



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

Mayor Meek called the meeting to order at 6:00 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

City staff present:

Stephen Ashley	City Manager
Jeff Moore	City Attorney
Michael Coker	City Planner
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 gave the invocation.

3. Pledge of Allegiance

Mayor Meek led the pledges of allegiance.

4. Items of Community Interest

There were no items of community interest.

5. Public Input

Janet Worley, 200 Muleta, spoke about a residence on her street with multiple vehicles parked on the property.

6. Presentation and discussion of the following reports:

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

There were no questions about the financials, court, or permit reports. Mayor Meek asked Chief Tatu to give a report on the police and fire. Chief Tatu reported that we have hired our first Code Officer. He also reported that we are working with the schools to provide greater safety for the children.

7. Report from Council Liaison

- a) Update on the Economic Development Corporation July Meeting**
- b) Update on the PARC July Meeting**

Deputy Mayor Pro Tem Dufford gave a report on the EDC and PARC meetings. PARC took no action at their meeting. EDC got the report back on the traffic study on FM 720 and the report looks good in terms of attracting future business to the commercial corridor. EDC also decided on 3 welcome signs and 2 wayfinding signs from Corbin. One welcome sign will be placed on Naylor and the remaining signs will be placed on FM 720.

CONSENT AGENDA

- 8. Consider and act on the minutes for the May 4, 2022 joint meeting of the HRCC and the City Council, the June 15, 2022 regular meeting of the City Council, and the July 6 and July 13, 2022 City Council Budget Workshops.**
- 9. Consider and act on a recommendation from Planning and Zoning Commission to approve a final plat for the Arbor Cove development, an eight [8] lot subdivision located on Tracts 2 and 3, Abstract No. 814, City of Oak Point, Denton County, Texas**
- 10. Consider and act on a recommendation from Planning and Zoning Commission to approve a final plat for Lot 1, Abstract #331 of the George W. Daniels Survey, approximately 2.216 acres located at the southwest corner of Lonesome Dove and Hill Lane.**
- 11. Consider and act on a recommendation from Planning and Zoning Commission to approve a replat of Hunters Ridge Addition, Lots 9R-2R2, Block A, being a replat of Lot 9R-2R.**
- 12. Consider and act on a recommendation from Planning and Zoning Commission to approve a development plan, landscape plan and façade plan for an automotive service garage with accessory auto parts sales to be located on Lot 9R-2R2 of the Hunters Ridge Addition, Block A.**
- 13. Consider and act to approve an ordinance adopting the International Building Code - 2021 Edition - with local amendments.**
- 14. Consider and act to approve an ordinance adopting the International Energy Conservation Code - 2021 Edition - with local amendments.**
- 15. Consider and act to approve an ordinance adopting the International Existing Building Code- 2021 Edition - with local amendments.**
- 16. Consider and act to approve an ordinance adopting International Fire Code- 2021 Edition - with local amendments.**
- 17. Consider and act to approve an ordinance adopting International Fuel Gas Code- 2021 Edition - with local amendments.**
- 18. Consider and act to approve an ordinance adopting International Mechanical Code - 2021 Edition - with local amendments.**
- 19. Consider and act to approve an ordinance adopting International Plumbing Code- 2021 Edition - with local amendments.**
- 20. Consider and act to approve an ordinance adopting International Residential Code- 2021 Edition - with local amendments.**
- 21. Consider and act to approve an ordinance adopting International Swimming Pool and Spa Code- 2021 Edition - with local amendments.**

22. Consider and act to approve an ordinance adopting National Electrical Code - 2020 Edition - with local amendments.

Mayor Pro Tem Lusk made a motion to approve the Consent Agenda; motion seconded by Council Member McBeth.

Motion Passed 5-0

REGULAR AGENDA

23. Public Hearing to hear public comments about adoption of land use assumptions and capital improvement plan under which an impact fee may be imposed for roadway and drainage facilities.

Eddie Haas, Freese and Nichols, gave a presentation explaining the land use assumptions and capital improvement plan. Jim Keith explained the drainage plan.

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

John Dowdall, developer, 3833 Centenary, Dallas, spoke in opposition to the proposed impact fees; he feels they are a tax on developers.

Eddie Haas explained it is not a tax, but a one-time fee on a specific development charged per residence in a residential development.

Mayor Meek closed the Public Hearing at 6:40 p.m.

24. Consider and act on a resolution for adoption of land use assumptions and capital improvement plan under which an impact fee may be imposed for roadway and drainage facilities.

Mayor Pro Tem Lusk made a motion to approve a resolution for the adoption of land use assumptions and capital improvement plan under which an impact fee may be imposed for roadway and drainage facilities; motion seconded by Council Member Hawrysiw.

