

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
JULY 2, 2024**

MEMBERS PRESENT:

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

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK
CITY ATTORNEY BESSIE BRONSTEIN
EMERGENCY MGT JAMES MYRICK
POLICE CHIEF CHUCK STEWART

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 6:00 p.m. on Tuesday, July 2, 2024 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.

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 JUNE 18, 2024 REGULAR CALLED COUNCIL MEETING

- B. BILLS PAYABLE FOR PERIOD ENDING JULY 2, 2024 (FY 2024)
- C. RATIFY APPROVAL OF THE 2024 MEMBERSHIP RENEWAL WITH TEXAS COALITION OF CITIES FOR UTILITY ISSUES.
- D. APPROVAL OF CONTRACT FOR WRECKER SERVICE BETWEEN THE CITY OF RIVER OAKS AND TEXAS TOWING WRECKER SERVICE, INC.

CM Holland moved, seconded by CM Rodriguez to approve the Consent Agenda Items A-D with corrections to Item #B #31 to \$50.00 per flag. All voted "Aye".

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 DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM THE CONSENT AGENDA FOR SEPARATE DELIBERATION.

NONE

Melody Dennis donated \$100.00 for two flags.

STATEMENT OF APPOINTED OFFICIAL & OATH OF OFFICE:

- 8. CONSIDER APPROVAL OF ORDINANCE #1431-2024 TO APPOINT MATTHEW HUDMAN AS AN ASSOCIATE MUNICIPAL COURT JUDGE PURSUANT TO SECTION 7.02.003 OF THE RIVER OAKS CODE OF ORDINANCES.

-STATEMENT OF APPOINTED OFFICIAL AND OATH OF OFFICE FOR THE ASSOCIATE MUNICIPAL COURT JUDGE

Matthew Hudman was not present.

CM Holland moved, seconded by CM Rodriguez to approve Ordinance #1431-2024 pending the Oath of Office and Statement of Appointed Official. All voted "Aye".

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

- 9. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC INPUT ON THE SUBSTANDARD BUILDING ENFORCEMENT ACTION REGARDING STRUCTURE(S) LOCATED ON THE PROPERTY AT 1513 SKYLINE RD.

At 6:10 p.m., Mayor Houk opened the Public Hearing.

Nick representing the property was present. This house has been substandard since October 17, 2023, and the roof is the only thing that has been completed. Pictures were presented and a list of items to be completed was read to the council. There have been many contractors that took money upfront and did not complete the project. Request is 8-9 months to complete. A written plan has not been submitted to the city.

At 6:29 p.m., Mayor Houk closed the Public Hearing.

10. ACTION FROM PUBLIC HEARING: CONSIDER COUNCIL ORDERS ON THE PROPERTY AT 1513 SKYLINE DR. THAT MAY INCLUDE SECURING, VACATING OF OCCUPANTS, REMOVAL, REPAIRING OR DEMOLITION OF STRUCTURE(S) OR ADOPTION OF RESOLUTION IMPLOING A FEDERAL AGENCY TO ABATE ALL SUBSTANDARD VIOLATIONS IN ORDER TO BE BROUGHT INTO COMPLIANCE WITH SECTION 3.07.004 OF THE RIVER OAKS CODE OF ORDINANCES (2020) AS AMENDED.

1. CM Holland moved, seconded by CM Claridge to move that the building located at 1513 Skyline Drive based on evidence presented at this hearing, is substandard and: 1) that the conditions set forth in the Building Official's report exist to the extent that the life, health, property, or safety of the public (and occupants of the building(s), if applicable) are endangered; and 2) that the building(s) is feasible of repair and therefore order the building to be repaired by the owner within 60 days and the lienholder or mortgagee to within an additional 30 days if the owner does not comply; and 3) the board orders commencement of the repairs within 30 days and has established specific time schedules with the owner or mortgagee for the repair; 4) order that the building be repaired in conformance with the requirements of Section 3.07.004 of the River Oaks Code of Ordinances (2020) as amended or demolished by the owner and the debris removed within 60 days or by the lienholder or mortgagee to within an additional 30 days if the owner does not comply and further find that if the building is not repaired within 60 days, that there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given. If the building is not repaired within 60 days in full conformance with Section 3.07.004 of the River Oaks Code of Ordinances (2020), the building shall be demolished; and 5) Order that substandard fee of \$150.00 be paid upon permit issuance. Certificate of Occupancy will not be finalized until all substandard fees are paid in full. All voted "Aye".

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

11. CONSIDER APPROVAL OF INTERLOCAL AGREEMENT WITH TEXAS MUNICIPAL LEAGUE (TML) TO PARTICIPATE IN THE NEWLY CREATED CYBER FUND IN ORDER TO CONTINUE CYBER SECURITY COVERAGE.

