

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
SEPTEMBER 3, 2024**

MEMBERS PRESENT:

MAYOR DARREN HOUK
MAYOR PRO TEM LEIGH ANN TURNER
COUNCIL MEMBER STEVE HOLLAND
COUNCIL MEMBER BRENT FORESTER
COUNCIL MEMBER JOHN CLARIDGE
COUNCIL MEMBER YOLIE RODRIGUEZ-6:30 p.m.

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
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 6:01 p.m. on Tuesday, September 3, 2024 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

CM Holland delivered the Invocation.

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

CM Holland led the Pledges of Allegiance to the United States and the Texas Flags.

Mayor Houk thanked Mayor Pro Tem Turner for stepping in while he was out.

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.

Jo Parchman (5931 Meandering)-lives down street from a game room (gambling) that is in the City of Fort Worth. Jo asked about the repaving of Meandering Road. Mayor Houk responded

that in 2025, they will break ground. Meandering will be repaved, and sidewalks will be added which would take that building down. It is a two-year project.

Larry Price (808 Lynda)-the county redid Black Oak. It is less than a year old and the road is spidering. CM Gregory responded with that the structure underneath was not thick enough, so the upper structure cracked. The county is aware, and that section will be redone.

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 20, 2024 REGULAR CALLED COUNCIL MEETING
- B. BILLS PAYABLE FOR PERIOD ENDING SEPTEMBER 3, 2024 (FY 2024)

CM Claridge moved, seconded by Mayor Pro Tem Turner 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. DISCUSSION AND/OR ACTION ON UP-TO-DATE INFORMATION AND PROMOTION OF THE 75TH FESTIVAL AND GALA AS PRESENTED BY THE 75TH ANNIVERSARY COMMITTEE.

Tracy Gallman was not present. The website is live to buy tickets online for the gala. Will have more details at the next meeting. No action taken.

9. CONSIDER APPROVAL TO RESENT AMENDMENT #1 OF NINE AGREEMENTS FOR RESIDENTIAL STREET RECONSTRUCTION WITH TARRANT COUNTY ON AUGUST 6, 2024 AND APPROVE IT INSTEAD AS A CONSOLIDATION AGREEMENT.

Tarrant County's legal department did not like this as an amendment. They prefer it as a consolidation agreement.

Mayor Pro Tem Turner moved, seconded by CM Claridge to approve the consolidation agreement with Tarrant County. All voted "Aye".

10. CONSIDER APPROVAL OF REQUEST FROM PUBLIC WORKS DIRECTOR TODD HENDERSON ON HOLDING A SPECIAL CITY EVENT AT THE RIVER OAKS EVENT CENTER.

PWD Henderson would like to have monthly dances for citizens and others at the Event Center. Would like to start with a Tejano Dance on November 9th. All revenues will go back to the General Fund. This dance would draw in 18-60-year-olds. We need more functions that cater to the younger generation. This dance is a BYOB which is allowed by the ordinance. Each month will

be a different type of dance. Requesting pulling the upfront money for the band from their \$1 donation account, and that would be paid back first, and the rest would go into the General Fund. Will need to have all money received and expended accounted for. Will have to bring back an ordinance to expend the \$1 donation funds.

CM Holland moved, seconded by CM Forester to approve the request from PWD Henderson to start planning this event and the financial information will come later. All voted "Aye".

ORDINANCES/RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

11. CONSIDER APPROVAL OF ORDINANCE #1434-2024 AMENDING CHAPTER 4 "BUSINESS REGULATIONS" UNDER ARTICLE 4.11 "SHORT TERM RENTAL" SPECIFICALLY UNDER SECTION 4.11.004 "REGULATIONS", SUBSECTIONS (m) "HOTEL OCCUPANCY TAXES" AND (n) "REQUEST FOR OCCUPANCY HISTORY" PROVIDING FOR COLLECTION, REPORTING AND ENFORCEMENT THEREOF ASSOCIATED WITH PERMITTING AND INSPECTION OF SHORT-TERM RENTAL PROPERTIES.

We cannot affix or set a lien if they do not pay their taxes. Currently, we have two that are an issue and one of them is being sold. The requirements will be gone over with the staff again, so we make sure we are doing this correctly.

CM Claridge moved, seconded by CM Forester to approve Ordinance #1434-2024. All voted "Aye".

12. CONSIDER APPROVAL OF RESOLUTION #1129-2024 AUTHORIZING ECONOMIC DEVELOPMENT CORPORATION (EDC) EXPENDITURES FROM THE 2024-2025 FISCAL YEAR BUDGET AS QUALIFIED PROJECTS MORE THAN \$10,000.00; AND PROVIDING AN EFFECTIVE DATE. (FIRST READING)

This is the first reading. Property Incentives for Businesses \$35,000.00; Boulevard Enhancements \$10,000.00; Business Enterprises \$21,000.00; Professional Services (services agreement) \$15,000.00; Professional Services (admin costs) \$132,530.00; Recreational/Community Facilities (park improvements) \$20,000.00; and Recreational/Community Facilities (entertainment & concert halls) \$18,000.00. Total expenditures over \$10,000.00 is \$251,530.00.

