

**MINUTES OF THE SPECIAL MEETING
RIVER OAKS CITY COUNCIL
AUGUST 26, 2025**

MEMBERS PRESENT:

MAYOR DARREN HOUK
MAYOR PRO TEM LEIGH ANN TURNER
COUNCIL MEMBER BRENT FORESTER
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
FIRE CAPTAIN ROBERT WHATLEY

ABSENT:

COUNCIL MEMBER STEVE HOLLAND
COUNCIL MEMBER YOLIE RODRIGUEZ

1. CALL TO ORDER

With a quorum present, Mayor Houk called the Special Meeting of the River Oaks City Council to order at 6:01 p.m. on Tuesday, August 26, 2025 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

CM Claridge delivered the Invocation.

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

CM Claridge 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 AUGUST 19, 2025 REGULAR CALLED COUNCIL MEETING
- B. CONSIDER APPROVAL OF RESOLUTION #1148-2025 AUTHORIZING ECONOMIC DEVELOPMENT CORPORATION (EDC) EXPENDITURES FOR COMMUNITY CENTER IMPROVEMENTS FROM 2024-2025 FISCAL YEAR BUDGET AS QUALIFIED FOR PROJECTS MORE THAN \$10,000.00; AND PROVIDING AN EFFECTIVE DATE (SECOND READING).

CM Claridge moved, seconded by CM Forester to approve the Consent Agenda Item #A with removal of Item #B. All voted "Aye".

7. DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM THE CONSENT AGENDA FOR SEPARATE DELIBERATION.

#B-this expenditure is the pavilion for \$30,000.

CM Claridge moved, seconded by CM Forester to approve Consent Agenda Item B#. All voted "Aye".

PUBLIC HEARING/ACTION FROM PUBLIC HEARING:

8. PUBLIC HEARING AND DISCUSSION: IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED AD VALOREM 2025 PROPERTY TAX RATE IN THE CITY OF RIVER OAKS AT A RATE OF \$0.743991 PER \$100 OF PROPERTY VALUE WHICH IS EFFECTIVELY A TOTAL TAX RATE INCREASE OF \$1.10086%/\$100 OF VALUE OR 10.086% FROM THE 2024 TAX RATE OF \$0.675827 PER \$100 OF PROPERTY VALUE. THIS RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

Last Year (2024-2025):

No new revenue maintenance & operations tax rate \$0.562924/\$100; voter approval maintenance & operations tax rate \$0.582626/\$100; debt rate \$0.076945; voter approval rate (adjusted to include debt rate) \$0.675827/\$100; de minimis tax rate \$0.745440/\$100; proposed 2024 maintenance & operations tax rate \$0.582626/\$100; unused increment tax rate \$0.016256; total tax rate includes debt rate and unused increment rate \$0.675827/\$100.

This Year (2025-2026):

No new revenue maintenance & operations tax rate \$0.595541/\$100; voter approval maintenance & operations tax rate \$0.616384/\$100; debt rate \$0.111605/\$100; voter approval rate (adjusted to include debt rate) \$0.743991/\$100; de minimis tax rate \$0.811072/\$100; proposed 2025 maintenance & operations tax rate \$0.616384/\$100; unused increment tax rate \$0.016002; total tax rate includes debt rate and unused increment rate \$0.743991/\$100.

On an average home valued at \$195,407, the city taxes will increase \$162.00 more than last year, which is an 11% increase.

At 6:18 p.m., Mayor Houk opened the Public Hearing.

James Myrick-glad we are doing something instead of talking about it.

At 6:18 p.m., Mayor Houk closed the Public Hearing.

9. ACTION FROM PUBLIC HEARING: CITY COUNCIL SHALL ANNOUNCE FOLLOWING THE PUBLIC HEARING THE DATE, TIME AND PLACE OF THE MEETING AT WHICH THEY WILL VOTE ON THE PROPOSED 2025 AD VALOREM TAX RATE.

Mayor Houk announced September 2nd, 2025 at 6:00 p.m., and the council will vote on the 2025 Ad Valorem Tax Rate.

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

-BUDGET WORK SESSION: FY 2026 CITY OPERATIONAL BUDGETS.

We did not include the police step plan in the budget, so we went back and added it in along with the ½ vacant position salary. We did not calculate them getting the extra 3% which would have put us in a deficit. Moved \$1,200 to Hotel Motel; moved the skid loader to water budget, put in correct figures for the WTP regular salaries, fixed WTP clothing and uniforms; removed water rate increase. This budget does include the side-by-side for the WTP. The skid steer will be on a 5-year lease and the option to purchase or turn in. We will trade in the one we currently have.

Council wants to remove the side-by-side, no sewer increase, no water increases, and the customer pays for the credit card fees. Move forward with the ½ salary in the police and not the extra 3%. Have the Hotel-Motel Tax pay for all the city promotional in General Fund. We will have a \$16,863 surplus in the General Fund. With removing the side-by-side, the Water-Sewer Fund will have a \$36,771 surplus.

EXECUTIVE SESSION:

11. 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; **1) Cause #342-358828-24-Zakary Sadeghian vs. City of River Oaks Building Standards Commission. 2) Purdue Direct Settlement-CL-1752447.**
- 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:

12. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

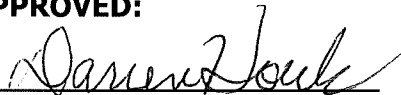
NONE

ADJOURN:

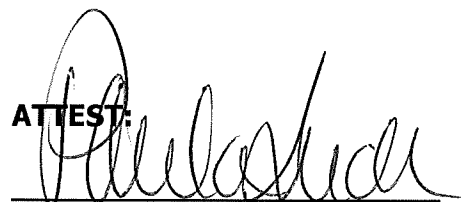
13. ADJOURN

At 6:58 p.m., Mayor Houk adjourned the meeting.

APPROVED:


Darren Houk, Mayor

ATTEST:


Paula Luck, City Secretary