



Meeting Minutes
Regular Meeting of the Oak Point City Council

Oak Point City Hall
Monday, April 19, 2021
6:00 P.M.

Via Zoom

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

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

Keith Palmer	Mayor	Present
John Lusk	Mayor Pro Tem	Present
Don Lindemann	Deputy Mayor Pro Tem	Present
Dena Meek	Council Member	Present
Kyle Thompson	Council Member	Present
Scott Dufford	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Mike Shackelford	Director of Public Safety
Joni Vaughn	City Secretary
Donna Boner	Finance Manager
Michael Coker	City Planner
Jeff Moore	City Attorney
Ed Voss	City Attorney

And with a quorum present the following items were addressed.

2. Invocation

Mayor Palmer gave the invocation.

3. Pledge of Allegiance

Mayor Palmer led the Pledge of Allegiance and Pledge to the Texas Flag.

4. Items of Community Interest

City Secretary Vaughn reported Early Voting has begun in the Community Room. Municipal Election Day is Saturday, May 1st.

5. Public Input

No one came forward to speak.

6. Presentation and discussion of the following reports:

- **Financial Report for March 2021**
- **Municipal Court Report for March 2021**
- **Permits Report for March 2021**
- **Department of Public Safety (DPS) Report for the month of March 2021**

Finance Manager Donna Boner gave the financial report and answered questions from Council.
Chief Shackelford gave a report for DPS and answered questions.

CONSENT AGENDA

- 7. Consider and act upon the minutes for the March 22, 2021 Special City Council Meeting and the April 6th Joint Meeting of Planning and Zoning and City Council.**
- 8. Consider and act upon recommendation for approval of a final plat for Wildridge Phase 6B, 16.206 acres out of the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.**

9. **Consider and act upon recommendation for approval of a site plan for The Hollow, Wildridge Phase 5C, Elizabeth A Shahan & William McNeil Survey, Abstract 1204 & 814, City of Oak Point, Denton County, Texas.**
10. **Consider and act upon recommendation for approval of a final plat for Alamo Fireworks, 2.301 acres, FM 720 Addition, Lot 1 Block 1, Marcella Jones Survey, Abstract 662, Denton County, Texas.**
11. **Consider and act upon recommendation for approval of a site plan for Cross Oak Commercial, Marcella Jones & George W. Daniels Surveys, Abstract 662 & 331, Tract 15, Denton County, Texas.**

Council Member Meek made a motion to pull Items 8, 9, 10, 11 from the Consent Agenda; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 5-0

Mayor Pro Tem Lusk made a motion to approve Item 7 of the Consent Agenda; motion seconded by Council Member Meek.

Motion Passed 5-0

City Planner Coker explained each of the Items 8, 9, 10, and 11 that had been recommended for approval by the Planning and Zoning Commission.

Council Member Thompson made a motion to approve Consent Agenda Items 8, 9, 10, and 11; motion seconded by Council Member Dufford.

Motion Passed 5-0

REGULAR AGENDA

12. **Presentation of the Annual Financial Report for FY2019-2020 by LaFollet and Company, PLLC and consider and act upon Resolution approving the Annual Financial Report for FY2019-2020.**

Susan LaFollet, LaFollet and Company, PLLC, presented the Annual Audit to Council and answered questions.

Council Member Meek made a motion to approve a resolution accepting the Annual Financial Report for Fiscal Year 2019-2020; motion seconded by Council Member Thompson.

Motion Passed 5-0

13. **Consider and act upon a Resolution accepting a Preliminary Amended and Restated Service and Assessment Plan for Improvement Area #4 of the Wildridge Public Improvement District No. 1, including a determination of cost, a service plan, an assessment plan, and an Improvement Area #4 Assessment Roll; ordering a public hearing for Monday, May 17, 2021, to consider an ordinance levying special Assessments against the property within Improvement Area #4 of the District that is specially benefited by the public improvements being constructed and financed; authorizing and directing the publication and mailing of notices for said public hearing; providing a severability clause; and providing an effective date.**

Mary Petty, P3Works, explained Items 13-16 to Council and answered questions.

Mayor Pro Tem Lusk made a motion to approve a resolution accepting a Preliminary Amended and Restated Service and Assessment Plan for Improvement Area #4 of the Wildridge Public Improvement District No. 1, including a determination of cost, a service plan, an assessment plan, and an Improvement Area #4 Assessment Roll; ordering a public hearing for Monday, May 17, 2021, to consider an ordinance levying special Assessments against the property within Improvement Area #4 of the District that is specially benefited by the public improvements being constructed and financed; authorizing and directing the publication and mailing of notices for said public hearing; providing a severability clause; and providing an effective date; motion seconded by Council Member Thompson.

