



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, May 10, 2022 -- 6:00 P.M

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

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

Deborah Armstrong	President	Absent
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	Present

City staff present:

Stephen Ashley	City Manager
Jennifer Henry	Court Clerk/Administrative Assistant

City Council Present:

Mayor Dena Meek

And with a quorum present the following items were addressed:

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

Vice President Hankins 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 April 11, 2022, Meeting of the Oak Point Economic Development Corporation.

Council Liaison Dufford made a motion to approve the minutes of the April 11, 2022 Meeting of the Oak Point Economic Development Corporation; motion seconded by Director Tam.

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. Pep Boys are moving forward but the city has not received building plans yet. Windsor Oaks has started grading on the west side of the property. Staff met with a group that may potentially want to install an in-bay automatic car wash; they would need to apply for an SUP.

7. Discussion, update, and next steps for the Corbin Design project & discuss location options for two smaller signs to be placed on FM 720.

EDC Members approved the rendering in the 03/22/22 renderings for the Monument Sign. Vice President Hankins had questions for Corbin Design on the other signs. Questions were asked about dimensions of the large park sign, small park sign, trail head sign, gateway monument sign, and welcome sign. Also, the ease of changing out the vehicular guide signs. President Hankins will reach

out to Corbin Design for further clarification. Staff was asked to provide pricing information for the current wayfinding signs.

8. Discussion and update on the April 19th joint City Council/P&Z meeting & Commercial Corridor project.
City Manager Ashley gave an update on the April 19th joint City Council and P & Z meeting. Some of the updates were FLUP, PDs, and Development Agreements.

9. Discuss options for City incentives & possible ordinance changes to assist in better architectural design elements.

EDC Members discussed possibly increasing requirements for landscaping and changing ordinances to enhance and offer incentives. Also discussed was adding a statement that could be built into PD20 which would require all commercial developments must be approved by the City.

10. Future Agenda Items.


- Corbin Design follow up
- Discuss a dedicated EDC staff position/certified EDC consultant
- Discuss board applications

11. Adjourn.

Vice President Hankins adjourned the EDC meeting at 7:32 p.m.


James Hankins, Vice President



ATTEST:

Jennifer Henry, EDC Secretary