

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
AUGUST 5, 2025**

MEMBERS PRESENT:

MAYOR DARREN HOUK
MAYOR PRO TEM LEIGH ANN TURNER
COUNCIL MEMBER YOLIE RODRIGUEZ
COUNCIL MEMBER STEVE HOLLAND-6:21 p.m.
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 CHIEF RUSSELL SHELLEY
FIRE CAPTAIN ROBERT WHATLEY
EVENT CENTER DIRECTOR SHIRLEY WHEAT

ABSENT:

COUNCIL MEMBER BRENT FORESTER

1. CALL TO ORDER

With a quorum present, Mayor Houk called the Regular Meeting of the River Oaks City Council to order at 6:01 p.m. on Tuesday, August 5, 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 JULY 15, 2025 REGULAR CALLED COUNCIL MEETING
- B. BILLS PAYABLE FOR PERIOD ENDING AUGUST 5, 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 DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM THE CONSENT AGENDA FOR SEPARATE DELIBERATION.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. CONSIDER APPROVAL OF LEASE AGREEMENT BETWEEN THE CITY OF RIVER OAKS ("CITY"), AND A HOME RULED MUNICIPALITY IN TARRANT COUNTY, TEXAS AND TARRANT COUNTY EMERGENCY SERVICES DISTRICT NO. 1 ("TCESD 1") INVOLVING THE CITY ANNEX BUILDING LOCATED AT 4900 RIVER OAKS BLVD.

This agreement has been agreed by both attorneys. This is a year-to-year lease which includes utilities at \$6,700.00 a month. Tarrant County will be paying for extensive renovations. The lease will be paid annually on October 1st. This lease will start September 1st.

Mayor Pro Tem Turner moved, seconded by CM Claridge to approve the agreement with Tarrant County Emergency Services District No. 1. All voted "Aye".

9. CONSIDER APPROVAL OF CONTRACTUAL AGREEMENT BETWEEN THE CITY OF RIVER OAKS, HOME RULED MUNICIPALITY IN TARRANT COUNTY, TEXAS AND PARKER HANNIFIN CORPORATION, STRATOFLEX PRODUCTS DIVISION ON CONSTRUCTING AN ASPHALTED PARKING LOT ON THE NORTH SIDE OF THE PROPERTY AT 5300 BLACKSTONE DRIVE TO PROVIDE HARD SURFACE PARKING AT THE COMMUNITY CENTER FOR OVERFLOW PARKING DURING THE REMODELING OF STRATOPLEX AS REQUESTED BY CHUCK FIELDING, SPECIAL PROJECTS LEADER, PARKER AEROSPACE.

Chuck Fielding was present. The food bank was a concern, but it isn't a concern now. The city has come up with a different route for the food bank. The only change to the agreement was payment was due 30 days from the agreement; it has been changed to 90 days.

CM Claridge moved, seconded by Mayor Pro Tem Turner to approve the agreement with Parker Hannifin Corporation with changing the payment date 30 days from the agreement to 90 days from the agreement. All voted "Aye".

10. DISCUSSION AND/OR ACTION ON POSSIBLE DONATION OF PAVILLON TO THE CITY BY PARKER HANNIFIN CORPORATION, STRATOFLEX PRODUCTS DIVISION.

Chuck Fielding was present. The city has been in contact with Parker Hannifin's builder. If the city wants the pavilion, Parker Hannifin will pay for what the demo would cost, and the city will pay the rest. This Thursday at 9:00 a.m., the city can meet with Chuck to see the pavilion. The pavilion is 50' x 60' and the first step is moving the pavilion. Thinking the pavilion will need to be moved or demolished in October.

No action taken.

11. DISCUSSION AND/OR ACTION ON REQUEST FROM TRENT PRIM TO DISCUSS THE BUILDING, WITH REVISED DRAWINGS PROPOSED ON THE PROPERTY AT 5641 TAYLOR ROAD TO FULLY CONFORM TO THE CITY STANDARDS.

