

Meeting Minutes

Regular Meeting of the Oak Point City Council
Oak Point City Hall
100 Naylor Road
Oak Point, Texas 75068

Wednesday, May 17, 2023
5:30 P.M.



COUNCIL RECEPTION 5:30 – 6:00 P.M.

The Oak Point City Council requests your presence at a short reception to honor outgoing Council Member David McBeth, congratulate Mayor Meek and Council Member Klewicki on another term, and welcome new Council Members Paul Bastaich and Greg Weiler.

COUNCIL MEETING BEGINS AT 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
Paul Bastaich	Council Member	Present
Greg Weiler	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Joni Vaughn	City Secretary
Douglas Tatu	Director of Public Safety
Shanon Roach	Fire Chief/Police Captain
Jeff Moore	City Attorney
Emma Crotty	Support Services Coordinator

And with a quorum present the following items were addressed.

2. Invocation

Mayor Meek gave the invocation.

3. Pledge of Allegiance

Jack Brown led the pledges to the United States flag and the Texas flag.

4. Presentation of plaque to outgoing Council Member McBeth.

Mayor Meek presented outgoing Council Member David McBeth with a plaque of appreciation.

5. Administer the Oath of Office to the newly elected City Council Members and present Certificates of Election.

The Honorable Judge Forrest Beadle, Denton County Criminal Court #3, administered the Oath of Office to Mayor Meek and to Council Members Bastaich, Klewicki, and Weiler.

6. Consider and act upon the appointment of a Mayor Pro Tem.

Council Member Klewicki made a motion to appoint John Lusk as Mayor Pro Tem; motion seconded by Council Member Hawrysis.

Motion Passed 7-0

7. Consider and act upon the appointment of a Deputy Mayor Pro Tem.
 Council Member Hawrysiu made a motion to appoint Council Member Bastach as Deputy Mayor Pro Tem; motion seconded by Council Member Klewicki.
Ayes: Hawrysiu, Klewicki, Lusk, Bastach, Dufford, Meek
Nays: Weiler

Motion Passed 6-1

8. Recognition of new Oak Point Firefighters
 Fire Chief Roach introduced new firefighters Jacqueline Norton and Mitchell Rhodes. Mayor Meek administered the firefighters' Oath to firefighters Norton and Rhodes.

9. Proclamation – Boating Safety

Mayor Meek proclaimed May 20-26th as Boating Safety Week in Oak Point.

10. Items of Community Interest

City Secretary Vaughn announced FreedomFest will be on Saturday, June 24th from 10 am until 1 pm. Mayor Meek announced that National Police Week was May 14 – 20th. Mayor attended a memorial for fallen officers. Mayor also reported that the National Fallen Firefighters Memorial Weekend was May 6-7th.

11. Public Input

The following residents spoke regarding a recent incident with a party in their neighborhood at a home being used as a short-term rental and also spoke in opposition to short-term rental properties in Yacht Club Estates:

- Chuck Zaccarelio, 449 Victory Circle
- Thomas Hull, 417 Spinnaker Run
- Richard Sivoka, 423 Ensign Lane
- Denise Sivoka, 423 Ensign Lane
- Gary Pilam, 501 Corinthian Drive
- Dagny Boaz, 434 Regatta Row
- Terri Jones, 428 Regatta Row, chose not to speak, but submitted a Public Input card in opposition as well.

Mr. Zaccarelio also discussed his concerns about drainage and aerobic systems in Yacht Club Estates. Ms. Boaz addressed the Council regarding burn days in the City and her concern that recent burns that have been conducted in her neighborhood have not followed safety protocol. She would like for burning to be banned in Yacht Club Estates.

12. Presentation and discussion of the following reports:

- Financial Report for April 2023
- Quarterly Investment Report
- Municipal Court Report for April 2023
- Permits Report for April 2023
- Department of Public Safety (DPS) Report for April 2023

Finance Manager Boner was out of town at a seminar. Chief Tatu reported that he is working on the Lexipol policies, and they will be completely rolled out by next Friday.

CONSENT AGENDA

Council Member Hawrysiu requested that Item #14 be pulled from the Consent Agenda.

13. Consider and act upon the minutes for the April 19, 2023 Regular City Council meeting.

Mayor Pro Tem Lusk made a motion to approve the minutes for the April 19, 2023 Regular City Council meeting; motion seconded by Council Member Klewicki.