Coverage currently is under Property and Liability so the Board of Trustees recently created a new Cyber Fund effective October 1, 2024. Members must elect to continue coverage. Currently we are on the lowest tier of cyber coverage at Core. We can upgrade if we choose to.

CM Holland moved, seconded by CM Claridge to approve the interlocal agreement with Texas Municipal League to continue cyber security coverage and upgrade to Core Plus. All voted "Aye".

12. DISCUSSION AND/OR ACTION ON THE FEASIBILITY IN LEASING OUT THE CITY'S ANNEX BUILDING FOR MEETINGS, TRAINING SESSIONS AND/OR OTHER SOCIAL FUNCTIONS.

People have been asking what the city is doing with the annex building besides elections, Christmas events and some training events. People would like to have a mutual meeting place. The City Attorney advised us that we will have to open it up to everyone and we cannot profit from this.

No action was taken.

ORDINANCES/RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

13. CONSIDER APPROVAL OF ORDINANCE #1432-2024 AMENDING CHAPTER 4 "BUSINESS REGULATIONS", ARTICLE 4.06 "AMUSEMENT DEVICES"; SPECIFICALLY, UNDER SECTION 4.06.004 "PERMIT REQUIRED" AND IN SECTION 4.06.005 "PERMIT FEES" OF THE RIVER OAKS CODE OF ORDINANCES (2020) BY ESTABLISHING THE NUMBER OF AMUSEMENT MACHINES REQUIRING PERMITS AND ESTABLISHING A FEE FOR EACH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION THEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

This ordinance would track where the machines are. This ordinance would require an annual permit fee for each business that displays four or fewer machines at \$75.00 for each machine. The annual permit fee for each business that displays five or more machines at a flat fee of \$400.00.

Mayor Pro Tem Turner moved, seconded by CM Claridge to approve Ordinance #1432-2024. All voted "Aye".

14. CONSIDER APPROVAL OF ORDINANCE #1433-2024 AMENDING ARTICLE 12.05 "STOPPING, STANDING & PARKING" OF THE RIVER OAKS CODE OF ORDINANCES (2020) SPECIFICALLY IN SECTION 12.05.012 "SPECIAL STOP INTERSECTION" SUBSECTION (s) "OTHER SPECIAL STOP INTERSECTIONS" # (17) "SPECIAL STOP INTERSECTIONS ON YALE STREET" BY INCORPORATING 17.D CREATING A STOP INTERSECTION AT POMONA AND YALE STREET.

This was directed at the last council meeting to bring back to create a special stop intersection at Yale Street and Pomona. This would establish a 3-way stop intersection. Police Chief Stewart does not recommend this stop sign.

No action taken.

STAFF REPORTS:

15. EMC JAMES MYRICK REPORTING ON THIS YEAR'S MOSQUITO SURVEILLANCE PROGRAM.

EMC Myrick presented a presentation. There is currently an investigation going on that we have had issues with before. We will know tomorrow if it turns out to be positive; and if so, we will be fogging.

16. CM GREGORY REPORTING ON THE ABATEMENT OF CODE VIOLATIONS REGARDING PROPERTIES DESCRIBED AT LOTS 1-3; BLACK OAK LANE ADDITION.

CM Gregory presented pictures of the property as of today. The property is in compliance, but the complainant is still not pleased.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

17. 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.

FY 2025 Budget-currently meeting with department heads.

Street Improvements-county is scheduled to start in two weeks on Long Avenue.

TCEQ-nitrate violation has been dismissed. Water Quality Reports were mailed on July 1st.

July 4th Holiday-City Hall closed, and we will have regular trash service that day. Event Center is closed to their regular events, but will be open for a July 4th event.

Black Oak Lane-there was a pavement failure. Tarrant County will regrade and put in concrete in the bad section and then overlay it. The council agreed this needs to go out on social media.

WTP-the pipe is being built to go back in. Hope to be on River Oaks water by October 1, 2024.

CM Rodriguez-manhole on Yale is high. Wants a count to make sure all the money is received correctly from the Event Center for the July 4th event.

CORRESPONDENCE:

18. COUNCIL MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS.

CM Rodriguez-Christmas is coming up and need to start planning.

CM Claridge-won at the races over the weekend.

EXECUTIVE SESSION:

19. 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;
- 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:

20. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

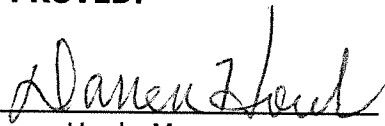
NONE

ADJOURN:

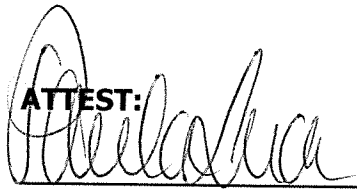
21. ADJOURN

At 7:45 p.m., Mayor Houk adjourned the meeting.

APPROVED:



Darren Houk, Mayor

ATTEST:


Paula Luck, City Secretary