



Meeting Minutes  
**Regular Meeting of the Oak Point City Council**  
**Oak Point City Hall**  
**100 Naylor Road, Oak Point, Texas**  
**Wednesday, April 19, 2023**  
**6:00 P.M.**

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

Mayor Meek called the meeting to order at 6:00 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
Joni Vaughn	City Secretary
Donna Boner	Finance Manager
Douglas Tatu	Director of Public Safety
Shanon Roach	Fire Chief/Police Captain
Jeff Moore	City Attorney
Ed Voss	City Attorney

And with a quorum present the following items were addressed.

**2. Invocation**

Mayor Meek gave the invocation.

**3. Pledge of Allegiance**

Paul Bastaich led the pledge to the United States flag.

Greg Weiler led the pledge to the Texas flag.

**4. Proclamation – Sexual Assault Awareness Month**

Mayor Meek proclaimed April as Sexual Assault Awareness Month in Oak Point.

**5. Items of Community Interest**

City Secretary Vaughn reported the City is not having an election on May 6<sup>th</sup>, but the school district is having an election so our Community Room will be used for Early Voting and on Election Day, Saturday, May 6<sup>th</sup>.

Support Services Coordinator Crotty announced the various food trucks that will be at Jake's Place Park over the next several weekends. The food truck schedule is available on the City's Facebook page.

**6. Public Input**

No one came forward to speak.

**7. Presentation and discussion of the following reports:**

- **Financial Report for March 2023**
- **Municipal Court Report for March 2023**
- **Permits Report for March 2023**
- **Department of Public Safety (DPS) Report for March 2023**

DPS Director Tatu gave an update of the progress made on the evidence room. Staff has been working diligently to clear out old documents and evidence from old cases that have been closed.

Fire Chief Roach gave an update on the progress made in the Fire Department's efforts to clear out old documents. He also reported the Fire Department passed it's bi-annual inspection with Texas Commission on Fire Protection.

8. **Report from Council Liaison**
  - a) **Update on the PARC April meeting**

Deputy Mayor Pro Tem Dufford reported that PARC had ordered a slide for the playground, approved a proposal from a landscape architect, and had emergency repairs made to the dock.
  - b) **Update on the Economic Development Corporation April meeting**

Deputy Mayor Pro Tem Dufford reported that the EDC viewed a presentation from Retail Strategies and set up a special meeting to hear proposals from companies to update our commercial code.

**CONSENT AGENDA**

9. Consider and act upon the minutes of the March 15, 2023 City Council regular meeting and March 28, 2023 City Council EDC joint meeting.
10. Consider and act on a resolution authorizing the Director of Public Safety to execute an Interlocal Agreement with Denton County regarding a Shared Government Communications and Dispatch Services System for FY 2023-2024.

Mayor Pro Tem Lusk made a motion to approve items 9 and 10; motion seconded by Council Member Klewicki.

**Motion Passed 6-0**

11. Consider and act on a recommendation from the Planning and Zoning Commission to approve amending the concept plan for Hunters Ridge Addition, Lot 9R-2R2.

City Manager Ashley explained the need to amend the concept plan on this piece of property was due to the fact that Pep Boys was planning to take the space and now Macdonald's will be occupying the space. Vaughn Miller, developer for the property, addressed Council and informed them that the original concept plan called for a fast-food restaurant in the space and then was changed for Pep Boys. When Pep Boys pulled out and Macdonald's came in, the concept plan was changed back to something similar to the original concept plan for the property.

Mr. Miller and City Manager Ashley answered Council's questions.

Mayor Pro Tem Lusk made a motion to approve amending the concept plan for Hunters Ridge Addition, Lot 9R-2R2; motion seconded by Council Member McBeth.

**Motion Passed 6-0**

12. Consider and act on a recommendation from the Planning and Zoning Commission to approve a site plan for Hunters Ridge Addition, Lot 9R-2R2.

City Manager Ashley explained the site plan for this property as well. He reported to Council that the recommendation for approval from Planning and Zoning has conditions of additional trees in certain areas and to provide an Oak Point theme in the design or signage. City Manager Ashley also wanted to add that the conditions of the City Engineers needed to be met as well.

Mayor Pro Tem Lusk made a motion to approve the site plan with the following conditions:  
Include 2 additional trees (Live Oak or similar) – one adjacent to the dumpster and one adjacent to the lift station; provide an Oak Point theme to the design or signage; satisfy the conditions of the City Engineer; motion seconded by Council Member McBeth.

