



Meeting Minutes
Regular Meeting of the Oak Point City Council

Oak Point City Hall
100 Naylor Road, Oak Point, Texas
Wednesday, April 20, 2022
6:00 P.M.

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

Mayor Meek called the meeting 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 Hawrysis	Council Member	Present
Dave Klewicki	Council Member	Present
David McBeth	Council Member	Present, left at 8:18 p.m.

City staff present:

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

And with a quorum present the following items were addressed.

2. Invocation

Mayor Meek led the invocation.

3. Pledge of Allegiance

David Wootton led the pledges to the flags.

4. Items of Community Interest

Mayor Meek thanked the City Staff for a successful Springfest. She noted that the church's parking lot was full within 10 minutes of the start of the event. Mayor Meek reported this week is Volunteer Appreciation Week and thanked all the volunteers who serve the City. She also reminded everyone that our DPS will be participating in the DEA National Rx Takeback Medication Drop Off on Saturday, April 30th from 10:00 am until 2:00 p.m. Deputy Mayor Pro Tem Dufford reported the kayak launch had been installed thanks to Jon Pomeroy. City Secretary Vaughn reported that the April 22nd Blood Drive still has 6 openings. Please contact Jennifer Henry if you wish to participate. Early Voting for the City elections begins on Monday, April 25th and ends on Tuesday, May 3rd. Mark your calendars for FreedomFest on Saturday, June 25th.

5. Public Input

No one came forward to speak.

6. Presentation and discussion of the following reports:

- **Financial Report for March 2022**
- **Municipal Court Report for March 2022**
- **Permits Report for March 2022**
- **Department of Public Safety (DPS) Report for March 2022**

Finance Director Boner answered questions regarding the financial reports.

Mayor Meek complimented Staff on the good audit report.

Mayor Pro Tem Lusk reported that permit revenues were up considerably.

Chief Tatu answered questions about the monthly DPS reports. He also reported that two of our police officers were able to resuscitate a person in distress and keep them breathing until paramedics arrived to transport to the hospital. The officers and paramedics will receive commendations at the next City Council meeting.

7. Report from Council Liaison

a) Update on the Economic Development Corporation April Meeting

b) Update on the PARC April Meeting

Deputy Mayor Pro Tem Dufford reported that no action was taken at the April EDC meeting, only discussion so he had nothing to report for that meeting. He reported that the PARC received a quote for the purchase of artificial turf for the playground area at Jake's Place Park and it was priced quite high - \$350,000. PARC is now seeking alternative surfaces for the playground area.

8. Presentation and discussion from Republic Services regarding education for better recycling.

Deputy Mayor Pro Tem Dufford reported that he, Mayor Pro Tem Lusk, and Council Member McBeth took a tour of Republic's recycling center in Plano.

Republic Service's representative to Oak Point, Leigh Collins, gave a presentation on how Republic and the City can educate residents to recycle more efficiently.

9. Consider and act upon the minutes for the March 16, 2022 Regular City Council Meeting, and the March 14, 2022 Joint Meeting between City Council, EDC and Planning and Zoning Commission, the March 30 and April 4, 2022 Joint Meetings between the City Council and the Planning and Zoning Commission, and the March 9, 2022 Joint Meeting of the City Council and Home Rule Charter Commission.

Mayor Pro Tem Lusk made a motion to approve the minutes for the March 16, 2022 Regular City Council Meeting, and the March 14, 2022 Joint Meeting between City Council, EDC and Planning and Zoning Commission, the March 30 and April 4, 2022 Joint Meetings between the City Council and the Planning and Zoning Commission, and the March 9, 2022 Joint Meeting of the City Council and Home Rule Charter Commission; motion seconded by Council Member Hawrysiw.

Motion Passed 5-0

10. Consider and act upon a resolution to nominate a candidate for the Board of Managers of the Denco Area 9-1-1 District.

Mayor Pro Tem Lusk made a motion to approve a resolution to nominate Jim Carter as a candidate for the Board of Managers of the Denco Area 9-1-1 District; motion seconded by Council Member McBeth.

Motion Passed 5-0

11. Public Hearing to hear comments regarding amending the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on approximately 122.2 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, by changing the zoning on said tract of land from Planned Development District - 7 (PD-7) to Planned Development District - 20 (PD-20).

Mayor Meek pulled this item from the agenda as it was a duplicate.

12. Consider and act to approve an ordinance amending the Comprehensive Plan to - Future Land Use Plan for an approximately 122.2 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.