Motion Passed 5-0

- 14. Consider and act upon a Resolution ordering a public hearing for Monday, May 17, 2021, to consider an ordinance levying special Assessments against the property within the Major Improvement Area of the Wildridge Public Improvement District No. 1 that is specially benefited by the public improvements being constructed and financed; approving a preliminary Assessment Roll for the Major Improvement Area; authorizing and directing the publication and mailing of notices for said public hearing; providing a severability clause; and providing an effective date.**

Council Member Dufford made a motion to approve a Resolution ordering a public hearing for Monday, May 17, 2021, to consider an ordinance levying special Assessments against the property within the Major Improvement Area of the Wildridge Public Improvement District No. 1 that is specially benefited by the public improvements being constructed and financed; approving a preliminary Assessment Roll for the Major Improvement Area; authorizing and directing the publication and mailing of notices for said public hearing; providing a severability clause; and providing an effective date; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 5-0

- 15. Consider and act upon a Resolution providing for the redemption of certain outstanding obligations related to the Wildridge Public Improvement District No. 1 Improvement Area #2; and resolving other matters incident and related to the redemption of such obligations.**

Mayor Pro Tem Lusk made a motion to approve a Resolution providing for the redemption of certain outstanding obligations related to the Wildridge Public Improvement District No. 1 Improvement Area #2; and resolving other matters incident and related to the redemption of such obligations; motion seconded by Deputy Mayor Pro Tem Lindemann.

Motion Passed 5-0

- 16. Consider and act upon a Resolution providing for the redemption of certain outstanding obligations related to the Wildridge Public Improvement District No. 1 Improvement Area #3; and resolving other matters incident and related to the redemption of such obligations.**

Council Member Thompson made a motion to approve a Resolution providing for the redemption of certain outstanding obligations related to the Wildridge Public Improvement District No. 1 Improvement Area #3; and resolving other matters incident and related to the redemption of such obligations; motion seconded by Deputy Mayor Pro Tem Lindemann.

Motion Passed 5-0

- 17. Public Hearing to hear comments on a request for a Special Use Permit for a 2,650 square-foot accessory structure on approximately 3.419 acres in the Emerald Sound at Lake Lewisville, Section 2, Lot 178-A, also known as 1081 Jade Cove, Oak Point, Texas.**

City Planner Coker explained that the Planning and Zoning Commission recommended denial of the request for a Special Use Permit but the applicants are prepared to make changes to their plans and would like to be reconsidered.

Mayor Palmer opened the Public Hearing at 7:08 pm. No one came forward to speak. Mayor Palmer closed the Public Hearing at 7:09 pm.

- 18. Consider and act upon an Ordinance for a Specific Use Permit for a 2,650 square-foot accessory structure on approximately 3.419 acres in the Emerald Sound at Lake Lewisville, Section 2, Lot 178-A, also known as 1081 Jade Cove, Oak Point, Texas.**

Mayor Pro Tem Lusk made a motion to return the request for a Special Use Permit for a 2,650 square-foot accessory structure on approximately 3.419 acres in the Emerald Sound at Lake Lewisville, Section 2, Lot 178-A, also known as 1081 Jade Cove, Oak Point, Texas back to the Planning and Zoning Commission for reconsideration; motion seconded by Council Member Dufford.

Motion Passed 4-1

- 19. Public Hearing to hear comments on a request for a Special Use Permit for an 1,800 square-foot accessory structure (shop for general automotive repair and metal working) on approximately .73 acres in the Crescent Oaks Beach Estates, Phase 2, Lot 7C, also known as 1209 Lakeshore Blvd., Oak Point, Texas.**

City Planner Coker explained that the Planning and Zoning Commission recommended denial of the request for a Special Use Permit but the applicants are prepared to lower the square footage of their accessory structure to 1,200 square feet and make additional changes to their plan.

Mayor Palmer opened the Public Hearing at 7:14 pm. No one came forward to speak. Mayor Palmer closed the Public Hearing at 7:15 pm.

