



Meeting Minutes  
Regular Meeting of the Oak Point City Council

Oak Point City Hall  
100 Naylor Road  
Oak Point, Texas 75068

Wednesday, September 20, 2023  
5:30 P.M.

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

Mayor Meek called the meeting to order at 5:32 p.m. with the following roll call:

Dena Meek	Mayor	Present
John Lusk	Mayor Pro Tem	Present
Paul Bastaich	Deputy Mayor Pro Tem	Present
Scott Dufford	Council Member	Present
Dave Klewicki	Council Member	Present
Kirk Hawrysis	Council Member	Present
Greg Weiler	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Jeff Moore	City Attorney
Ed Voss	City Attorney
Joni Vaughn	City Secretary
Donna Boner	Finance/Human Resources Director
Douglas Tatu	DPS Director/Police Chief
Shanon Roach	Fire Chief/Police Captain

And with a quorum present the following items were addressed.

**CLOSED SESSION – 5:30 P.M.**

**2. 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.**

Mayor Meek recessed into Closed Session at 5:33 p.m.

**3. Reconvene into Regular Session at 6:00 p.m. and take any actions necessary as a result of the Closed Session.**

Mayor Meek reconvened into Regular Session at 6:14 p.m.

No action was taken as a result of Closed Session.

**REGULAR SESSION**

**4. Invocation**

Mayor Meek led the invocation.

**5. Pledge of Allegiance**

Mayor Meek led the pledges.

**6. Proclamation – Suicide Prevention Awareness Month**

Mayor Meek proclaimed September as Suicide Prevention Awareness Month in Oak Point.

**7. Recognition of new Oak Point Firefighter**

Mayor Meek and Fire Chief Roach recognized new Oak Point firefighter Hevert Alonzo.

**8. Items of Community Interest**

City Secretary Vaughn announced the Community Garage Sale is Saturday, October 7<sup>th</sup>. City-Wide Clean-up is Saturday, October 14<sup>th</sup>, FallFest is Friday, October 27<sup>th</sup>, and WinterFest is Friday, December 1<sup>st</sup>.

**9. Public Input**

Rich Slivocka, 423 Ensign Lane, addressed Council and asked them to ban short-term rentals in Oak Point.

**REPORTS**

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

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

Staff answered Council's questions about the monthly reports. DPS Director Tatu thanked Council for approving the Lexipol contract as it has been very helpful to the Police Department for training and policies. The County has a new CAD system for reporting. Code Enforcement Officer Seals will be taking a training class on Short-Term Rentals. Fire Chief Roach reported the Fire Department is also using Lexipol for training and policies. Two members completed the Child Safety Car Seat Installation Technician course so that they can educate and assist the public with car seat installation.

**11. Report from Council Liaison**

**a) Update on the Economic Development Corporation September Meeting**

Council Member Weiler reported that the EDC elected Deborah Armstrong as president and David Wootton as Vice President. Board held a Closed Session regarding an incentive grant program, no action was taken. City Manager Ashley updated the EDC on City projects. The new City wayfinding and monument signs are in process, no timeline for completion at the moment. Management Analyst Harris gave an update on the form-based code committee. EDC Director Risher provided an update on the drafting of an incentive grant program.

**b) Update on the PARC September Meeting**

Council Member Dufford reported that PARC wants to build three pickleball courts. Quotes for this project ran between \$110,000 and \$300,000. Pricing for individual components came in at around \$80,000.

**REGULAR AGENDA**

**12. Consider and act upon the minutes for the August 9, 15, 16, and 21, 2023 City Council Meetings.**

Mayor Pro Tem Lusk made a motion to approve the minutes of the August 9, 15, 16, and 21, 2023 City Council Meetings; motion seconded by Deputy Mayor Pro Tem Bastaich.

**Motion Passed 7-0**

**13. Consider and act upon an ordinance adopting the Fiscal Year 2023-2024 City of Oak Point Budget.**

City Manager Ashley gave a presentation on the proposed budget for Fiscal Year 2023 – 2024. Mayor Pro Tem Lusk made a motion to approve an ordinance adopting the Fiscal Year 2023-2024 City of Oak Point Budget; motion seconded by Council Member Hawrysió.

**Ayes:** Lusk, Hawrysió, Bastaich, Dufford, Klewicki, Weiler, and Meek

**Noes:** None

**Motion Passed 7-0**

**14. Consider and act upon ratifying the property tax revenue increase reflected in the Fiscal Year 2023-2024 City of Oak Point Budget.**

Council Member Weiler made a motion to approve ratifying the property tax revenue increase reflected in the FY 2023-2024 City of Oak Point budget; motion seconded by Deputy Mayor Pro Tem Bastaich.

**Ayes:** Weiler, Bastaich, Dufford, Hawrysió, Klewicki, Lusk, and Meek

**Noes:** None

**Motion Passed 7-0**

**15. Consider and act upon an ordinance adopting the City of Oak Point 2023 property tax rate.**

Mayor Pro Tem Lusk made the following motion: "I move that the property tax rate be increased by the adoption of a tax rate \$0.43 per \$100 valuation, which is effectively a negative 1.13 percent increase in the tax rate."; motion seconded by Council Member Hawrysisio.