The letter has been sent to Fort Worth and CM Gregory has been in contact with them. No action or further discussion will be taken tonight.

12. CONSIDER APPROVAL OF THE CONTRACTUAL AGREEMENT WITH TEXAS TOWING WRECKER SERVICE INC FOR EXCLUSIVE WRECKER AND IMPOUND SERVICES.

Ty Fair was present. Texas Towing has partnered with the city for many years. This agreement will have the city exclusively use Texas Towing. The city will get \$25.00 back if a vehicle gets towed and claimed by the owner. H & R Wrecker doesn't always answer calls, and they do not have a way to tow a heavy-duty vehicle. Wrecker companies must be within so many miles of River Oaks. Police cars will be towed for free. The City Attorney agrees with the contract, but our ordinance will need to be changed to support this.

CM Holland moved, seconded by CM Claridge to approve the agreement with Texas Towing Wrecker Service. All voted "Aye".

13. CONSIDER APPROVAL OF CONTRACT FOR CITY COMPLEX JANITORIAL SERVICES WITH ALONDRA SERRANO.

Several candidates were interviewed, and Alondra Serrano met the requirements. The Annex building will need to be removed from this contract.

Mayor Pro Tem Turner moved, seconded by CM Holland to approve the contract with Alondra Serrano with removal of the Annex building from the contract. All voted "Aye".

14. DISCUSS 2025 TAX RATE, TAKE RECORD VOTE; (DESIGNATED OFFICER CALCULATES THE NO-NEW-REVENUE TAX RATE AND THE VOTER-APPROVAL TAX RATE OF THE TAXING UNIT; THE DESIGNATED OFFICER SHALL SUBMIT THE RATES TO THE GOVERNING BODY); PRELIMINARY PROPOSED BUDGET SUBMITTED TO COUNCIL AND MADE AVAILABLE FOR PUBLIC INSPECTION AT CITY SECRETARY'S OFFICE (FILE NOT LESS THAN 30 DAYS BEFORE TAX LEVY).

The budget was filed with the City Secretary on Friday. This budget includes the principle on the 2022 Tax Note and employee raises. The voter tax rate is \$0.743991/\$100 which would mean \$350,000.00 more than previously budgeted. The budget will be in the black by \$72,000 if the voter tax rate is adopted. In order to build up the General Fund Reserves, we need to adopt this tax rate. The first step is to produce a budget and set the tax rate around that. We only have 18% of what we need in reserves. Positions have been cut and there are some expenses that are a huge hit. This budget has no capital. We need a new skid loader which we can put on a lease agreement, but we are trying to prevent having to get one.

CM Holland moved, seconded by Mayor Pro Tem Turner to publish a tax rate of 0.743991/\$100 as the proposed rate and to set the Public Hearing for August 26, 2025 at 6:00 p.m. at City Hall. CM Holland, CM Claridge, CM Rodriguez, and Mayor Pro Tem Turner voted "Aye". There were no "Nay's. Motion passed.

ORDINANCES/RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

15. CONSIDER APPROVAL OF RESOLUTION #1146-2025 CALLING FOR A GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2025; APPROVING A JOINT ELECTION WITH TARRANT COUNTY; AND ESTABLISHING PROCEDURES FOR THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

CM Claridge moved, seconded by CM Holland to approve Resolution #1146-2025. All voted "Aye".

16. CONSIDER APPROVAL OF RESOLUTION #1147-2025 AUTHORIZING ECONOMIC DEVELOPMENT CORPORATION (EDC) EXPENDITURES FOR PARK IMPROVEMENTS FROM THE 2024-2025 FISCAL YEAR BUDGET AS QUALIFIED FOR PROJECTS MORE THAN \$10,000.00; AND PROVIDING AN EFFECTIVE DATE. (FIRST READING)

CM Holland moved, seconded by CM Claridge to approve the first reading of Resolution #1147-2025. All voted "Aye".

