

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
MARCH 4, 2025**

MEMBERS PRESENT:

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

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
ASST PUBLIC WORKS DIRECTOR CASSIE DYER
EVENT CENTER DIRECTOR SHIRLEY WHEAT
EVENT CENTER DIRECTOR SHIRLEY BLOOMFIELD

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 6:05 p.m. on Tuesday, March 4, 2025 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

Leah, student at Irma Marsh Middle School delivered the Invocation.

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

Leah, student at Irma Marsh Middle School 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 FEBRUARY 18, 2025 REGULAR CALLED COUNCIL MEETING
- B. BILLS PAYABLE FOR PERIOD ENDING MARCH 4, 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 DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM THE CONSENT AGENDA FOR SEPARATE DELIBERATION.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. SPECIAL PRESENTATION FROM PRANSES CREATIVE REGARDING WEBSITE DESIGN AND DEVELOPMENT FOR THE CITY OF RIVER OAKS.

Abigail Offenbaker was present. Mayor announced no decision will be made tonight. Abigail gave a presentation on what she could do for the city website design and development.

9. DISCUSSION AND/OR ACTION ON MAKING APPLICATION TO PARTICIPATE WITH THE TEXAS HISTORICAL COMMISSION IN THE MUSEUM ON MAIN STREET (MOMS), A TRAVELING EXHIBITION PROGRAM OF THE SMITHSONIAN INSTITUTION TRAVELING EXHIBITION SERVICE (SITES) DIVISION, WHICH AIMS TO ENGAGE SMALL-TOWN AUDIENCES AND REVITALIZE UNDERSERVED RURAL COMMUNITIES.

This is a traveling museum from the Smithsonian Institution. The application is intensive. They provide the museum content, and we can add River Oaks History. Required is an 800 square foot of space and the cost to River Oaks should be from \$5,000.00 to \$7,000.00. They do most of the work and provide training for our volunteers. They encourage us to partner with surrounding cities. It is possible that EDC and the Hotel/Motel Tax can fund this project.

10. CONSIDER APPROVAL OF THE GRANT APPLICATION WITH NCTCOG FOR SCRAP TIRE COLLECTION EVENT FUNDING (MARCH 1, 2025-APRIL 30, 2025).

Last year, we were approved for this grant, and we are approved again this year.

CM Claridge moved, seconded by CM Holland to approve the grant application. All voted "Aye".

11. CONSIDER APPROVAL TO CALL A SPECIAL ELECTION ON NOVEMBER 4, 2025 UNIFORM ELECTION DATE FOR THE SALE OF REAL PROPERTY AT 5300 BLACKSTONE DRIVE COMPRISING 2.955 ACRES OF LAND LEGALLY DESCRIBED AS BEING LOTS A-1, B & C IN THE LEE ROGERS SUBDIVISION THAT HAS BEEN IDENTIFIED AS BEING PARK LAND THAT MAY NOT BE SOLD PURSUANT TO CHAPTER 253 OF THE TEXAS LOCAL GOVERNMENT CODE UNLESS THE ISSUE OF THE SALE IS SUBMITTED AND APPROVED BY THE VOTERS.

The city had a chance to put the event center, animal control, and public works on the YMCA property. The concept was done in April 2018. There have been several director changes at YMCA since then. The Event Center was appraised at \$3.2 million but with building apartments on the property. Some developers said you may get \$1 million for it if not building apartments.

Charles Richardson-the Event Center is not a great building, but a lot of people do pass by there and stop in to get information. Charles serves on the EDC board and voted to purchase the Baylor property. The idea was to put this property on the tax roll or turn this into an Event Center. It is bothersome that nothing has been done to the Baylor property.

Migalie Casteneda-graduated from CISD. Sees a lot of potential for the Event Center property. Need a place for the community to do things. Need to push things that make the community come together. There is potential for more park area like a pickle ball court and a walking area in that empty land area.

Citizen-loves the center. There are activities for all ages.

Citizen-loves the exercise classes the center has. All ages are welcome at the center.

Sarah Kelty (realtor)-has talked to a few people and would like to present offers to the council when one comes.

Shirley Wheat-we work Monday, Wednesday, and Friday from 9 am-3 pm. Heard comments on why more things are not offered at the center and it is because of the hours. When they do the jam sessions on Thursday nights, they don't get paid for it. It is volunteering. Currently trying to find a replacement band. CISD students help the center a lot. They are there every week and they learn a lot. The park equipment needs to be upgraded. The sand volleyball court costs a lot of money for upkeep. People feel safe after hours playing outside at the center.

CM Holland would like to look at animal shelter locations.

Council does not want to sell the Event Center.

Mayor Pro Tem Turner wants a needs assessment of the center to enhance it.

CM Rodriguez-grew up at the community center in the Northside area and there were a lot of activities. Our center needs more activities for our younger kids.

12. DISCUSSION AND/OR ACTION PURSUANT TO CHAPTER 272 OF THE 2024 TEXAS LOCAL GOVERNMENT CODE PUBLISHING NOTICE REGARDING THE SALE OR EXCHANGE OF CITY OWNED PROPERTY AT 5550 BAYLOR AVENUE.

Suggestion was to build the animal shelter on part of this property and sell the remaining lots. It was suggested to bring back to council a list of properties the city owns and to get with other cities on animal services.

PC Stewart said our only option is White Settlement which is not a good idea. Lake Worth doesn't have the space for our animals.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

13. STAFF UPDATE: 2024 SECO ENERGY REPORTING.

Report has been filed. The city increased 1.018% of usage from the previous year. We are having someone look at our solar panels.

14. 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.

Water Treatment Plant-new pump is ready to install which will take two weeks to do.

Meandering Road-Dan Kessler will be at the March 18th meeting to present the agreement regarding the right-of-way acquisitions.

Junk Tire Campaign-received grant from NCTCOG for tire disposal. Tire campaign will be March 1st through April 30th.

Crud Mobile & Shredding-April 5th from 9 am to 11 am at City Hall.

15. COUNCIL COMMENTS.

CM Forester-thanked all for showing up tonight.

CM Holland-asked James Myrick about the bird flu. Myrick not concerned, just keep hands washed and keep at a 6'-8' distance.

Mayor Pro Tem Turner-thanked all for being here tonight. All she wants is what is for the best.

CM Rodriguez-hope to be able in the future to be able to fight for what is important.

CM Claridge-need to look at fixing things instead of buying things.

Mayor Houk-Spaghetti dinner this Saturday at the Lions Club from 5:30 p.m. to 7:30 p.m. Tickets available here tonight.

Shirley Wheat-asked the council what would the council like best at the center.

EXECUTIVE SESSION:

16. 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.

None

RECONVENE:

17. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

None

ADJOURN:

18. ADJOURN


At 8:18 p.m., Mayor Houk adjourned the meeting.

APPROVED:



Darren Houk, Mayor

ATTEST:



Paula Luck, City Secretary