

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
MARCH 18, 2025**

MEMBERS PRESENT:

MAYOR DARREN HOUK
MAYOR PRO TEM LEIGH ANN TURNER
COUNCIL MEMBER JOHN CLARIDGE
COUNCIL MEMBER YOLIE RODRIGUEZ

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK
CITY ATTORNEY BRADLEY ANDERLEE
FIRE CHIEF RUSSELL SHELLEY
POLICE CHIEF CHUCK STEWART
EMERGENCY MGT JAMES MYRICK
PWD TODD HENDERSON

ABSENT:

COUNCIL MEMBER BRENT FORESTER
COUNCIL MEMBER STEVE HOLLAND

1. CALL TO ORDER

With a quorum present, Mayor Pro Tem Turner called the Regular Meeting of the River Oaks City Council to order at 6:04 p.m. on Tuesday, March 18, 2025 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

Charles Richardson delivered the Invocation.

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

Charles Richardson 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 MARCH 4, 2025 REGULAR COUNCIL MEETING

B. APPROVE BILLS PAYABLE FOR PERIOD ENDING MARCH 18, 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 DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM CONSENT AGENDA FOR SEPARATE DELIBERATION.

NONE

At this time, Mayor Houk took over the meeting.

PERSONAL APPEARANCES AND/OR ITEMS REQUIRING COUNCIL APPROVAL/ACTION:

8. CONSIDER APPROVAL TO EXTEND COUNCIL APPROVED 90-DAY RENEWAL OF CONSTRUCTION PERMITS THAT EXPIRED ON 02-05-2025 ACCORDING TO SECTION 105.3.2 "TIME LIMITATION FOR APPLICATION" & SECTION 105.5 "EXPIRATION" OF THE 2018 INTERNATIONAL BUILDING CODE FOR ARLYNN PURVIS AT 1155 GREENBRIER.

Arlynn Purvis and his contractor were present. This was renewed one time before, but we cannot renew it a second time without council approval. Electrical work has been done but the electrician never pulled a permit. The plumbing is done but the inspection has not been done. The request is a 30-day extension to get the inspections and to finish the project.

Mayor Pro Tem Turner moved, seconded by CM Claridge to extend the permits for 1155 Greenbrier to an additional 90-days from February 10, 2025. All voted "Aye".

9. CONSIDER APPROVAL OF THE INTERLOCAL AGREEMENT WITH NCTCOG FOR THE ACQUISITION OF RIGHT-OF-WAY IN SUPPORT OF CONSTRUCTION OF MEANDERING ROAD FROM LT JG BARNETT ROAD TO ROBERTS CUT OFF AS PRESENTED BY DAN KESSLER.

Dan Kessler with NCTCOG and Jill Hoewyk with Lamb Star were present. We were waiting on two properties to acquire. Both properties are set to close next month. Jill Hoewyk presented a presentation on where we are at. The plan is to break ground the second quarter of 2026 at the latest. NCTCOG has agreed to provide a non-interest cash advance to River Oaks to purchase those acquisitions. Fort Worth will then later reimburse River Oaks and River Oaks will pay back NCTCOG. Tonight is an interlocal agreement to transfer the funds to River Oaks from NCTCOG.

CM Claridge moved, seconded by Mayor Pro Tem Turner to enter into an interlocal agreement with NCTCOG and to allow CM Gregory to sign the agreement. All voted "Aye".

10. DISCUSSION AND/OR ACTION ON THE PURCHASE OF PORTABLE RADIOS FOR THE FIRE DEPARTMENT THROUGH A LEASE PURCHASE WITH MOTOROLA SOLUTIONS.

We budgeted \$14,000.00 to replace two radios in this year's budget. Now Motorola Solutions is offering a lease program to replace all radios at one time. The plan is to pay \$14,000.00 as a

down payment to decrease the lease payments. About eight of our radios will not be able to be fixed as of January 2026 and there are some FCC bandwidth changes. There is a five-year warranty on the new radios. The first payment will be due in one year. The Fire Department has 14 radios, and we will be replacing 12 of them.

CM Claridge moved, seconded by CM Rodriguez to approve the purchase of Fire Department radios through a lease program not to exceed \$84,400.44. All voted "Aye".

ORDINANCES/RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

11. CONSIDER APPROVAL OF AN AUTOMATIC WATER METERING SYSTEM FOR THE CITY AND BY CONSIDERING APPROVAL OF RESOLUTION #1143-2025 REGARDING A CONTRACT FOR FINANCING AN AUTOMATIC METERING SYSTEM.

