



Meeting Minutes  
Regular Meeting of the Oak Point City Council

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

Wednesday, August 17, 2022  
6:00 P.M.

**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**

Paul Bastaich led the pledges of allegiance.

**4. Proclamation – United Way of Denton – LIVE UNITED Month**

Mayor Meek proclaimed September to be LIVE UNITED Month in Oak Point.

**5. Recognition of DPS Promotions**

DPS Director Tatu acknowledged the promotions of Officer Simmons to Corporal and Corporal Sippl to Sergeant. Sergeant Sippl will also serve as Rangemaster and Training Coordinator.

**6. Recognition of outgoing board members**

Mayor Meek recognized Glenn Cox, Dawn Hicks, and Jeff Stafford and thanked them for their service to the City. However, they were not in attendance so their Certificates of Appreciation will be mailed. Mayor Meek also recognized all volunteers in the audience and called them to the front for a photo.

**7. Items of Community Interest**

City Secretary Vaughn announced that Bondi Bowls food truck will be at Jake's Place Park the next two Fridays from 4:00 p.m. until 7:00 p.m. The proposed Home Rule Charter will be mailed out near the end of September. The Fall Country Place Bulletin will be mailed out in September also. Mayor Meek announced the North Texas Fair started today.

**8. Public Input**

Debbie McClung, 1013 Shahan Prairie Road, spoke in opposition to the Denton Central Appraisal District Budget for 2023.

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

- **Financial Report for July 2022**
- **2<sup>nd</sup> Quarter Investment Report**
- **Municipal Court Report for July 2022**
- **Permits Report for July 2022**
- **Department of Public Safety (DPS) Report for the month of July 2021**

Finance Manager Boner answered questions. Chief Tatu answered questions.

**10. Report from Council Liaison**

**a) Update on the Economic Development Corporation August Meeting**

Deputy Mayor Pro Tem Dufford reported that the EDC elected Deborah Armstrong to serve as Chairperson and James Hankins as Vice Chairperson. Next month EDC will discuss the prices on wayfinding and entrance signs.

**b) Update on the PARC August Meeting**

Deputy Mayor Pro Tem Dufford reported the PARC elected Candy Risher as Chairperson and Ryan McDow as Vice Chairperson. PARC also paid to have the poison ivy taken care of.

**CONSENT AGENDA**

**11. Consider and act upon the minutes for the July 20, 2022 Regular City Council Meeting.**

**12. Consider and act on a request for approval of a concept site plan, Lot 9R-2, Hunters Ridge Addition, City of Oak Point, Denton County, Texas**

Mayor Pro Tem Lusk made a motion to approve the Consent Agenda consisting of the July 20, 2022 Council Minutes and a concept site plan for Lot 9R-2 in the Hunters Ridge Addition; motion seconded by Council Member McBeth.

**Motion Passed 5-0**

**REGULAR AGENDA**

**13. Consider and act on a request from Republic Services for a CPI adjustment.**

Leigh Collins, representing Republic Services, presented a request from Republic Services for a 3.9% rate increase based on the Consumer Price Index for 2021-2022. Leah also announced she would be taking a new job and introduced Cheryl Brock as the new Republic representative for Oak Point.

Deputy Mayor Pro Tem Dufford made a motion to approve the CPI Adjustment for Republic Services; motion seconded by Council Member Klewicki.

**Motion Passed 5-0**

**14. Consider and act to approve the engineering for a change order to the Emerald Sound road project.**

City Manager Ashley explained the change order.

Council Member McBeth made a motion to approve the change order; motion seconded by Council Member Hawrysiw.

**Motion Passed 5-0**

**15. Public Hearing to hear comments on the City of Oak Point proposed budget for FY 2022-2023.**

City Manager Ashley gave a presentation of the Fiscal Year 2022-2023 budget.

Mayor Meek opened the Public Hearing at 6:37 p.m.

No one came forward to speak.

Mayor Meek closed the Public Hearing at 6:37 p.m.

- 16. Consider and act upon a Resolution providing for the redemption of certain outstanding obligations related to the Wildridge Public Improvement District No. 1 Improvement #2 Project and resolving other matters incident and related to the redemption of such obligations.**

Jordan Sawyer, Norton Rose, Fulbright, explained the item being considered.

Mayor Pro Tem Lusk made a motion to approve the Resolution providing for the redemption of certain outstanding obligations related to the Wildridge Public Improvement District No. 1 Improvement #2 Project and resolving other matters incident and related to the redemption of such obligations; motion seconded by Council Member Hawrycio.

**Motion Passed 5-0**

- 17. Consider and act upon a Resolution determining the costs of certain Improvement Area #5 Improvements to be financed within Improvement Area #5 of the Wildridge Public Improvement District No. 1; approving a preliminary amended and restated service plan and assessment plan, including a proposed Improvement Area #5 Assessment Roll; directing the filing of the proposed Improvement Area #5 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on September 21, 2022, to consider an ordinance levying assessments on property located within Improvement Area #5 of the Wildridge Public Improvement District No. 1.**

Mary Petty, P3Works, explained the item being considered.