Motion Passed 5-0

25. Consider and act upon a resolution of the City of Oak Point, Texas, accepting a petition seeking the creation of the Oak Point 720 Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's August 17, 2022 meeting to consider the creation of the District.

Deputy Mayor Pro Tem Dufford made a motion to approve a resolution of the City of Oak Point, Texas, accepting a petition seeking the creation of the Oak Point 720 Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's August 17, 2022 meeting to consider the creation of the District; motion seconded by Council Member McBeth.

Motion Passed 5-0

26. Consider and act on presentation by Ashlar Development regarding a change in tax rate equivalent and lien to loan ratio for the final phase of the Wildridge PID.

Dan Hatten, Ashlar Development, gave a presentation explaining the request for a change in the tax rate equivalent and lien to loan ratio for the final phase of Wildridge PID.

Mary Petty, P3 Works PID Administrator, answered Council's questions about the item.

Council Member McBeth made a motion to approve the change in tax rate equivalent and lien to loan ratio for the final phase of Wildridge PID; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 5-0

27. Presentation and discussion of the 2022 DPS Budget allocable to properties within the City's extraterritorial jurisdiction.

Mary Petty, P3 Works, gave a presentation about the 2022 DPS Budget in relation to the City's ETJ.

- 28. Consider and act upon a resolution to order a public hearing to consider an Ordinance to levy assessments against assessed property within the Wildridge PID No. 1 which lies in the extraterritorial jurisdiction of the City of Oak Point, directing that the Preliminary 2022 O&M Annual Service Plan Update be made available for public inspection, authorizing and directing the publication and mailing of notices for said public hearing, directing that the proposed Assessment Roll be made available for public inspection, and other matters related thereto.**

Council Member Hawrysió made a motion to approve resolution to order a public hearing to consider an Ordinance to levy assessments against assessed property within the Wildridge PID No. 1; motion seconded by Council Member Klewicki.

Motion Passed 5-0

- 29. Consider and act upon a resolution to order a public hearing to consider an ordinance to levy assessments against assessed property within the Shahan Prairie Road PID No. 1 which lies in the extraterritorial jurisdiction of the City of Oak Point, directing that the Preliminary 2022 O&M Annual Service Plan Update be made available for public inspection, authorizing and directing the publication and mailing of notices for said public hearing, directing that the proposed Assessment Roll be made available for public inspection, and other matters related thereto.**

Mayor Pro Tem Lusk made a motion to approve the resolution to order a public hearing to consider an ordinance to levy assessments against assessed property within the Shahan Prairie Road PID No. 1; motion seconded by Council Member Hawrysió.

Motion Passed 5-0

- 30. Public Hearing to hear public comments regarding a request for a Special Use Permit for Car Wash use on 2.834 acres in the George W Daniels Survey, Abstract 331, City of Oak Point, Denton County, Texas, and generally located at the corner of FM 720 and McCormick Road, Oak Point, Texas.**

City Planner Coker explained the request for a Special Use Permit.

Mayor Meek opened the Public Hearing at 7:06 p.m.

Greg Weiler, 940 Garnet Cove, spoke in opposition to the Special Use Permit for a car wash.

Diane Smith, 316 Onyx Drive, spoke in favor of the Special Use Permit for a car wash.

Mayor Meek closed the Public Hearing at 7:10 p.m.

- 31. Consider and act on recommendation from Planning and Zoning Commission to approve a Special Use Permit for Car Wash use on 2.834 acres in the George W Daniels Survey, Abstract 331, City of Oak Point, Denton County, Texas, and generally located at the corner of FM 720 and McCormick Road, Oak Point, Texas.**

David Marks, applicant, 240 Squirrel Run, Argyle, gave a presentation explaining his project and his request for a Special Use Permit and answered questions.

Vaughn Miller, developer, spoke in favor of the business and explained it would compliment the other business in the development.

Mayor Pro Tem Lusk made a motion to approve the request for a Special Use Permit on 1.1 acres with the conditions presented by the City Planner in his Staff Report and with the stipulation that the car wash be closed between 10:00 p.m. and 7:00 a.m. with doors to bay closed to the public. The motion died for a lack of second.

Council Member Hawrysió made a motion to deny the request for a Special Use Permit; motion seconded by Council Member Klewicki.

Motion to Deny Passed 5-0

- 32. Consider and act on an ordinance amending the Comprehensive Plan to - Future Land Use Plan for approximately 169.6198 acres of land located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.**

Jason Claunch with Catalyst Commercial, Inc. and Brennan Kane with Halff Associates, Inc. presented several options for a Future Land Use Plan on the west side of FM 720.

Deputy Mayor Pro Tem Dufford made a motion to approve Future Land Use Plan, Option 2B for mixed residential not to exceed 8 units per acre; motion seconded by Mayor Pro Tem Lusk.

