



Meeting Minutes
Regular Meeting of the
Oak Point Economic Development Corporation and the
Oak Point City Council
Oak Point City Hall
100 Naylor Road
Oak Point, Texas 75068

Tuesday, March 8, 2022 -- 6:00 P.M

1. Call to order, roll call, and announce an EDC quorum is present.

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

Deborah Armstrong	President	Present
James Hankins	Vice President	Present
Scott Dufford	Council Liaison	Present
Lou Americo	Director	Absent
Debbie Peterman	Director	Present
Don Lindemann	Director	Absent
Kevin Tam	Director	Absent

City staff present:

Stephen Ashley	City Manager
Jennifer Henry	Court Clerk/Administrative Assistant

And with a quorum present the following items were addressed:

2. Pledge of Allegiance and Pledge to the Texas Flag.

President Armstrong led the Pledge of Allegiance and the Pledge to the Texas Flag.

3. Public Input.

No public input.

4. Consider and act upon the minutes from the February 8, 2022 Meeting of the Oak Point Economic Development Corporation.

Vice President Hankins made a motion to approve the minutes of the February 8, 2022 Meeting of the Oak Point Economic Development Corporation; motion seconded by Director Peterman.

Motion Passed 4-0

5. Review and discuss the financial report of the Oak Point Economic Development Corporation.

City Manager Ashley presented the financial report and answered questions.

6. Discussion on new City projects and potential upcoming developments.

City Manager Ashley gave an update on projects within the City including the Rudman Tract and the future acquisition by Ashlar Development. Anticipated closing on the property is scheduled for April contingent on a zoning change. City Manager Ashley also expressed that 4 acres on the Rudman Tract were planned as a donation to the City. Council Liaison Dufford gave an update on the Town Homes that he toured in Prosper, TX. Council Liaison Dufford expressed that he was impressed at the quality of the homes and mentioned the price point was starting around \$450,000. Also mentioned was to scale down the Oak Point Town Homes from 350 units to 250 units.

7. Discussion, and update on Corbin Design Monument Sign.

President Armstrong updated the Board on the revised concept drawing from Corbin Design. New changes included font and a slight variation to the filigree on the sides of the pillars. Staff is anticipating updated pricing with and without lighting as well as design variation in the canopy that does not include leaves.

8. Update on the ICSC Red River Conference March 30-April 1st, 2022.

City staff Henry updated the Board with the booth space and furniture for the ICSC Conference. EDC Members who will attend will be President Armstrong, Vice President Hankins, and Director Peterman, City Manager Ashley will also be attending.

9. Update on Task Force/Sub Committee for Commercial Corridor Plan. The members of the Task Force/Sub Committee for the Commercial Corridor Plan are James Hankins & Deborah Armstrong EDC, Mayor Dena Meek and Kirk Hawrysiw City Council, Dr. Scott Nevin DISD. P&Z to appoint a member at the next P&Z Meeting.

10. Discussion on a possible joint meeting with the P&Z Commission.

President Armstrong expressed a desire to meet jointly with the P&Z Commission; however, there is a scheduled meeting to be held with P&Z, City Council, and EDC Members on March 14th. Pending the discussion/outcome of the scheduled meeting, President Armstrong may ask to consider a joint meeting with P&Z at a later date.

11. Discussion on desired/undesired businesses within the city.

City Manager Ashley explained all PDs have a list of approved businesses. City staff will send out the PDs for EDC Members to view. City Manager Ashley also explained possible ordinances placing restrictions within the City to discourage undesirable businesses.

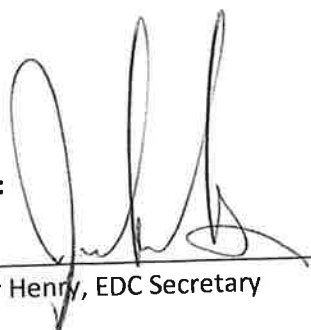
12. Future Agenda Items.

- Discuss incentive program - amend fees to incent architectural standards
- Recommendations to amend current PDs
- Follow up from City Attorney on 2 items 1) Vested rights and impact of amended PDs 2) restrictions that we can legally place Vape shops/tobacco on sales in city
- Follow up from joint EDC, P&Z, City Council meeting
- ICSC update
- Budget for signage program.

13. Adjourn.

President Armstrong adjourned the EDC meeting at 7:23 p.m.


Deborah Armstrong, President

ATTEST: 
Jennifer Henry, EDC Secretary

Joint Meeting of the Oak Point City Council, Planning and Zoning Commission, and Economic Development Corporation

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

Monday March 14, 2022 -- 6:00 P.M.



1. Call to order, roll call, and announce a quorum is present

Mayor Meek called the joint meeting of the City Council, Planning and Zoning Commission, and the Economic Development Corporation 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 Hawrysiso	Council Member	Present
Dave Klewicki	Council Member	Present
David McBeth	Council Member	Present
Brent Coleman	Chairperson	Present
Jeff Stafford	Vice Chairperson	Absent
Barney Carrington	Commissioner	Present, left 7:03
David Garb	Commissioner	Absent
Bill Gusick	Commissioner	Present
Kevin Tam	Commissioner	Present
Debbie Peterman	Commissioner	Present
Jerry Raye	Alternate	Absent
Deborah Armstrong	President	Absent
James Hankins	Vice President	Present
Lou Americo	Director	Absent
Don Lindemann	Director	Present
City staff present:		
Stephen Ashley	City Manager	
Jennifer Henry	Administrative Assistant	

2. Pledge of Allegiance and Pledge to the Texas Flag

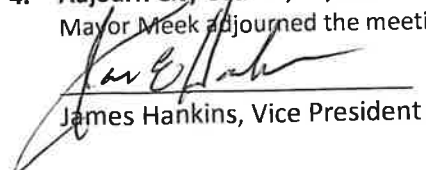
Brent Coleman led the Pledge to the American Flag.
James Hankins led the Pledge to the Texas Flag.

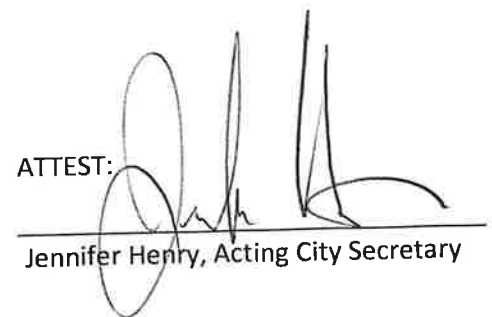
3. Workshop to discuss the Commercial Corridor.

Mayor Meek opened the discussion on the Commercial Corridor and turned the meeting over to City Manager Stephen Ashley who explained the timeline regarding the Commercial Corridor Study and introduced Jason Claunch, President of Catalyst Commercial, Inc. and Brennan Kane, Director of Planning with Halff Associates, Inc. Mr. Claunch and Mr. Kane gave a presentation. Steve Yetts, President of Ashlar Development and Jesse Childers, Development Manager with Ashlar Development gave a presentation.

4. Adjourn City Council, PZ, EDC

Mayor Meek adjourned the meeting at 8:45 p.m.


James Hankins, Vice President

ATTEST:

Jennifer Henry, Acting City Secretary