Mayor Pro Tem Lusk made a motion to approve the Resolution determining the costs of certain Improvement Area #5 Improvements to be financed within Improvement Area #5 of the Wildridge Public Improvement District No. 1; approving a preliminary amended and restated service plan and assessment plan, including a proposed Improvement Area #5 Assessment Roll; directing the filing of the proposed Improvement Area #5 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on September 21, 2022, to consider an ordinance levying assessments on property located within Improvement Area #5 of the Wildridge Public Improvement District No. 1; motion seconded by Council Member Klewicki.

**Motion Passed 5-0**

- 18. Consider and act upon a Resolution approving the form and authorizing the distribution of a preliminary limited offering memorandum related to the City of Oak Point, Texas, Special Assessment Revenue Bonds, Series 2022 (Wildridge Public Improvement District No. 1 Improvement #5 Project); and resolving other matters incident and related thereto.**

Council Member Hawrycio made a motion to approve the Resolution approving the form and authorizing the distribution of a preliminary limited offering memorandum related to the City of Oak Point, Texas, Special Assessment Revenue Bonds, Series 2022 (Wildridge Public Improvement District No. 1 Improvement #5 Project); and resolving other matters incident and related thereto; motion seconded by Council Member McBeth.

**Motion Passed 5-0**

- 19. Public hearing to hear comments regarding an Ordinance approving the Wildridge PID (O&M) 2022 Annual Service Plan Update.**

Mayor Meek opened the Public Hearing at 6:48 p.m.

No one came forward to speak.

Mayor Meek closed the Public Hearing at 6:48 p.m.

- 20. Consider and act upon an Ordinance approving the Wildridge PID (O&M) 2022 Annual Service Plan Update.**

Mayor Pro Tem Lusk made a motion to approve an Ordinance approving the Wildridge PID (O&M) 2022 Annual Service Plan Update; motion seconded by Council Member Klewicki.

**Motion Passed 5-0**

- 21. Consider and act upon an Ordinance approving Wildridge PID (Capital) 2022 Annual Service Plan Update.**  
Mayor Pro Tem Lusk made a motion to approve an Ordinance approving Wildridge PID (Capital) 2022 Annual Service Plan Update; motion seconded by Council Member Hawrysió.  
**Motion Passed 5-0**
- 22. Public hearing to hear comments regarding an Ordinance approving the Shahan Prairie PID (O&M) 2022 Annual Service Plan Update.**  
Mayor Meek opened the Public Hearing at 6:51 p.m.  
No one came forward to speak.  
Mayor Meek closed the Public Hearing at 6:51 p.m.
- 23. Consider and act upon an Ordinance approving the Shahan Prairie PID (O&M) 2022 Annual Service Plan Update. an Ordinance approving the Shahan Prairie PID (O&M) 2022 Annual Service Plan Update.**  
Mayor Pro Tem Lusk made a motion to approve an Ordinance approving the Shahan Prairie PID (O&M) 2022 Annual Service Plan Update. an Ordinance approving the Shahan Prairie PID (O&M) 2022 Annual Service Plan Update; motion seconded by Council Member McBeth.  
**Motion Passed 5-0**
- 24. Consider and act upon an Ordinance approving Shahan Prairie PID (Capital) 2022 Annual Service Plan Update.**  
Deputy Mayor Pro Tem Dufford made a motion to approve an Ordinance approving Shahan Prairie PID (Capital) 2022 Annual Service Plan Update; motion seconded by Mayor Pro Tem Lusk.  
**Motion Passed 5-0**
- 25. Consider and act upon an Ordinance approving Oak Point PID No. 2 2022 Annual Service Plan Update.**  
Council Member McBeth made a motion to approve an Ordinance approving Oak Point PID No. 2 (South Oak) 2022 Annual Service Plan Update; motion seconded by Council Member Klewicki.  
**Motion Passed 5-0**
- 26. Consider and act upon an Ordinance approving Prairie Oaks Ph 1 and MIA 2022 Annual Service Plan Update.**  
Council Member Hawrysió made a motion to approve an Ordinance approving Prairie Oaks Ph 1 and MIA 2022 Annual Service Plan Update; motion seconded by Council Member McBeth.  
**Motion Passed 5-0**
- 27. Consider and act upon an Ordinance approving Prairie Oaks Ph 1C and Ph 2 2022 Annual Service Plan Update.**  
Mayor Pro Tem Lusk made a motion to approve an Ordinance approving Prairie Oaks Ph 1C and Ph 2 2022 Annual Service Plan Update; motion seconded by Council Member Hawrysió.  
**Motion Passed 5-0**
- 28. 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).**  
City Planner Coker gave a refresher on the background of this request and gave a review of the Staff and Planning and Zoning recommendations. Staff recommended approval as did Planning and Zoning with conditions. City Planner Coker answered questions from Council.  
Mayor Meek opened the Public Hearing at 7:00 p.m.  
Duane Olson, 613 Racine Drive, spoke in opposition to the zoning change.  
John Dowdall, developer, Dallas, spoke in opposition to the zoning change.  
David Wootten3740, Kern River Drive, spoke in favor of the zoning change.  
Mayor Meek closed the Public Hearing at 7:10 p.m.

- 29. 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) and direct the City Secretary to place the ordinance adopting the amendment on the next regular City Council meeting agenda for consideration.**

City Planner Coker addressed Council explaining they could approve the zoning change this evening and direct the City Secretary to place the ordinance to change the zoning on the September 21, 2022 agenda.

City Attorney Moore explained to Council that the Rudman group would like the Council's "blessing" on the zoning but would prefer the Council delay passing the ordinance until the September 21<sup>st</sup> meeting which would be after the closing on the property.

Council Member Hawrysis had a presentation detailing his concerns over the density of the proposed zoning.

Mayor Pro Tem Lusk made a motion to direct the City Secretary to place the ordinance to change the zoning on the September 21, 2022 agenda. The motion died for lack of second.

Mayor called for a second motion. Craig Curry asked to speak so he could try to bring clarification to some items. He also said everyone had worked hard for months and the group had made a lot of concessions, but he feels like a good agreement has been reached and he urged the City Council to adopt the zoning change. City Manager Ashley stated he also felt the meetings and negotiations had produced a good agreement for the City. More discussion followed.

Bill Kauth, 3724 Wasatch Lane, spoke in favor of the zoning change.

David McBeth, Council Member, spoke in opposition to the zoning change.

Jesse Childers, Ashlar Development, spoke in favor of the zoning change.

Council Member Klewicki made a motion to table Item 29 and direct the City Secretary to place the ordinance to adopt the zoning change on the September 21, 2022 agenda for consideration; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 5-0**

- 30. Public Hearing to hear public comments regarding the creation of the Oak Point 720 Public Improvement District.**

City Attorney Moore and Jordan Sawyer, Norton Rose Fulbright, gave explanations about the creation of Oak Point 720 PID.

Mayor Meek opened the Public Hearing at 8:20 p.m.

John Dowdall, developer, spoke in opposition to the PID.

Mayor Meek closed the Public Hearing at 8:24 p.m.

- 31. Consider and act upon a Resolution creating the Oak Point 720 Public Improvement District.**

Mayor Pro Tem Lusk made a motion to table the item until the next City Council meeting on September 21, 2022; motion seconded by Deputy Mayor Pro Tem Dufford.

**Motion Passed 5-0**

- 32. Consider and act upon a Resolution approving and authorizing the Mayor to execute a development agreement related to the development of certain property expected to be located within the Oak Point 720 Public Improvement District and resolving other related matters.**

City Attorney Moore explained the item.

Steve Yetts, Ashlar Development, requested the item be tabled.

Mayor Pro Tem Lusk made a motion to table the item until the next City Council meeting on September 21, 2022; motion seconded by Council Member Hawrysis.

**Motion Passed 5-0**

- 33. Consider and act to approve a Resolution to disapprove the Denton Central Appraisal District's annual budget for FY 2022-2023.**

Council Member Klewicki made a motion to approve a Resolution to disapprove the Denton Central Appraisal District's annual budget for FY 2022-2023; motion seconded by Council Member Hawrysiu.

**Motion Passed 5-0**

- 34. Consider and act to accept an easement from Denton Independent School District and authorize the City Manager to sign the related documents for the easement.**

City Manager Ashley explained the easement was necessary for the sidewalk to be placed during the Martop Road construction.

Mayor Pro Tem Lusk made a motion to accept an easement from Denton Independent School District and authorize the City Manager to sign the related documents for the easement; motion seconded by Deputy Mayor Pro Tem Dufford.

**Motion Passed 5-0**

- 35. Consider and act to approve reappointing Bill Gusick to the Planning and Zoning Commission and appointing Valerie Watson as an alternate to the Parks and Recreation Commission.**

Council Member Hawrysiu made a motion to approve reappointing Bill Gusick to the Planning and Zoning Commission and appointing Valerie Watson as an alternate to the Parks and Recreation Commission; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 5-0**

**CLOSED SESSION**

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

- a) Section 551.072 (Deliberations about real property) to deliberate the purchase, exchange, lease, or value of real property.**

Mayor Meek recessed the meeting to go into Closed Session at 8:42 p.m.

- 37. 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 9:08 p.m.

No action was taken from Closed Session.

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

There were no future items discussed.

- 39. Adjournment.**

**Mayor Meek adjourned the meeting at 9:08 p.m.**

  
Dena Meek, Mayor



ATTEST:

  
Joni Vaughn, City Secretary