CM Holland moved, seconded by CM Claridge to approve the 1st reading of Resolution #1129-2024. All voted "Aye".

13. CONSIDER APPROVAL OF ORDINANCE #1435-2024 TO AMEND THE FY 2024 GENERAL FUND BUDGET TO EXPEND FIRE DEPARTMENT DOLLAR DONATIONS TO PURCHASE PHYSICAL FITNESS EQUIPMENT AS REQUESTED BY FIRE CHIEF SHELLEY.

The previous work out equipment was broken. We had a membership to Planet Fitness, but they are going up on their prices and it is out of our city which could be problematic if we get a call. The \$4,042.00 includes the rack, dumbbells and bench.

CM Forester moved, seconded by CM Rodriguez to approve Ordinance #1435-2024. All voted "Aye".

WORKSHOP/ACTION FROM WORKSHOP:

14. WORKSHOP: DISCUSSION AND/OR REVIEW OF THE 5-YEAR GENERAL FUND FINANCIAL PLAN AS SUBMITTED BY THE CITY MANAGER WITH FY 2025 BUDGET BEING THE BASE YEAR OF THE PLAN FOLLOWED BY PROJECTING THE NEXT 5 YEARS (2026-2030).

Council had requested a workshop on the five-year plan. Year one is in the red by \$139,688.00; Year two is in the black by \$51,189.00; Year three is in the black by \$80,592.00; Year four is in the black by \$137,887.00; and Year five is in the black by \$134,010.00. Year one, we are not going to get the revenues in from the sale of the enterprise vehicles but will in year two. Later, debts will start going away. A capital equipment improvement plan is being worked on, so it is not factored into this plan. The tax revenue is based on the proposed tax rate and the voter approved rate. In year one, the appraisal district is not doing appraisals.

15. ACTION FROM WORKSHOP, IF ANY.

NONE

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARING:

16. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC INPUT ON THE PROPOSED 2024-2025 FISCAL YEAR OPERATING BUDGETS FOR THE CITY OF RIVER OAKS THAT WILL RAISE MORE TOTAL PROPERTY TAXES IN THE GENERAL FUND THAN LAST YEAR'S BUDGET BY \$127,363 DOLLARS OR 4.25% AND THAT AMOUNT \$20,978.14 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

At 6:52 p.m., Mayor Houk opened the Public Hearing.

Department Heads were met with, and we put together a budget proposal. We need to start putting money back into reserves for emergencies. Tax revenue on an average homestead (\$191,068) is \$108.50 more annually (\$9.00 per month). The tax collection is figured at 95% collection.

General Fund: in comparison to last year's adopted tax rate at \$0.6602100/\$100, the total 2023 tax levy on all properties was \$2,996,451 whereas, the total tax levy for 2024 at the proposed tax rate of \$0.675827/\$100 would be \$3,123,814, for an additional \$127,363 more than last year's budget and will result in a proposed general fund budget in the black by \$79,900. The General Fund expenditures increased last year from \$7,839,826 to this year at \$7,914,679 (1% increase) due to increased fuel costs, operational costs, supplies and personnel costs. The General Fund Reserve has a balance of \$351,054 that pursuant to our Investment Policy should not be under \$1,951,564 to maintain 90-days operations in the event of an unforeseen shut down.

Water-Sewer Fund: the revenues of \$4,705,000 are down from last year of \$4,742,629. Expenditures of \$4,704,545 are down from last year of \$4,741,685. Resulting in a budget in the black by \$455.

2017A & 2017B Improvement Bond: the city auditor set up a \$54,000 transfer from Water Sewer to this account to offset the annual bond payment. This budget is \$6,513 in the black.

Economic Development: total projected expenditures are \$269,140 and total projected revenues are \$330,000 resulting in a budget in the black by \$60,860.

Crime Control and Prevention District: total projected expenditures are \$322,677 and total projected revenues are \$322,700 resulting in a budget in the black by \$23.

Storm Water: total projected expenditures are \$336,345 and total projected revenues are \$295,718 resulting a budget in the red by \$40,627 which could balance using prior year funding.

Tax Increment Reinvestment Zone: total projected expenditures are \$58,060 and total projected revenues are \$126,185 resulting a budget in the black by \$68,125.

Friends of the Animal Shelter (501c3): total projected expenditures are \$1,400 and total projected revenues are \$4,050 resulting in a budget in the black by \$2,650.

Foundation Supporting the River Oaks Community Center (501c3): total projected expenditures are \$6,100 and total projected revenues are \$6,100 resulting in a balanced budget.

Parks Foundation of River Oaks (501c3): total projected expenditures are \$5,024 and total projected revenues are \$5,024 resulting in a balanced budget.

