



Meeting Minutes  
Regular Meeting of the  
Oak Point Economic Development Corporation  
Oak Point City Hall  
100 Naylor Road  
Oak Point, Texas 75068  
Tuesday, June 14, 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 6:05 p.m. with the following roll call:

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

City staff present:

Stephen Ashley	City Manager
Emma Crotty	Support Services Coordinator

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 May 10, 2022, Meeting of the Oak Point Economic Development Corporation.**

Council Liaison Dufford made a motion to approve the minutes of the May 10, 2022 Meeting of the Oak Point Economic Development Corporation; motion seconded by Director Peterman.

**Motion Passed 5-0**

**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. The Starbucks at McCormick and FM 720 has been issued a building permit and construction has begun. Pep Boys are needing to submit their platting before a building permit can be issued. The developers of the proposed in-bay car wash are still needing to submit a SUP and construction on the northwest corner of McCormick and FM 720 is in progress. Ashlar deal for the Rudman Tract is being reworked pending Council approval of an updated FLUP.

**7. Discussion and update for the Corbin Design sign project.**

Vice President Hankins provided an update from Corbin Design stating that once the EDC approves the final designs for the welcome and wayfinding signs, they will put together a proposal package for the City and EDC to submit to TXDOT for approval. Vice President Hankins also presented a map for all sign locations with estimated costs from Corbin Design. The Board proceeded to discuss

whether to modify the locations and if additional locations can be incorporated onto the wayfinding signs. Questions were also raised regarding the dimensions of the signs themselves, whether it would be beneficial to only do welcome signs for now and wait to do wayfinding signs at a later date, and if the cost estimates have increased at all from when they were first formulated.

**8. Discussion and updated traffic count for FM 720.**

Vice President Hankins presented a preliminary quote from GRAM Traffic North Texas, Inc. and Catalyst Commercial for conducting bi-directional traffic counts in three locations: two along FM 720 and one on McCormick Road. Concerns were raised about what days would be best for collecting data and how the studies would compensate for the missing school traffic. City Manager Ashley and the board decided to add another count location along Shahan Prairie; they would like to update the existing quote based on this addition and retrieve a second quote from another contractor.

**9. Discuss on a dedicated EDC staff position/certified EDC consultant.**

The Board suggested creating a temporary position to work specifically on attracting retail. City Manager Ashley suggested that the EDC and City look for a consultant instead. Further research needs to be done.

**10. Discussion on Board Applications.**

City Staff Crotty shared three candidates who have submitted applications to date; none have specifically applied for the EDC. The Board suggested that they and the City advertise the openings on social media.

**11. Discuss future agenda items and the date of the next EDC meeting.**

- Consider and act upon the Corbin Design sign project.
- Consider and act upon purchasing traffic counts.
- Discussion and updates on options for City incentives and possible ordinance changes to encourage cohesive architectural design in non-residential development.

**12. Adjourn.**

Council Liaison Dufford made a motion to adjourn the meeting at 7:28 p.m.; Director Lindemann seconded the motion.

**Motion Passed 5-0**

  
James Hankins, Vice President



**ATTEST:**

  
Emma Crotty, EDC Secretary