive Session.

20. DISCUSSION AND/OR ACTION ON COORDINATION EFFORTS WITH PARKER HANNIFIN TO RELOCATE A 50' X 60' PAVILLION FROM THEIR PROPERTY TO THE COMMUNITY CENTER PROPERTY.

Spoke with the moving company but need to meet with them again. There has been little progress. The estimate to move the pavilion is \$21,000.00.

21. DISCUSSION AND/OR ACTION ON APPROVING THE INTERLOCAL AGREEMENT WITH TARRANT COUNTY FOR THE CONSTRUCTION OF A 10,800 SQUARE FOOT PARKING LOT AT THE COMMUNITY CENTER QUALIFIED AS AN ACCEPTABLE EXPENDITURE OF E.D.C. FUNDS PURSUANT TO SECTION 505.152 "PROJECTS RELATED TOR RECREATIONAL OR COMMUNITY FACILITIES" OF THE TEXAS LOCAL GOVERNMENT CODE.

This was approved by Commissioners Court but waiting on the signatures. Should start construction in November and take about two weeks to complete.

22. 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.

Haunted House-final Saturday is this Saturday. A lot of people have come thru this.

23. 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.

Fire Department-one resignation and have already interviewed several candidates.

NONE

CORRESPONDENCE:

24. COUNCIL COMMENTS.

CM Forester-Lions Club pancake breakfast is November 1st from 7:30 a.m. to 11:00 a.m.

Mayor Houk-November 2nd is the birthday parade for Harol Sutherland's 103rd birthday. Will be meeting at 1:30 p.m. at AV Cato. Attended the topping off ceremony at CISD which is placing the last beam on for the renovation. The project manager said it has been a pleasure working with Steve Sanders; but it was not easy working with the City of Fort Worth. Castleberry vs Lake Worth football game has been moved to this Thursday.

Mayor Tem Turner-done a little traveling recently. Red Ribbon breakfast is October 28th. Christmas Event is coming up, and this event will be 100% outside. Setup will begin that morning. The key is to have a lot of volunteers.

CM Rodriguez-thanked the police for the situation with the animal attacks. Christmas Event is coming up quickly and will be on December 6th with a makeup day on December 13th. Looking for volunteers.

CM Claridge-good car show this year. Asked about the sewer caps popping off in the roads-which will be looked at.

CM Holland-couldn't vote tonight but did participate.

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

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

EXECUTIVE SESSION:

26. 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 7:20 p.m., Mayor Houk went into Executive Session under Sections 551.071 for Item #19 and 551.072 for Item #18.

At 8:24 p.m., Mayor Houk closed Executive Session.

At 8:27 p.m., Mayor Houk re-opened Regular Session.

RECONVENE:

27. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

Item #18-Mayor Pro Tem Turner moved, seconded by CM Claridge to hire Stiles Group as the broker to list the property at 5550 Baylor (city owned property). All voted "Aye".

Item #19-CM Forester moved, seconded by CM Rodriguez to approve the updated agreement that was presented by our City Attorney with the City of White Settlement for Animal Control services on a 3-year term ending September 30, 2028 with quarterly payments due October 1st, January 1st, April 1st, and July 1st. All voted "Aye".

Back to Item #11-President: Charles Stewart; Vice-President: Eric Perkins; Director: Sarah Getz (White Settlement); Secretary/Treasurer: Paula Luck; and Registered Agent: Marvin Gregory.

CM Forester moved, seconded by CM Rodriguez to approve the appointments to the Friends of the Animal Shelter 501c3 as presented. All voted "Aye".

ADJOURN:

28. ADJOURN

At 8:32 p.m., Mayor Houk adjourned the meeting. All voted "Aye".

ATTEST:


Paula Luck, City Secretary

APPROVED:


Darren Houk, Mayor