We have been looking for an automatic water meter system for the last five years but have been unable to get information about it until now. Two companies were looked at: Neptune and Badger. This system will auto read the meters. Both are close in price, but staff is recommending Badger. The loan will be through Government Capital. To pay for this system, staff is recommending increasing the water bills by at least \$10.00 a month. The pros are no human error (mis-reads), cut back in labor costs, will take us to a one billing cycle per month, citizens will have access to their accounts, if someone is tampering the meter the city will be notified immediately, all meters have GPS, and can email the customer their water bill and will also continue mailing one out. The cost of this includes installation. We can send notifications to the customers if the council approves this. The warranty on these meters will be 20 years.

CM Gregory-this will not affect our financial rating.

Charles Richardson-never say it will save on labor. Labor will be reallocated. Concern is the reserves on other things. The problem is you also must publicize this early.

James Myrick-every city around us has had this system for a while.

Mayor Pro Tem Turner moved, seconded by CM Rodriguez to table to a later date. All voted "Aye".

OTHER ITEMS FOR DISCUSSION:

12. DISCUSSION AND/OR ACTION ON AMENDING THE SIGN ORDINANCE BY REVISING THE REQUIREMENTS FOR FEATHER FLAGS.

This ordinance has feather flags treated as a portable sign. The question to council is do they want to keep feather flags in the ordinance, and if so, need to get uniformity on what it needs to be. Some have been leaving the feather flags out all the time and not taking them in when the business closes for the day.

Mayor Pro Tem Turner moved, seconded by CM Rodriguez to table this to a later date.

13. 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.

Junk Tire Campaign-started March 1st and goes through April 30th.

Crud Mobile & Paper Shredding-scheduled on April 5th from 9:00 a.m. to 11:00 a.m. at City Hall.

Springfest 2025-Police escorted cruise April 18th starting at Grumps, and Car Show at Burgers Lake on April 19th.

14. COUNCIL COMMENTS: (THE CITY MAY REPORT ON ITEMS OF COMMUNITY INTEREST IF NO ACTION IS TAKEN AND POSSIBLE ACTION IS NOT DISCUSSED, INCLUDING EXPRESSIONS OF THANKS, CONGRATULATIONS, OR CONDOLENCES, HOLIDAY SCHEDULES, HONORARY RECOGNITION, REMINDER OF UPCOMING EVENTS, AND AN IMMINENT THREAT TO PUBLIC HEALTH AND SAFETY THAT AROSE AFTER POSTING THE AGENDA).

Mayor Houk apologized for his behavior towards CM Gregory earlier.

STAFF REPORTS:

15. UPDATE ON SUBSTANDARD PROPERTIES AT:

- 1513 SKYLINE DR
- 5401 BAYLOR AVE-active permit.
- 5609 JAMES DR-actively working.
- 4912 BLACK OAK -intent to substandard done.

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.

Public Works-there is a gas leak at the intersection of 199 and Long. Will take about 30 days to fix the gas leak. The road will be shut down from the bridge up to 199. The county will move to Glenwick while they are waiting for this fix. The council would like it publicized the reason we have stopped on Long and starting a new project on Glenwick.

Emergency Management-entering into mosquito season. Will be starting to trap the first part of May.

Fire Department-responded to an apartment fire in Fort Worth. River Oaks was the first to respond. Our Fire Department got praised by many other departments.

WORK SESSIONS & ACTION FROM WORK SESSIONS:

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

- MARKETING TOOLS
- WATER PLANT CONSTRUCTION AND OPERATIONS
- STREET CONDITION, CONSTRUCTION, AND MAINTENANCE
- FINANCIAL-CITY RESERVES

NONE.

EXECUTIVE SESSION:

18. 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.

NONE

RECONVENE:

19. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

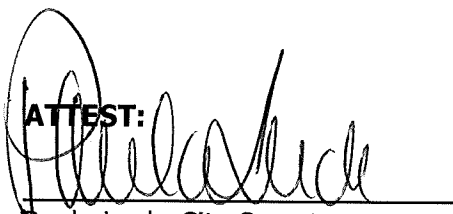
NONE

ADJOURN:

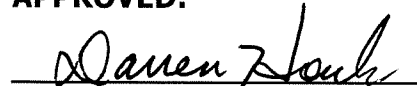
20. ADJOURN

At 8:04 p.m., Mayor Houk adjourned the meeting.

ATTEST:


Paula Luck, City Secretary

APPROVED:


Darren Houk, Mayor