Motion Passed 7-0

14. Consider and act on recommendation of a concept plan for the Goddard School, Point 720 Addition, Block A, Lots 4 and 5.

City Planner Coker explained the concept plan and answered questions.

Mayor Pro Tem Lusk made a motion to approve the concept plan for the Goddard School, Point 720 Addition, Block A, Lots 4 and 5; motion seconded by Deputy Mayor Pro Tem Bastaich.

Ayes: Bastaich, Dufford, Klewicki, Lusk, Meek, Weiler

Nays: Hawrycio

Motion Passed 6-1

REGULAR AGENDA

15. Public Hearing to hear comments regarding an ordinance amending the Comprehensive Plan - Future Land Use Plan from Ranch Residential (3 acre minimum) to Estate Residential (1 to 3 acre minimum) for approximately 8.41 acres of land, located in the Survey, Abstract No. 331, City of Oak Point, Denton County, Texas.

City Planner Coker explained the request to amend the Future Land Use Plan.

Mayor Meek opened the Public Hearing at 6:57 p.m.

No one came forward to speak.

Mayor Meek closed the Public Hearing at 6:58 p.m.

16. Consider and act to approve an ordinance amending the Comprehensive Plan to - Future Land Use Plan from Ranch Residential (3 acre minimum) to Estate Residential (1 to 3 acre minimum) for approximately 8.41 acres of land, located in the Survey, Abstract No. 331, City of Oak Point, Denton County, Texas.

Council Member Klewicki made a motion to deny a request to amend the Comprehensive Plan to - Future Land Use Plan from Ranch Residential (3 acre minimum) to Estate Residential (1 to 3 acre minimum) for approximately 8.41 acres of land, located in the Survey, Abstract No. 331, City of Oak Point, Denton County, Texas; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 7-0

17. Consider and act on a request from the Oak Point Economic Development Corporation to engage with Halff Associates and Catalyst Commercial on negotiating and accepting an agreement for producing an overlay district and form-based code for the Commercial Corridor.

Support Services Coordinator Crotty explained the request from the EDC and answered questions from Council.

Council Member Hawrycio made a motion to approve the request from the Oak Point Economic Development Corporation to engage with Halff Associates and Catalyst Commercial on negotiating and accepting an agreement for producing an overlay district and form-based code for the Commercial Corridor; motion seconded by Council Member Weiler.

Motion Passed 7-0

18. Consider and act on a request from the Oak Point Economic Development Corporation to accept a bid from Image Manufacturing Group for the fabrication and installation of a gateway monument and wayfinding signage.

Support Services Coordinator Crotty explained the request from the EDC and answered questions from Council.

Deputy Mayor Pro Tem Bastach made a motion to approve the request from the Oak Point Economic Development Corporation to accept a bid from Image Manufacturing Group for the fabrication and installation of a gateway monument and wayfinding signage; motion seconded by Council Member Dufford.

Motion Passed 7-0

19. Consider and act to approve an Interlocal Agreement with Denton County for Naylor/Yacht Club Road.

City Manager Ashley explained the Interlocal Agreement for road work.

Mayor Pro Tem Lusk made a motion to approve the Interlocal Agreement with Denton County for Naylor/Yacht Club Road; motion seconded by Council Member Klewicki.

Motion Passed 7-0

20. Consider and act to approve an ordinance amending the Code of Ordinances, Chapter 8, Article 8.07 "Junked Vehicles".

Fire Chief Roach and City Attorney Moore explained the amended ordinance and answered questions from Council.

Mayor Pro Tem Lusk made a motion to approve the ordinance amending the Code of Ordinances, Chapter 8, Article 8.07 "Junked Vehicles"; motion seconded by Deputy Mayor Pro Tem Bastach.

Motion Passed 7-0

21. Future Agenda Items.

Mayor Pro Tem Lusk asked that Council discuss short-term rentals at the next meeting.
Council Member Hawrysiw asked that Council discuss the live broadcast of city meetings at the next meeting.

22. Adjournment.

Mayor Meek adjourned the meeting at 7:38 p.m.

Dena Meek
Dena Meek, Mayor



Jonni Vaughn
Jonni Vaughn, City Secretary

ATTEST: