



Meeting Minutes  
Regular Meeting of the Oak Point City Council

Oak Point City Hall  
100 Naylor Road  
Oak Point, Texas 75068

Wednesday, July 21, 2021  
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 Hawrysio	Council Member	Present
Dave Klewicki	Council Member	Present
David McBeth	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Ed Voss	City Attorney
Mike Shackelford	DPS Director
Joni Vaughn	City Secretary
Donna Boner	Finance Manager

And with a quorum present the following items were addressed.

**2. Invocation**

Paul Bastaich led the invocation.

**3. Pledge of Allegiance**

led the Pledges of Allegiance.

**4. Items of Community Interest**

City Secretary Vaughn reported there will be a city-sponsored blood drive on Monday, August 23<sup>rd</sup> from 10:30 am – 4:00 pm. Sign up on the link on the City's website or the City's Facebook. The Community Garage Sale will be Saturday, October 9<sup>th</sup> and the City-Wide Clean Up will be Saturday, October 16<sup>th</sup>. Mayor Meek thanked everyone who made FreedomFest a success.

**5. Public Input**

Linda Comley, 202 Muleta Drive, Oak Point, said she is praying for the City of Oak Point.

**6. Presentation and discussion of the following reports:**

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

Finance Director Boner and DPS Director Shackelford answered Council's questions about the monthly reports.

### CONSENT AGENDA

7. **Consider and act upon the minutes for the June 21, 2021, Regular City Council meeting and the June 24, 2021, Special City Council meeting.**
8. **Consider and act upon a resolution authorizing the City Manager to execute Interlocal Agreements with Denton County regarding provisions of PID assessment and collection services for Oak Point PID No 2; Wildridge PID MIA; Wildridge PID IA#2; Wildridge PID No 1 O&M; Wildridge PID IA#3; Shahan Prairie PID No 1 O&M; Shahan Prairie Capital; Prairie Oaks PID No 1 Ph 1; Prairie Oaks PID No 1 O&M; Prairie Oaks PID No 1 MIA; Prairie Oaks PID No 1 Ph 1C; Prairie Oaks Ph 1C/2.**
9. **Consider and act upon a resolution authorizing the City Manager to execute an Interlocal Agreement with Denton County regarding the provision of property tax assessment and collection services for the City of Oak Point FY 2021-2022.**

Mayor Pro Tem Lusk made a motion to approve the Consent Agenda; seconded by Deputy Mayor Pro Tem Dufford.

**Motion Passed 5-0**

### REGULAR AGENDA

10. **Consider and act upon approval of a concept plan for a transportation facility on Lot 1, Block 1, of the Denton Middle School No. 8 Addition; a 49.62-acre lot situated in the George W. Daniels Survey, Abstract 331; located at 8650 Martop Road, City of Oak Point, Denton County, Texas.**

City Planner Coker gave the Staff Report explaining the Concept Plan and answered Council's questions.

Deputy Mayor Pro Tem Dufford made a motion to approve a concept plan for a transportation facility on Lot 1, Block 1, of the Denton Middle School No. 8 Addition; a 49.62-acre lot situated in the George W. Daniels Survey, Abstract 331; located at 8650 Martop Road, City of Oak Point, Denton County, Texas subject to the conditions the City Planner recommended in the Staff Report as well as the condition of a right turn only sign; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 5-0**

11. **Consider and act upon approval of a preliminary plat for The Estates at Windsor Springs; Lots 8, 9, 10 in the Trailwood Subdivision, 114.429 acres of land situated in the B. Eaves Survey, Abstract 388, City of Oak Point, Denton County, Texas, for the development and construction of 65 residential lots and 1 HOA lot. (Lilly Tract).**

Mayor Meek recused herself for this item and left the room, as required by Oak Point Municipal Code.

Brent Coleman, 610 Eagles Landing, addressed the Council and expressed his concerns regarding the drainage of this proposed development adversely affecting his property.

City Planner Coker gave the Staff Report and explained the request for a preliminary plat.

City Planner Coker, Brian Goldsmith, Kingfisher Realty Partners and Dean Cardwell, Bohler Engineering, answered Council's questions.

Council Member McBeth made a motion to approve a preliminary plat for The Estates at Windsor Springs; Lots 8, 9, 10 in the Trailwood Subdivision, 114.429 acres of land situated in the B. Eaves Survey, Abstract 388, City of Oak Point, Denton County, Texas, for the development and construction of 65 residential lots and 1 HOA lot subject to the conditions recommended in the Staff Report by the City Planner and the City Engineer; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 5-0**

- 12. Consider and act on an ordinance approving and authorizing the issuance and sale of the City of Oak Point, Texas, Special Assessment Revenue Bonds Series 2021 (Wildridge Public Improvement District No. 1 Improvement Area #4 Project); and approving and authorizing related agreements.**

Jason Hughes, Hilltop Securities, explained the item and answered Council's questions.

Mayor Pro Tem Lusk made a motion to approve an ordinance approving and authorizing the issuance and sale of the City of Oak Point, Texas, Special Assessment Revenue Bonds Series 2021 (Wildridge Public Improvement District No. 1 Improvement Area #4 Project); and approving and authorizing related agreements; motion seconded by Deputy Mayor Pro Tem Dufford.

**Motion Passed 5-0**

- 13. Public Hearing to consider an ordinance (1) approving the City of Oak Point, Texas, Wildridge Public Improvement District No. 1 2021 O&M Annual Service Plan Update, and (2) levying assessments against certain property located within Improvement Area #1, Improvement Area #2, and Improvement Area #3 of the Wildridge Public Improvement District No. 1 that lies in the extraterritorial jurisdiction of the City.**

Mary Petty, P3Works, introduced and explained the item and answered questions before the Public Hearing was opened.

Mayor Meek opened the Public Hearing at 8:28 p.m. No one came forward to speak. Mayor Meek closed the Public Hearing at 8:29 p.m.

- 14. Consider and act upon an ordinance approving the City of Oak Point, Texas, Wildridge Public Improvement District No. 1 2021 O&M Annual Service Plan Update, and (2) levying assessments against certain property located within Improvement Area #1, Improvement Area #2, and Improvement Area #3 of the Wildridge Public Improvement District No. 1 that lies in the extraterritorial jurisdiction of the City.**

Mayor Pro Tem Lusk made a motion to approve an ordinance approving the City of Oak Point, Texas, Wildridge Public Improvement District No. 1 2021 O&M Annual Service Plan Update, and (2) levying assessments against certain property located within Improvement Area #1, Improvement Area #2, and Improvement Area #3 of the Wildridge Public Improvement District No. 1 that lies in the extraterritorial jurisdiction of the City; motion seconded by Council Member Klewicki.

**Motion Passed 5-0**

- 15. Public Hearing to consider an ordinance (i) approving the City of Oak Point, Texas, Shahan Prairie Road Public Improvement District No. 1 2021 O&M Annual Service Plan Update and (ii) levying the Maintenance Assessment, the DPS Services Assessment and Annual Collection Costs against certain property located within the Shahan Prairie Road Public Improvement District No. 1 that lies in the extraterritorial jurisdiction of the City to pay for the operation and maintenance of the public improvements.**

Mary Petty, P3Works, introduced and explained the item and answered questions before the Public Hearing was opened.

Mayor Meek opened the Public Hearing at 8:31 p.m. No one came forward to speak. Mayor Meek closed the Public Hearing at 8:31 p.m.

- 16. Consider and act upon an ordinance approving the City of Oak Point, Texas, Shahan Prairie Road Public Improvement District No. 1 2021 O&M Annual Service Plan Update and (ii) levying the Maintenance Assessment, the DPS Services Assessment and Annual Collection Costs against certain property located within the Shahan Prairie Road Public Improvement District No. 1 that lies in the extraterritorial jurisdiction of the City to pay for the operation and maintenance of the public improvements.**

Council Member McBeth made a motion to approve an ordinance approving the City of Oak Point, Texas, Shahan Prairie Road Public Improvement District No. 1 2021 O&M Annual Service Plan Update and (ii) levying the Maintenance Assessment, the DPS Services Assessment and Annual Collection Costs against certain property located within the Shahan Prairie Road Public Improvement District No. 1 that lies in the extraterritorial jurisdiction of the City to pay for the operation and maintenance of the public improvements; motion seconded by Council Member Klewicki.

**Motion Passed 5-0**

- 17. Consider and Act upon an ordinance approving the 2021 Annual Service Plan Update to the Service and Assessment Plan and Assessment Rolls for the City of Oak Point Shahan Prairie Road Public Improvement District No. 1, including the collection of the 2021 Annual Installments.**

Mary Petty, P3Works, explained the item and answered questions.

Mayor Pro Tem Lusk made a motion to approve an ordinance approving the 2021 Annual Service Plan Update to the Service and Assessment Plan and Assessment Rolls for the City of Oak Point Shahan Prairie Road Public Improvement District No. 1, including the collection of the 2021 Annual Installments; motion seconded by Council Member Hawrysió.

**Motion Passed 5-0**

- 18. Consider and Act upon an ordinance approving the 2021 Annual Service Plan Update to the Service and Assessment Plan and Assessment Rolls for the City of Oak Point Public Improvement District No. 2 (RPG), including the collection of the 2021 Annual Installments.**

Mary Petty, P3Works, explained the item and answered questions.

Mayor Pro Tem Lusk made a motion to approve an ordinance approving the 2021 Annual Service Plan Update to the Service and Assessment Plan and Assessment Rolls for the City of Oak Point Public Improvement District No. 2 (RPG), including the collection of the 2021 Annual Installments; motion seconded by Council Member McBeth.

**Motion Passed 5-0**

- 19. Consider and Act upon an ordinance approving the 2021 Annual Service Plan Update to the Service and Assessment Plan and Assessment Rolls for the City of Oak Point Prairie Oaks Public Improvement District No. 1, Major Improvement Area and Phase #1, including the collection of the 2021 Annual Installments.**

Mary Petty, P3Works, explained the item and answered questions.

Council Member McBeth made a motion to approve an ordinance approving the 2021 Annual Service Plan Update to the Service and Assessment Plan and Assessment Rolls, as presented, for the City of Oak Point Prairie Oaks Public Improvement District No. 1, Major Improvement Area and Phase #1, including the collection of the 2021 Annual Installments; motion seconded by Council Member Hawrysió.

**Motion Passed 5-0**

- 20. Consider and Act upon an ordinance approving the 2021 Annual Service Plan Update to the Service and Assessment Plan and Assessment Rolls for the City of Oak Point Prairie Oaks Public Improvement District No. 1, Phase #1C and Phase #2, including the collection of the 2021 Annual Installments.**

Mary Petty, P3Works, explained the item and answered questions.

Mayor Pro Tem Lusk made a motion to approve an ordinance approving the 2021 Annual Service Plan Update to the Service and Assessment Plan and Assessment Rolls, as presented, for the City of Oak Point Prairie Oaks Public Improvement District No. 1, Phase #1C and Phase #2, including the collection of the 2021 Annual Installments; motion seconded by Council Member Hawrysió.

**Motion Passed 5-0**

**21. 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 Planning & Zoning Commission, Economic Development Corporation, Municipal Development District Board, Board of Adjustment and/or the Parks and Recreation Commission.**

Mayor Meek recessed the meeting into Closed Session at 8:47 p.m.

**22. Reconvene into Regular Session.**

Mayor Meek reconvened the meeting into Regular Session at 9:09 p.m.

**23. Consider and act upon appointments to the Planning & Zoning Commission, Economic Development Corporation, Municipal Development District Board, Board of Adjustment and/or the Parks and Recreation Commission.**

Mayor Pro Tem Lusk made a motion to appoint the following people to City Boards and Commissions:

Barney Carrington, Brent Coleman, Richard Shine, Kevin Tam as regular members, and Jerry Raye as an alternate member to the Planning and Zoning Commission; Deborah Armstrong, James Hankins, Kevin Tam to the Economic Development Corporation; Jerry Raye and Stephanie Brown and regular members to the Board of Adjustment; Ryan McDow, Kathy Cox, Julie Love as regular members, and Stephanie Brown as an alternate member to the Parks and Recreation Commissions (PARC); motion seconded by Council Member McBeth.

**Motion Passed 5-0**

**24. Discuss and provide direction to City Staff regarding topics for the Fall 2021 edition of The Country Place Bulletin.**

City Secretary Vaughn discussed possible topics for the Fall newsletter with Council. Council Member Klewicki will do the front-page council update article. Council Member McBeth will do an article for the Veterans Spotlight. Final submissions for the newsletter are due Monday, August 9<sup>th</sup>. Newsletters should be in mailboxes the first week of September.

**25. Discuss and provide direction to City Staff regarding possible replacement of the City Hall electronic sign.**  
Mayor Pro Tem Lusk asked that this item be pulled as it is being addressed by the EDC.

**26. Discuss the use of Council Liaisons to the EDC and PARCS.**

Deputy Mayor Pro Tem Dufford asked that this item be pulled until the next Council meeting due to the lateness of the hour.

**27. Discuss the telephone pole in the barrow ditch on Lakeshore Blvd.**

City Manager Ashley reported that when Oncor moves this telephone pole, Crescent Oaks power will be down for 4 hours so this needs to wait until the weather is cooler. The other solution to remedy the problem would be to solidify the area surrounding the pole with concrete.

**28. Discuss updates of all road projects.**

Mayor Pro Tem Lusk asked that this item be pulled until next Council meeting.

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

Deputy Mayor Pro Tem Dufford would like to have a Closed Session regarding property that the City owns on Shahan Prairie Road.

**30. Adjournment.**

Mayor Pro Tem Lusk made a motion to adjourn the meeting; motion seconded by Council Member Klewicki.

Mayor Meek adjourned the meeting at 9:21 p.m.

  
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Dena Meek, Mayor



ATTEST:

  
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Joni Vaughn, City Secretary