



Meeting Minutes
Regular Meeting of the Oak Point City Council

Oak Point City Hall
100 Naylor Road, Oak Point, Texas
Wednesday, February 16, 2022
6:00 P.M.

1. Call to Order, Roll Call, and Determination of Quorum

Mayor Meek called the meeting to order at 6:02 p.m. with the following roll call:

Dena Meek	Mayor	Present
John Lusk	Mayor Pro Tem	Present
Scott Dufford	Deputy Mayor Pro Tem	Present
Kirk Hawrysis	Council Member	Present
Dave Klewicki	Council Member	Present
David McBeth	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Jeff Moore	City Attorney
Ed Voss	City Attorney
Joni Vaughn	City Secretary
Douglas Tatu	DPS Director
Donna Boner	Finance Manager
Michael Coker	City Planner

And with a quorum present the following items were addressed.

2. Invocation

Mayor Meek gave the invocation.

3. Pledge of Allegiance

Mayor Meek led the pledges to the flags.

4. Swearing in of Shanon Roach as the new Fire Chief.

Mayor Meek gave the Oath of Office for Fire Chief to Shanon Roach.

5. Items of Community Interest

City Secretary Vaughn announced that Springfest will be held April 9th from 10am until noon. The event will have the annual Easter Egg hunt, a petting zoo, and bounce house. The Bubble Bus will pay a visit also. Volunteers are needed. Early voting is underway in the Community Room. Mayor Meek thanked the DPS and Public Works for working to keep us safe on the ice days.

6. Public Input

Melissa Pescatelo, 610 Torero, addressed Council and asked for more notice from the City regarding upcoming road work. She also addressed concerns about high internet usage affecting internet accessibility.

7. Presentation and discussion of the following reports:

- **Financial Report for January 2022**
- **Municipal Court Report for January 2022**
- **Permits Report for January 2022**
- **Department of Public Safety (DPS) Report for January 2022**

Finance Manager Boner gave the financial report and Chief Tatu gave a report to Council on recent police activity regarding the robbery at 7Eleven.

8. Report from Council Liaison

a) Update on the Economic Development Corporation February Meeting

Deputy Mayor Pro Tem Dufford reported that the EDC had hired a study of the Commercial Corridor. A committee has been formed to monitor the work area.

CLOSED SESSION

9. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:

- a) Section 551.071 Litigation Exception - Consultation with City Attorney to receive legal advice regarding pending or contemplated litigation - *Tiffany Maciejack and Mike Maciejack v. City of Oak Point, Texas*, Cause No. 20-5992-431, 431st Judicial District, Denton County, Texas.**
- b) Section 551.071 Consultation with City Attorney – Agenda Item 18**
- c) Section 551.074 (Personnel Matters) to deliberate appointments to the Board of Adjustment.**
- d) Section 551.071 and 551.072 Consultation with City Attorney regarding real property issues, and to deliberate the purchase, exchange, lease, or value of real property.**

Mayor Meek recessed the Regular Session to go into Closed Session at 6:16 p.m.

10. Reconvene into Regular Session and take any actions necessary as a result of the Closed Session.

Mayor Meek reconvened the Regular Session at 7:21 p.m.

Mayor Pro Tem Lusk made a motion to appoint Michelle Macy and Matthew Jones as alternate members of the Zoning Board of Adjustment; motion seconded by Council Member Klewicki.

Motion Passed 5-0

CONSENT AGENDA

- 11. Consider and act upon the minutes for the December 1, 2021 Joint Meeting between City Council and the Home Rule Charter Commission, December 15, 2021 Regular City Council Meeting, January 5, 2022 Joint Meeting between City Council and the Home Rule Charter Commission, the January 10, 2022 Joint Meeting between the City Council and the Economic Development Corporations, and the January 19, 2022 Regular City Council Meeting**
- 12. Consider and act upon a resolution ordering a General Election to be held on Saturday, May 7, 2022 for the purpose of electing three (3) City Council members.**
- 13. Consider and act upon a resolution authorizing the City Manager to execute a Joint Election Agreement and Contract for Election Services with the Denton County Elections Administrator regarding the County's coordination, supervision, and operation of the City's general election to be held on Saturday, May 7, 2022.**
- 14. Consider and act upon a resolution authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of ten cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.**
- 15. Consider and act upon a resolution adopting an Investment Policy.**

Mayor Pro Tem Lusk made a motion to approve the Consent Agenda Items 11-15; motion seconded by Council Member Klewicki.

