



4900 River Oaks Boulevard River Oaks, Texas 76114

Mayor  
**Darren Houk**

City Council  
Mayor Pro-Tem, Place 3  
**Leigh Ann Turner**

Place 1  
**John Claridge**

Place 2  
**Steve Holland**

Place 4  
**Yolie Rodriguez**

Place 5  
**Brent Forester**

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City Manager  
**Marvin Gregory**

City Secretary  
**Paula Luck**

Fire Chief  
**Clinton "Russell" Shelley**

Police Chief  
**Charles Stewart**

Public Works Director  
**Todd Henderson**

Event Center Co- Directors  
**Shirley Bloomfield**  
**Shirley Wheat**

Emergency Management  
Coordinator  
**James Myrick**

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Fax  
**(817) 624-2154**

Website  
**www.riveroakstx.com**

## NOTICE TO THE PUBLIC

**\*A REGULAR MEETING OF THE RIVER OAKS CITY COUNCIL IS SCHEDULED IN THE RIVER OAKS CITY COUNCIL ROOM LOCATED AT 4900 RIVER OAKS BLVD.; RIVER OAKS, TEXAS ON **TUESDAY****

**DECEMBER 17, 2024**  
**6:00 PM.**

I certify that the above notice of meeting was posted on the bulletin board outside the River Oaks City Hall, 4900 River Oaks Blvd., a place that is accessible to the general public at all times, and that said notice was posted on **Friday, December 13, 2024, at 3:30 P.M.**

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CITY SECRETARY

**\* YOU CAN JOIN THIS MEETING IN PERSON OR BY LIVE FEED ON THE CITY WEB PAGE AT [WWW.RIVEROAKSTX.COM](http://WWW.RIVEROAKSTX.COM) BY CLICKING ON THE VIDEO TAB.**

## **AGENDA**

1. CALL TO ORDER AT 6:00 P.M. OF THE RIVER OAKS CITY COUNCIL
2. INVOCATION
3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG  
**"HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE"**
4. PRESENTATION OF SERVICE PINS TO FIREFIGHTERS AS PRESENTED BY CHIEF SHELLEY
5. READING OF PROCLAMATION(S) AND SPECIAL PRESENTATIONS BY MAYOR
6. **PUBLIC TESTIMONY:** CITIZENS ARE INVITED TO SPEAK ON ANY TOPIC OR AGENDA ITEM BEFORE AND DURING THE MEETING BY RESPONSE TO THE MAYOR TO BE RECOGNIZED; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY LISTED 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 THE ISSUE AND NO COUNCIL DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.
7. **CONSENT AGENDA:** ALL ITEMS UNDER THIS SECTION ARE RECOMMENDED FOR APPROVAL FOR THE "CONSENT AGENDA". THESE ITEMS ARE OF A ROUTINE NATURE AND



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REQUIRE ONLY BRIEF DELIBERATION BY THE COUNCIL. **COUNCIL RESERVES THE RIGHT TO REMOVE ANY ITEM ON THE CONSENT AGENDA FOR FURTHER DELIBERATION.**

- A. APPROVE MINUTES OF NOVEMBER 19, 2024 REGULAR COUNCIL MEETING.
- B. APPROVE BILLS PAYABLE FOR PERIOD ENDING DECEMBER 17, 2024 (FY 2025)
- C. APPROVE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE RIVER OAKS ECONOMIC DEVELOPMENT CORPORATION AND JJOLLYS C STORE LLC

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

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

- 9. REQUEST OF WARRANT OFFICER ROBERT CANTU TO SPEAK BEFORE THE COUNCIL.
- 10. DISCUSSION AND/OR ACTION ON THE PRESENTATION FROM THE CITY'S FINANCE ADVISOR, **STEVE PERRY OF D.A. DAVIDSON & CO** REGARDING THE RIVER OAKS GENERAL OBLIGATION RATING AS PERFORMED BY S&P GLOBAL RATINGS.
- 11. CONSIDER APPROVAL OF APPEAL FROM **WYATT POPP OF OLSSON ENGINEERING** TO THE INTEGRATED STORM WATER MANAGEMENT (iSWM) PROGRAM FOR A DRAINAGE DESIGN WAIVER FOR THE PROJECT AT ONE FAITH CHURCH LOCATED AT 1200 ROBERTS CUTOFF RD.
- 12. CONSIDER APPROVAL OF AGREEMENT REGARDING STORM WATER REPAIRS INVOLVING THE LOT LOCATED AT 1804 INSPIRATION LANE.
- 13. CONSIDER APPROVAL OF INTERLOCAL AGREEMENT BETWEEN CITY OF FORT WORTH AND CITY OF RIVER OAKS TO INSTALL SIDEWALKS, RECTANGULAR RAPID FLASHING BEACONS (RRFB), ADA RAMPS, AND PAVEMENT MARKING IN THE CITY OF RIVER OAKS, AND INSTALL SIDEWALKS, RRFB, ADA RAMPS, AND PAVEMENT MARKING IN THE CITY OF FORT WORTH.

**PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS**

- 14. **PUBLIC HEARING CONTINUED TO DECEMBER 17, 2024:** IN ORDER TO RECEIVE PUBLIC INPUT ON THE SUBSTANDARD BUILDING ENFORCEMENT ACTION REGARDING STRUCTURE(S) LOCATED ON THE **PROPERTY AT 5401 BAYLOR AVE.**
- 15. **ACTION FROM PUBLIC HEARING:** CONSIDER COUNCIL ORDERS ON THE PROPERTY AT **5401 BAYLOR** 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.



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16. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENT AND TESTIMONY ON THE APPLICATION SUBMITTED BY **MANUEL GARCIA** TO REZONE THE PROPERTY LOCATED AT **1711 ROBERTS CUT OFF RD.** BEING BLOCK 14, LOT 10-R-2 LOCATED IN THE CASTLEBERRY GARDENS ADDITION WITHIN THE CITY OF RIVER OAKS BEING A LEGAL NON-CONFORMING COMMERCIAL LOT FROM AN "R-4" SINGLE FAMILY ZONING DISTRICT TO A C-1 COMMERCIAL ZONING DISTRICT PURSUANT TO THE RIVER OAKS ZONING ORD # 1394-2023 AS ADOPTED AND AS AMENDED (*Zoning Case # PZ 2024-0003*).

17. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF **ORDINANCE # 1444-2024** REZONING THE PROPERTY AS REQUESTED BY **MANUEL GARCIA** LOCATED AT **1711 ROBERTS CUT OFF RD.** BEING BLOCK 14, LOT 10-R-2 LOCATED IN THE CASTLEBERRY GARDENS ADDITION WITHIN THE CITY OF RIVER OAKS BEING A LEGAL NON-CONFORMING COMMERCIAL LOT FROM AN "R-4" SINGLE FAMILY ZONING DISTRICT TO A C-1 COMMERCIAL ZONING DISTRICT PURSUANT TO THE RIVER OAKS ZONING ORD # 1394-2023 AS ADOPTED AND AS AMENDED (*Zoning Case # PZ 2024-0003*).

**ORDINANCES / RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:**

18. CONSIDER APPROVAL OF **ORDINANCE # 1445-2024** AMENDING ARTICLE 4.02 "PEDDLERS, SOLICITORS & ITINERANT VENDORS" OF THE CODE OF ORDINANCES, RIVER OAKS, TEXAS (2020) AMENDING SECTION 4.02.004 TO ESTABLISH REASONABLE TIME LIMITATIONS FOR HANDBILL DISTRIBUTION ACTIVITIES; AMENDING SECTION 4.02.006 TO PROVIDE REGULATIONS FOR DISTRIBUTION OF HANDBILLS.

19. CONSIDER APPROVAL OF **RESOLUTION # 1135-2024** ADOPTING THE TEXAS TERM SHEET AND PROVIDING AUTHORITY TO THE CITY MANAGER TO EXECUTE THE SETTLEMENT AGREEMENTS AND THE KROGER SUBDIVISION PARTICIPATION FORM REGARDING THE NEW OPIOID SETTLEMENT-KROGER 2024.

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

20. CONSIDER APPROVAL OF REQUEST FROM THE CHRISTMAS COMMITTEE FOR ADDITIONAL FUNDS FROM THE HOTEL-MOTEL FUND IN ORDER TO PROMOTE TOURISM FOR THIS YEAR'S CITY CHRISTMAS FESTIVITIES.

21. DISCUSSION AND/OR ACTION ON THE FINAL FINANCE REPORT OF EXPENSES FROM THE 75<sup>TH</sup> ANNIVERSARY CELEBRATION.

22. DISCUSSION AND/OR ACTION ON THE FINAL FINANCE REPORT OF EXPENSES FROM NOVEMBER 9, 2024 COMMUNITY DANCE.

23. CONSIDER APPROVAL OF REQUEST TO RENT THE ANNEX BUILDING ON DECEMBER 25, 2024.

24. CONSIDER APPROVAL OF SCHEDULE PROPOSAL FOR CHRISTMAS AND NEW YEARS HOLIDAYS.



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25. DISCUSSION AND/OR ACTION ON BUILDING PERMIT SITE VISIT REPORTING.