**Ayes:** Lusk, Hawrysisio, Bastaich, Dufford, Klewicki, Weiler, and Meek

**Noes:** None

**Motion Passed 7-0**

**16. Consider and act upon adopting the Fiscal Year 2023-2024 Oak Point Economic Development Corporation Budget.**

Deputy Mayor Pro Tem Bastaich made a motion to adopt the Fiscal Year 2023-2024 Oak Point Economic Development Corporation Budget; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 7-0**

**17. Consider and act upon adopting the Fiscal Year 2023-2024 Oak Point Municipal Development District Budget.**

Council Member Dufford made a motion to adopt the Fiscal Year 2023-2024 Oak Point Municipal Development District Budget; motion seconded by Council Member Klewicki.

**Motion Passed 7-0**

**18. Consider and act upon adopting an ordinance approving non-retroacting repeating colas for retirees and their beneficiaries under TMRS Act §853.404(f) and (f-1), AND (2) authorizing actually accruing updated service credits and transfer updated service credits.**

Mayor Pro Tem Lusk made a motion to adopt an ordinance approving non-retroacting repeating colas for retirees and their beneficiaries under TMRS Act §853.404(f) and (f-1), AND (2) authorizing actually accruing updated service credits and transfer updated service credits; motion seconded by Council Member Weiler.

**Motion Passed 7-0**

**19. Public Hearing to hear public comments regarding a request for a Special Use Permit for alcohol sales in the business located at 2960 FM 720, Suite 105, on the southwest corner of FM 720 and McCormick Road, Oak Point, Texas.**

City Planner Coker explained the request for a Special Use Permit.

Mayor Meek opened the Public Hearing at 7:05 p.m.

Jessica Pizzonia, 9421 Surveyor Road, business owner, explained that she and her brother, Victor Pizzonia, plan to open an Italian restaurant in Oak Point. She presented their plan for their restaurant to the Council.

Vaughn Miller, 402 Prestonwood Polo Drive, developer of the property, spoke in support of the Italian restaurant in his shopping center and asked the Council for their support.

Chris Harris, 9512 Voyager Vista, spoke in support of the restaurant.

Mayor Meek closed the Public Hearing at 7:16 p.m.

**20. Consider and act upon adopting an ordinance authorizing a Special Use Permit for beer, wine, and mixed beverage sales at the business located at 2960 FM 720, Suite 105, on the southwest corner of FM 720 and McCormick Road, Oak Point, Texas.**

City Planner Coker suggested that the Council approve the SUP for specifically Suite 105.

Council Member Klewicki made a motion to adopt an ordinance authorizing a Special Use Permit for beer, wine, and mixed beverage sales at the business located at 2960 FM 720, for only Suite 105, on the southwest corner of FM 720 and McCormick Road, Oak Point, Texas; motion seconded by Council Member Dufford.

**Motion Passed 7-0**

**21. Consider and act upon a resolution to set a Public Hearing for the creation of a tax increment reinvestment zone.**

Mary Petty, P3Works, gave a presentation to explain a Tax Increment Financing Zone (TIRZ), discussed with Council the boundaries of the proposed TIRZ, and answered Council's questions.

Mayor Pro Tem Lusk made a motion to approve a resolution to set a Public Hearing for the creation of a tax increment reinvestment zone subject to the changes in the map for the October City Council Meeting on Wednesday, October 18, 2023; motion seconded by Council Member Hawrysis.

**Motion Passed 7-0**

**22. Consider and act upon adopting an ordinance to repeal Chapter 8, Article 8.04, Division 2, Sections 8.04.031 TO 8.04.035, of the Code of Ordinances, entitled "CURFEW".**

City Attorney Moore explained that this agenda item was due to legislative action passing HB 1819 which repealed juvenile curfews. As of September 1, 2023 the City can no longer enforce juvenile curfews, so the City's Code of Ordinances need to reflect this change.

Mayor Pro Tem Lusk made a motion to approve adoption of an ordinance to repeal Chapter 8, Article 8.04, Division 2, Sections 8.04.031 TO 8.04.035, of the Code of Ordinances, entitled "CURFEW"; motion seconded by Council Member Weiler.

**Motion Passed 7-0**

**23. Consider and act upon adopting a resolution authorizing the City Manager to enter into a financing agreement for the purpose of procuring First Responder equipment.**

City Manager Ashley explained the need to purchase essential medical equipment for various purposes and the need to make these purchases before an October 1 price increase.

**Motion Passed 7-0**

**24. Review and discuss the ordinance on short-term rentals.**

City Attorney Moore asked the Council to give directions on what action they wanted to take in regard to short-term rentals in the City. City Attorney Moore does not recommend a blanket prohibition as that has been problematic.

Mayor Pro Tem Lusk recommended tightening up the ordinance to create stricter measures for owners. He suggested a committee to work together to craft the ordinance.

City Attorney Moore will draft an ordinance to bring back to Council.

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

- Council Member Hawrysis would like to revisit streaming the meetings.
- Mayor Pro Tem Lusk asked for a discussion about planning the update of the Comprehensive Plan.
- Mayor Pro Tem Lusk asked for an ordinance to vote on short-term rentals.

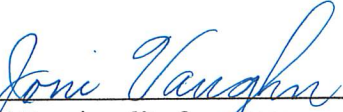
**26. Adjournment.**

Mayor Meek adjourned the meeting at 9:03 p.m.

  
Dena Meek, Mayor



ATTEST:

  
Joni Vaughn, City Secretary