Motion Passed 5-0

REGULAR AGENDA

- 16. Consider and act upon an ordinance calling a Special Election to be held on Saturday, May 7, 2022 for the purpose of considering a proposition to reauthorize a ¼ percent sales tax for street maintenance.**
Mayor Pro Tem Lusk made a motion to approve an ordinance calling a Special Election to be held on Saturday, May 7, 2022 for the purpose of considering a proposition to reauthorize a ¼ percent sales tax for street maintenance for the next 4 years; motion seconded by Council Member McBeth.
Motion Passed 5-0
- 17. Consider and act upon a recommendation from the Planning and Zoning Commission to approve Final Plat for Windsor Springs.**
Council Member McBeth made a motion to approve a final plat for Windsor Springs; motion seconded by Council Member Hawrysiw.
Motion Passed 5-0
- 18. Consider and Act to accept a bid or reject all bids for the Emerald Sound Subdivision Reconstruction project and if bid accepted, authorize City Manager to execute a contract.**
Mayor Pro Tem Lusk made a motion to reject all bids for the Emerald Sound Subdivision Reconstruction project; motion seconded by Council Member Hawrysiw.
Motion Passed 5-0
- 19. Consider and act on a resolution to authorize a Professional Services Deposit and Reimbursement Agreement for Oak Point 720 Public Improvement District.**
Mayor Pro Tem Lusk made a motion to approve a resolution authorizing a Professional Services Deposit and Reimbursement Agreement for Oak Point 720 Public Improvement District; motion seconded by Deputy Mayor Pro Tem Dufford.
Motion Passed 5-0
- 20. Consider and act on an ordinance to amend Chapter 1, Article 1.08, Section 1.08.031 entitled "Improper Economic Benefit".**
Mayor Pro Tem Lusk made a motion to approve an ordinance to amend Chapter 1, Article 1.08, Section 1.08.031 entitled "Improper Economic Benefit"; motion seconded by Council Member McBeth.
Motion Passed 5-0
- 21. Consider and act on an ordinance to amend Chapter 4, Article 4.03.001 to 4.03.003 entitled "Alarm Systems".**
Council Member McBeth made a motion to approve an ordinance to amend Chapter 4, Article 4.03.001 to 4.03.003 entitled "Alarm Systems"; motion seconded by Mayor Pro Tem Lusk.
Motion Passed 5-0
- 22. Consider and act on a recommendation from the Economic Development Corporation to appoint two Council Members to serve on a Commercial Corridor Study Task Force**
Mayor Pro Tem Lusk made a motion to appoint Mayor Meek and Council Member Hawrysiw to serve on the Commercial Corridor Task Force; motion seconded by Council Member McBeth.
Motion Passed 5-0
- 23. Discuss topics for the Spring 2022 Country Place Bulletin.**
The following items were identified as topics for the next newsletter:
- Veterans Spotlight
 - Update on Road Improvements
 - Election Update
 - Springfest
 - Short Term Rental Information

- Pet registration, pet leashing, pet clean-up
- Golf cart registration

24. Discuss determining a long-term projection for a summary of rooftops and development areas.
Mayor Pro Tem Lusk would like a quarterly report tracking development.

25. Discuss future addition to City Hall.

Deputy Mayor Dufford would like to start planning an expansion of the current City Hall. He will contact Bill Snyder for a meeting on how to proceed with expansion.

26. Discuss possible revision of Ordinance 2022-01-553.

Council Member Klewicki would like the wording of Ordinance 2022-01-533, Section L reworded to state that the DPS Director "will work with the City Manager and may perform as requested". Council Member Klewicki prefers that the City Manager has input but does not have authority over the Director of DPS. Discussion followed between Staff and Council. City Attorney Moore will submit examples of wording from other nearby cities. Mayor Meek asked that the City Attorney review the topic and bring it back next month. Council Klewicki would like it as an action item.

27. Discuss Certificate of Occupancy permits.

Mayor Meek would like to postpone this discussion until next month.

28. Consider and act upon topics to be scheduled for a future City Council Meeting.

- Certificate of Occupancy permits – Mayor Meek
- Code Enforcement – Council Member McBeth
- Logo Backdrop – Deputy Mayor Pro Tem Dufford
- Army Corps of Engineers Lease vs License – Deputy Mayor Pro Tem Dufford
- Changes to Ordinance 2022-01-533 – Council Member Klewicki

29. Adjournment

Mayor Pro Tem Lusk made a motion to adjourn the meeting.

Mayor Meek adjourned the meeting at 8:33 pm.



Dena Meek, Mayor



ATTEST:


Jorri Vaughn, City Secretary