**STAFF REPORTS:**

26. DISCUSSION AND/OR ACTION REGARDING UPDATES FROM THE CITY MANAGER ADVISING THE MAYOR AND CITY COUNCIL ON PERSONNEL, CITY'S FISCAL CONDITION, SCHEDULING COUNCIL WORK SESSIONS, FUTURE NEEDS OF THE CITY AND OTHER CITY MANAGER RECOMMENDATIONS.

27. **UPDATE ON SUBSTANDARD PROPERTIES AT:**

- 1513 SKYLINE DR.
- 5401 BAYLOR AVE.
- 5609 JAMES DR.

**QUESTIONS RELATED TO MONTHLY STAFF REPORTS INCLUDING:**

28. **POLICE DEPT. MONTHLY REPORT** INCLUDING PATROL ACTIVITY, RESPONSE CALLS, NUMBER OF CRIMINAL INVESTIGATION CASES, WARRANTS ISSUED AND ANIMAL CONTROL CALLS INCLUDING CITATIONS ISSUED.

29. **FIRE DEPT. REPORT** INCLUDING NUMBER OF CALLS FOR SERVICE AND FIRE TRAINING EXERCISES.

30. **INSPECTIONS AND CODE COMPLIANCE ACTIVITY REPORTS** INCLUDING NUMBER OF PERMITS ISSUED AND CODE VIOLATIONS WORKED.

31. **MUNICIPAL COURT** INCLUDING COURT ACTIVITY FROM FINES, BONDS, WARRANT FEES, COURT TAXES, COURT FEES, ARREST FEES, COURT SECURITY FEES, COURT TECHNOLOGY FEES, PAYMENT PLANS, STATE COURT COSTS AND AGENCY COLLECTION FEES.

32. **PUBLIC WORKS ACTIVITY REPORT** INCLUDING ROAD REPAIRS COMPLETED, SIGNS INSTALLED, WATER PRODUCTION, WATER MAIN AND SERVICE LEAKS REPAIRED, NUMBER OF FIRE HYDRANTS AND DEAD-END LINES FLUSHED, NUMBER OF SEWER OVERFLOWS AND STOPPAGES, CUBIC TONS OF SOLID WASTE COMPACTED AND PUBLIC WORKS EQUIPMENT REPAIRS.

33. **PARK BOARD ACTIVITY REPORTS** INCLUDING BALLFIELD RENTALS, GRANT UPDATES AND QUESTIONS PERTAINING TO MINUTES FROM THE PARK BOARD.

34. **EVENT CENTER ACTIVITY REPORTS** INCLUDING NUMBER OF COMMUNITY CENTER RENTALS, EVENTS AND ACTIVITIES.

35. **CITY SECRETARY ACTIVITY REPORT** INCLUDING REVENUE FROM SALES TAX, DOLLAR DONATIONS, EDC SALES TAX, TEX POOL AND CRIME SALES TAX.

36. **EDC ACTIVITY REPORT** INCLUDING FUNDED PROJECT UPDATES, UPCOMING PROJECTS AND REPORTING FROM EXECUTIVE DIRECTOR, CONSULTANT, ON ECONOMIC DEVELOPMENT.



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37. **STORM WATER TASK FORCE ACTIVITY REPORT** INCLUDING ACTIONS TAKEN UNDER THE MS4 PERMIT, COMMUNITY EDUCATION AND PROMOTIONAL EVENTS REGARDING STORM WATER PREVENTION POLLUTION.

38. **EMERGENCY MANAGEMENT ACTIVITY REPORT** INCLUDING POLICIES, PROCEDURES AND INFORMATION PERTAINING TO EMERGENCY MANAGEMENT AND UPDATES REGARDING THE COVID-19 PANDEMIC AND WEST NILE VIRUS.

**CORRESPONDENCE:**

39. COUNCIL MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS

**EXECUTIVE SESSION:**

40. 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: **Cause # 342-358828-24-Zakary Sadeghian vs. City of River Oaks Building Standards Commission.**
- b. Section 551.072 deliberation regarding real property; a governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- 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.

**RECONVENE:**

41. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

**ADJOURNMENT:**

42. ADJOURN

This facility is wheelchair accessible and Accessible parking spaces are available in front of City Hall. Please contact City Hall at 817-626-5421 if you have any questions or additional needs.