**Motion Passed 6-0**

## REGULAR AGENDA

- 13. Conduct a Public Hearing to hear comments regarding amending the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on approximately 28.031 acres of land located in the A0338A J.O. Dickson Survey, Abstract No. 338, Tract 7A, City of Oak Point, Denton County, Texas, by changing the zoning on said tract of land from SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT - MINIMUM 5 ACRES (RE-5) TO RESIDENTIAL SINGLE FAMILY DETACHED RESIDENCES - MINIMUM 1 ACRE (R-1). *This item was tabled by the Planning and Zoning Commission to be revisited in August so a Public Hearing will not be held this evening as earlier noticed.***

- 14. Consider and act on a Resolution to nominate a candidate to serve on the Denco Board of Managers.**  
Mayor Pro Tem Lusk made a motion to nominate Sue Tejml as a candidate to serve on the Denco Board of Managers; motion seconded by Council Member Hawrysisio.

**Motion Passed 6-0**

- 15. Consider and act on amending the Parks Development Fund budget for the purchase and installation of a payment kiosk at the Oak Point Boat Ramp.**

Support Services Coordinator Crotty explained the request for the budget change is to accommodate the purchase and installation of a payment kiosk at the boat ramp and answered Council's questions on the matter.

Mayor Pro Tem Lusk made a motion to approve amending the Parks Development Budget not to exceed \$25,000 for the purpose of purchasing and installing a payment kiosk at the Oak Point Boat Ramp; motion seconded by Deputy Mayor Pro Tem Dufford.

**Motion Passed 6-0**

- 16. Discuss and provide direction to City staff regarding topics for the Summer 2023 edition of the Country Place Bulletin.**

City Secretary Vaughn discussed topics for the summer newsletter with Council. The summer newsletter should be out the first week of June.

- 17. Discuss the Budget Calendar and Budget Process.**

City Manager Ashley presented the proposed budget calendar to Council.

- 18. Discuss, consider, and act on amending the Rules of Order and Procedure.**

Mayor Pro Tem Lusk made a motion to approve the updated Rules of Order and Procedure with the corrections discussed; motion seconded by Council Member Hawrysisio.

**Motion Passed 6-0**

- 19. Consider and act on a resolution to authorize applying for the Texas Parks and Wildlife Department's Boating Access Grant.**

Support Services Coordinator Crotty explained the request to apply for a boating access grant for the City.

Mayor Pro Tem Lusk made a motion to approve a resolution to authorize application for the Texas Parks and Wildlife Department's Boating Access Grant; motion seconded by Deputy Mayor Pro Tem Dufford.

**Motion Passed 6-0**

- 20. Discuss, consider, and act on paving or chip sealing the southern half of Winchester Lane.**

Council and Staff discussed paving Winchester Lane. City Manager Ashley will bring back prices to Council.

- 21. Discuss, consider, and act on Oak Point's participation with Denton County on road construction for Naylor Road/Yacht Club Road.**

Mayor Meek discussed the Naylor Road/Yacht Club Road reconstruction that the City is partnering with Denton County on. She said an Interlocal Agreement will need to be signed and the City will need to have engineering done. The City will continue to move forward with its part of this project.

22. Discuss charging Oak Point residents a monthly service fee for barrow ditches. Deputy Mayor Pro Tem Dufford discussed his idea to charge a monthly fee to residents for the City to service the barrow ditches in the City. City Attorney Moore said the City must be very cautious concerning establishing fees.

23. 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 regarding litigation -

Tiffany Maciejack and Mike Maciejack v. City of Oak Point, Texas, Cause No. 20-5992-431, 431st Judicial District, Denton County, Texas.

Mayor Meek recessed the meeting to go into Closed Session at 7:18 p.m.

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

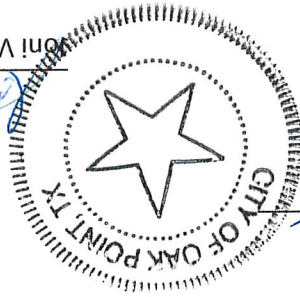
Mayor Meek reconvened the meeting into Regular Session at 8:04 p.m.

No action was taken from Closed Session.

25. Adjournment

Mayor Meek adjourned the meeting at 8:04 p.m.

Dena Meek, Mayor



ATTEST:

*Doni Vaughn*  
Doni Vaughn, City Secretary