Mayor Pro Tem Lusk made a motion to table Agenda Item 12 until the next City Council meeting on May 18, 2022; motion seconded by Council Member Klewicki.

Motion Passed 5-0

13. Public Hearing to hear comments regarding amending the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on approximately 122.2 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, by changing the zoning on said tract of land from Planned Development District - 7 (PD-7) to Planned Development District - 20 (PD-20).

Mayor Meek opened the Public Hearing at 6:35 p.m.

Melissa Lindlow, attorney for Ashlar Development, spoke in favor of the project and asked that the City provide the input needed to complete all the documents related to this project.

Kevin Pearce, 3905 Crossroads Court, Oak Point, spoke in opposition of the project. He is concerned there will not be a proper buffer placed between his neighborhood and the new project. He would like a 20 foot buffer between existing homes and new development.

14. **Consider and act on a request to amend the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on approximately 122.2 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, by changing the zoning on said tract of land from Planned Development District - 7 (PD-7) to Planned Development District – 20 (PD-20).**

Mayor Pro Tem Lusk made a motion to continue the Public Hearing and the associated action to the next City Council meeting on May 18, 2022; motion seconded by Council Member McBeth.

15. **Public Hearing to hear comments and discuss the petition filed by Four Quarters Enterprises, Ltd., Frisco Platinum 4S & C, LP, Rudco Land, LLC, MER Energy, Ltd., Doublepine Investments, Ltd., Craig Curry, and Bantam Creek, LLC, requesting that the City create the Oak Point 720 Public Improvement District (the "District") to include property owned by the Petitioners.**

Mayor Meek opened the Public Hearing at 6:43 p.m.

Melissa Lindlow, attorney for Ashlar Development, asked on behalf of the applicant that the Public Hearing be continued to the May 18, 2022 City Council meeting.

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

- a) **Section 551.071 and 551.072 (Consultation with Attorney and Real Property) – to receive legal advice from City Attorney regarding application of zoning code to school districts and to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**
- b) **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 the meeting to go into Closed Session at 6:46 p.m.

17. **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 8:00 p.m. No action was taken from the closed session.

18. **Discuss and provide direction to City staff regarding topics for the Summer 2022 edition of the Country Place Bulletin.**

City Council and City Secretary Vaughn discussed topics for the Summer 2022 Country Place Bulletin.

19. **Discuss the Budget Calendar and Budget Process.**

City Manager Ashley presented the budget calendar to Council for their review. Staff has begun working on the budget for the next fiscal year.

20. **Update on dock repairs.**

City Manager Ashley reported that there had recently been repairs made to the dock costing around \$6,000. Council Member Klewicki requested that the City budget on an annual basis to have routine maintenance done to the dock.

21. **Discuss a road around Crescent Oak Park.**

Council Member Klewicki requested paving to be done on the road that runs around Crescent Oaks Park.

22. Discussion on Corps "letter of intent" document regarding ramp lease.

Deputy Mayor Pro Tem Dufford would like Council to consider what they would like to include on the Corps land so that a list can be included in the letter he is drafting to the Corps requesting a lease.

23. Discuss adding office space to City Hall.

Council reviewed the drawings and quote for adding office space on to the back of City Hall. Council will discuss this further during the budgeting process.

24. Consider and act to approve logo backdrop.

Deputy Mayor Pro Tem Dufford made a motion to approve the price of \$350 for a City logo white backdrop with a stand; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 5-0

25. Discuss the current technology at City Hall.

Council Member Hawrysiu inquired about the possibility of streaming city meetings. City Manager Ashley reported the City had investigated the possibility of streaming in the past and would check City records to find the cost associated with it. Council Member Hawrysiu also asked if the City could find some way to have plats delivered to the City in a higher resolution for better viewing.

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

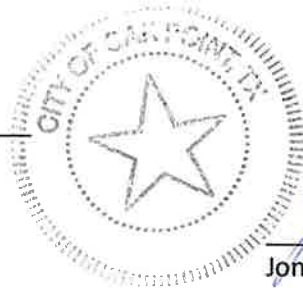
- Mayor Pro Tem Lusk would like a "build out" spreadsheet
- Deputy Mayor Pro Tem Dufford would like to continue discussion of the letter to the Corps for a lease
- Council Member Hawrysiu would like further discussion of City Hall technology

27. Adjournment

Council Member Hawrysiu made a motion to adjourn the meeting.

Mayor Meek adjourned the meeting at 8:38 pm.


Dena Meek, Mayor



ATTEST:


Joni Vaughn, City Secretary