CM Gregory went over each department and how much they decreased or increased and why.

Larry Price (808 Lynda)-questioned the new houses on Boston Lane, the property taxes are about \$5 million. CM Gregory responded that it will be another year before we see the full property taxes on those houses. Larry Price asked about the sanitation workers salary. CM Gregory responded with the guys on the back of the truck are thru contract labor. The drivers are employed with the city. Larry Price asked about water purchases. CM Holland responded with our plant buys water from Fort Worth, and we treat it. But our plant has been down for a while, so we purchased treated water from Fort Worth during this time.

At 7:22 p.m., Mayor Houk closed the Public Hearing.

17. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF ORDINANCE #1436-2024 ADOPTING THE RIVER OAKS OPERATING BUDGETS FOR THE PERIOD OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025.

CM Holland moved, seconded by CM Claridge to approve the proposed 2024-2025 operating budgets. All voted "Aye".

CM Holland moved, seconded by CM Forester to ratify the increased tax revenue reflected in the budget. All voted "Aye".

18. PUBLIC HEARING: IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED AD VALOREM 2024 PROPERTY TAX RATE IN THE CITY OF RIVER OAKS AT A RATE OF \$0.675827 PER \$100 OF PROPERTY VALUE WHICH IS EFFECTIVELY A TOTAL TAX RATE INCREASE OF

\$1.02365/\$100 OF VALUE OR 2.37% FROM THE 2023 TAX RATE OF \$0.660210 PER \$100 OF PROPERTY VALUE. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

At 7:25 p.m., Mayor Houk opened the Public Hearing.

Last Year (2023-2024):

No new revenue maintenance & operations tax rate \$0.579560/\$100; voter approval maintenance & operations tax rate \$0.59984/\$100; debt rate \$0.077777; voter approval rate (adjusted to include debt rate) \$0.677621/\$100; de minimis tax rate \$0.770407/\$100; proposed 2023 maintenance & operations tax rate \$0.582433/\$100; total tax rate includes debt rate \$0.660210/\$100.

This 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.

We need to get our reserves built up. If we do not increase the tax rate, we may have to start cutting services.

Sherrie Dast (4404 Almena)-Fort Worth Services are different. It is cheaper to maintain a house in Fort Worth than River Oaks but understands why.

At 7:38 p.m., Mayor Houk closed the Public Hearing.

19. ACTION FROM PUBLIC HEARING: THE CITY COUNCIL SHALL ANNOUNCE AT THE PUBLIC HEARING THE DATE, TIME, AND PLACE OF THE MEETING AT WHICH IT WILL VOTE ON THE PROPOSED TAX RATE.

The City Council announced that the voting of the tax rate will be September 10, 2024 at 6:00 p.m. in the Council Chambers.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

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.

Personnel-had a resignation from the Public Works Superintendent today.

Adopt Tax Rate-September 10th at 6:00 p.m.

LYSA Cheerleaders-will use the east end of our parking lot this Sunday, September 8th from 10 a.m. to 12 noon.

Old Street Sign Sale-this Saturday, September 7th in the annex building from 9 a.m. to 3 p.m. The cost is \$30 per sign, and it is first come first serve.

Mosquito's-no positives last week.

Community Event-D & D Rockin Rods annual car show at Event Center on Saturday, September 14th.

75th Anniversary-festival is Saturday, October 5th from 12 noon to 6 p.m. Gala is November 2nd.

Cross Connection Control-trying to get everyone educated.

Water Plant-middle of September to late September, we will be on River Oaks water.

21. DISCUSSION AND/OR ACTION REGARDING CASTING THE CITY'S MAJORITY VOTE FOR THE ELECTION OF THE REGION 8 DIRECTOR OF THE TML BOARD OF DIRECTORS.

CM Forester moved to elect Jon McKenzie. Motion died for lack of a second.

Mayor Pro Tem Turner moved, seconded by CM Holland to election Troy Dunn. All voted "Aye".

CORRESPONDENCE:

22. COUNCIL MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS.

CM Holland-there was an email that went out to everyone about a lost dog today. CM Gregory did send that out. Normally it is done thru Animal Control. The shopping flyers are still being thrown out. One company has been notified.

Mayor Pro Tem Turner-appreciate all involved in the budget process.

CM Rodriguez-apologize for being late. Excited about the sign sale. Sad to see some businesses closing their store fronts.

CA Anderlee-thanks for being gracious about being out the last meeting.

EXECUTIVE SESSION:

23. 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;
- 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:

24. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

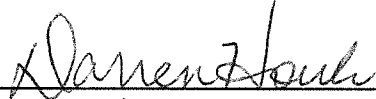
NONE

ADJOURN:

25. ADJOURN

At 7:56 p.m., Mayor Houk adjourned the meeting.

APPROVED:


Darren Houk, Mayor

ATTEST:


Paula Luck, City Secretary