17. CONSIDER APPROVAL OF ORDINANCE #1455-2025 AMENDING THE 2024-2025 FISCAL YEAR BUDGET BY EXPENDING FUNDS FROM THE COMMUNITY CENTER DOLLAR DONATION FUND TO PURCHASE A STORAGE CONVEX; AND PROVIDING FOR AN EFFECTIVE DATE.

Since Tarrant County will be leasing out the Annex Building, there is no storage for our Christmas items. Looking at a 20' convex but need to know if we are putting it at the Event Center or at City Hall. The council agreed to put the convex at City Hall.

CM Claridge moved, seconded by CM Holland to approve Ordinance #1455-2025 with expending funds from the Hotel/Motel Tax. All voted "Aye".

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

18. DISCUSSION AND/OR ACTION ON YARD SALE SIGNAGE PURSUANT TO ARTICLE 4.05 "YARD SALES" OF THE RIVER OAKS CODE OF ORDINANCES (2020).

The ordinance reads an address is allowed four-yard sales a year with having two back-to-back.

One large permit sign is given out plus two arrow signs with a cost of \$10.00. The residents can purchase more arrow signs at an additional cost. The signs must be city issued. Signs need to be removed within 24 hours after the sale ends. The council would like a summary of the yard sale ordinance in the city newsletter. The council discussed maybe having a community yard sale.

No action taken.

19. DISCUSSION AND/OR ACTION ON FUNDING AVAILABILITY FOR ELECTRIC VEHICLE CHARGING STATIONS OPENED BY NCTCOG.

This is a free grant for charging stations, but they must be put on city property and will take up 4-6 parking spaces.

No action was taken.

20. 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.

Meandering Road-no change.

Election-two people have signed up.

There will be a back-to-school bash at Franks Realty Plaza on Sunday, August 10th from 10 am – 3 pm.

CORRESPONDENCE:

21. COUNCIL COMMENTS.

CM Holland-thanked city staff for the pep rally.

Mayor Pro Tem Turner-city staff picked out the perfect items for the teachers. TML registration deadline for signing up is September 8th and it is in Fort Worth this year. Thanked our business for having back to school events.

CM Rodriguez-enjoyed the pep rally and a lot of stuff was given to the teachers. Thanked all city employees for being there. Shout out to our businesses for back-to-school events. Thanked the sanitation workers for being on top of everything. There is tree trimming along the power lines going on. There is an empty lot on Pomona where people are dumping stuff.

CM Claridge-thanked Police and Fire & Sanitation.

Mayor Houk-Jack Allen passed away. Memorial service this Thursday at 10 am at Central Christian Church on Camp Bowie. Welcomed David Holder tonight.

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

- WATER TREATMENT PLANT-having issues balancing chemicals.
- CITY WEBSITE DESIGN-sent out difference portfolios to the council to look at. Need to decide between the premium package or the standard package. Will bring this to council at the next meeting to vote on.

EXECUTIVE SESSION:

23. 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.

At 7:52 p.m., Mayor Houk went into Executive Session under Section 551.071.

At 8:26 p.m., Mayor Houk closed the Executive Session and reconvened into Regular Session.

RECONVENE:

24. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

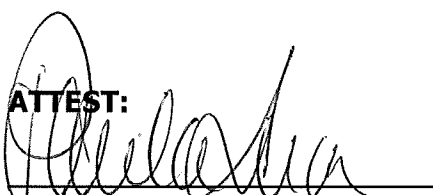
NONE

ADJOURN:

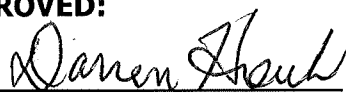
25. ADJOURN

At 8:26 p.m., Mayor Houk adjourned the meeting.

ATTEST:


Paula Luck, City Secretary

APPROVED:


Darren Houk, Mayor