- 20. Consider and act upon an Ordinance to approve a Special Use Permit for an 1,800 square-foot accessory structure (shop for general automotive repair and metal working) on approximately .73 acres in the Crescent Oaks Beach Estates, Phase 2, Lot 7C, also known as 1209 Lakeshore Blvd., Oak Point, Texas.**

Council Member Dufford made a motion to return the request for a Special Use Permit for an 1,800 square-foot accessory structure (shop for general automotive repair and metal working) on approximately .73 acres in the Crescent Oaks Beach Estates, Phase 2, Lot 7C, also known as 1209 Lakeshore Blvd., Oak Point, Texas back to the Planning and Zoning Commission for reconsideration; motion seconded by Council Member Thompson.

Motion Passed 5-0

- 21. Consider and act upon a Resolution to nominate one candidate for the Board of Managers of the Denco Area 9-1-1 District.**

Council Member Meek made a motion to approve a resolution nominating Sue Tejml as a candidate for the Board of Managers of the Denco Area 9-1-1 District; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 5-0

- 22. Consider and act upon approval of a change order in Crescent Oaks street reconstruction project.**

City Manager Ashley explained that the change order was to reconstruct and rehabilitate both Baycrest Drive and Crescent Drive between Lakeshore Boulevard and Buckboard Trail.

Council Member Thompson made a motion to approve a change order for the Crescent Oaks street reconstruction project; motion seconded by Deputy Mayor Pro Tem Lindemann.

Motion Passed 5-0

- 23. Consider and act upon a Resolution establishing a Capital Improvements Advisory Committee for the purpose of advising the City Council on the potential adoption of an Impact Fee Program for Roads and Drainage Facilities.**

City Manager Ashley explained the resolution to establish a CIAC for the potential adoption of an impact fee for road and drainage.

Council Member Meek made a motion to approve a Resolution establishing a Capital Improvements Advisory Committee for the purpose of advising the City Council on the potential adoption of an Impact Fee Program for Roads and Drainage Facilities; motion seconded by Deputy Mayor Pro Tem Lindemann.

Motion Passed 5-0

- 24. Consider and act upon a Resolution declaring the City of Oak Point, Texas, has five thousand fifty-five (5,055) inhabitants and providing for an immediate effective date.**

City Manager Ashley explained the resolution and how the number was calculated. Council Member Dufford asked what the next step was in becoming Home Rule. City Attorney Moore explained that Council needed to appoint a 15-member committee; Council selects 15 members and approves forming the Home Rule Charter Committee and members by ordinance.

Council Member Dufford made a motion to approve a Resolution declaring the City of Oak Point, Texas, has five thousand fifty-five (5,055) inhabitants and providing for an immediate effective date; motion seconded by Council Member Meek.

Motion Passed 5-0

25. Discuss and provide direction to City staff regarding topics for the Summer 2021 edition of the Country Place Bulletin.

City Secretary Vaughn discussed topics and timeline for the Summer 2021 Country Place Bulletin. Council requested the following topics be included:

- Freedom Fest and Parade on June 26th
- Home Rule Charter
- Veterans Spotlight
- Boat Ramp Survey
- Pet Licenses, Boat Ramp and Golf Cart Registrations
- Road Progress Report for Eagles Landing and Emerald Sound

26. Discuss the Budget Calendar and Budget Process.

City Manager Ashley went over the budget calendar and noted the Council Budget Workshop will be June 15th at the Stephen Copeland Government Center from 9am until Noon.

27. Discuss an annexation plan.

Council Member Dufford and City Manager Ashley led a discussion about properties in our Extra-Territorial Jurisdiction. They identified properties that could have the potential to become an issue in the future to the City's Comprehensive Plan and discussed the possibility of seeking voluntary annexation of some properties.

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

- a. Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee – Councilmember Thompson.**

Mayor Palmer recessed the meeting at 7:56 pm

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

Mayor Palmer reconvened the meeting into Regular Session at 8:40 pm.

Council Member Meek made a motion to censure Council Member Kyle Thompson and disapprove of his interaction with City of Oak Point Police Officers on April 12, 2021; motion seconded by Council Member Thompson.

Motion Passed 5-0

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


Council Member Dufford requested a closed session to discuss annexation of property.

31. Adjournment.

Mayor Pro Tem Lusk made a motion to adjourn; motion seconded by Council Member Meek.

Motion Passed 5-0

Mayor Palmer adjourned the meeting at 8:44 pm.


Keith Palmer, Mayor

ATTEST:


Joni Vaughn, City Secretary