Ayes: Dufford, Lusk, Klewicki, McBeth

Noes: Hawrysisio

Motion Passed 4-1

- 33. Consider and act to approve a resolution authorizing the Mayor to enter into a joint administrative agreement with Denton County confirming Oak Point's participation in Denton County's Community Development Block Grant program for fiscal years 2023-2025.**

Council Member McBeth made a motion to approve a resolution authorizing the Mayor to enter into a joint administrative agreement with Denton County confirming Oak Point's participation in Denton County's Community Development Block Grant program for fiscal years 2023-2025; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 5-0

- 34. Consider and act to approve an ordinance amending Chapter 13 entitled Utilities by adding a new article prohibiting illicit connections and discharges into the municipal separate storm sewer system.**

Mayor Pro Tem Lusk made a motion to approve an ordinance amending Chapter 13 entitled Utilities by adding a new article prohibiting illicit connections and discharges into the municipal separate storm sewer system; motion seconded by Council Member Klewicki.

Motion Passed 5-0

- 35. Consider and act to approve an ordinance amending Chapter 1, Article 1.07, entitled "PARK AND RECREATION," Division 2, Sections 1.07.031 TO 1.07.033 of the Code of Ordinances entitled "USE OF ACCESS ROAD, BOAT RAMP AND COURTESY DOCK ON PROPERTY ADMINISTERED BY CORPS OF ENGINEERS".**

Mayor Pro Tem Lusk made a motion to approve an ordinance amending Chapter 1, Article 1.07, entitled "PARK AND RECREATION," Division 2, Sections 1.07.031 TO 1.07.033 of the Code of Ordinances entitled "USE OF ACCESS ROAD, BOAT RAMP AND COURTESY DOCK ON PROPERTY ADMINISTERED BY CORPS OF ENGINEERS"; motion seconded by Council Member Hawrysisio.

Ayes: Lusk, Klewicki, McBeth, Hawrysisio

Noes: Dufford

Motion Passed 4-1

- 36. Discuss, consider, and act on a letter to the Army Corps of Engineers regarding the lease of Corps property at the courtesy boat dock area.**

Deputy Mayor Pro Tem Dufford explained the need for the letter is because the Corps wants the City to move to a lease. He said the Corps also wants the City to provide vision for the property, but there is no obligation for the City to commit to the items for improvement listed in the letter.

Mayor Pro Tem Lusk made a motion to approve a letter to the Army Corps of Engineers regarding the lease of Corps property at the courtesy boat dock area; motion seconded by Council Member Hawrysisio.

Council Member Klewicki read a letter from Melissa Pescatello stating her opposition to any improvements to the boat ramp area that would cause more traffic to the area. Council Member Klewicki said Melissa's comments reflect his feelings as well as most of the people in Crescent Oaks.

Ayes: Lusk, Hawrysisio, McBeth, Dufford

Noes: Klewicki

Motion Passed 4-1

37. Discuss and provide direction to City Staff regarding topics for the Fall 2022 edition of The Country Place Bulletin.

City Secretary Vaughn discussed the next Country Place Bulletin with Council. Deputy Mayor Pro Tem Dufford will write the Council page. Chief Tatu will submit a piece on school security. Next CPB will have application for Citizen of the Year and application to participate in the Community Garage Sale, as well as information about the November election for the Home Rule Charter.

38. 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 appointments to the Zoning Board of Adjustments, Economic Development Corporation, Municipal Development District Board, Parks and Recreation Commission, and Planning & Zoning Commission.**

Mayor Meek recessed the meeting into Closed Session at 9:23 p.m.

39. 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 9:41 p.m.

Deputy Mayor Pro Tem Dufford made a motion to appoint Debbie Peterman, Greg Weiler, and Dave Wootten to the EDC/MDD Boards; Jeanine Hall, Candy Risher, and Elizabeth Savage (alternate) to the PARC; Dave Garb, Charles Hoffman, Debbie Peterman, and Elizabeth Savage (alternate) to the Planning and Zoning Commission; Neil Collins, James Hankins, and Jerry Raye to the Zoning Board of Adjustment; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 5-0

40. Discuss adding office space to City Hall.

Deputy Mayor Pro Tem Dufford gave an update on his search for bids. City Manager Ashley said the City can put out a simple RFQ and get responses and then hire a construction manager.

41. Consider and act upon topics to be scheduled for a future City Council meeting.

- Mayor Meek would like to recognize DPS promotions at the next meeting.
- Deputy Mayor Pro Tem Dufford would like an Executive Session to discuss real estate.
- City Secretary Vaughn would like to recognize outgoing volunteers.
- Council Member Hawrysiw would like DPS to add a Code Compliance report to the monthly reports.


42. Adjournment.

Mayor Meek adjourned the meeting at 9:47 p.m.


Dena Meek, Mayor



ATTEST:


Joni Vaughn, City Secretary