



Meeting Minutes
Regular Meeting of the Oak Point City Council

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

Wednesday, August 18, 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 Hawrysis	Council Member	Present
Dave Klewicki	Council Member	Present
David McBeth	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Joni Vaughn	City Secretary
Doug Tatu	DPS Sergeant
Donna Boner	Finance Manager

And with a quorum present the following items were addressed.

2. Invocation

Linda Comley gave the invocation.

3. Pledge of Allegiance

Jerry Raye led the pledge of allegiance.

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

Mayor Meek proclaimed September as LIVE UNITED Month in Oak Point.

5. Items of Community Interest

None

6. Public Input

Jamiel Tealer, 651 Lakeview would like Council Member Klewicki to put together and oversee a committee regarding the Lakeshore Road project made up of a panel of residents from Crescent Oaks.

7. Presentation and discussion of the following reports:

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

Finance Manager Donna Boner was out of town for a seminar. Sgt. Doug Tatu answered questions regarding the DPS report.

CLOSED SESSION

8. **Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:**
- a) **Section 551.071 Consultation with Attorney**
 - b) **Section 551.072 Deliberation Regarding Real Property**

Mayor Meek recessed the meeting into Closed Session at 6:28 pm.

9. **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 7:09 pm. No action was taken from Closed Session.

REGULAR AGENDA

10. **Consider and act upon the minutes for the July 14, 2021 Special Council Meeting, the July 21, 2021 Regular City Council Meeting, the August 2 and August 6, 2021 Budget Work Sessions, and the August 9, 2021 Special City Council Meeting.**

Council Member McBeth made a motion to approve the minutes for the July 14, 2021 Special Council Meeting, the July 21, 2021 Regular City Council Meeting, the August 2 and August 6, 2021 Budget Work Sessions, and the August 9, 2021 Special City Council Meeting; motion seconded by Council Member Hawrysiw.

Motion Passed 5 - 0

11. **Consider and act upon a request from Raul Hernandez for approval of a Final Plat for property located at 642 Lloyds Road, Lot 1, Block A of Get Away Estate, being 3.825 acres in the M. Jones Survey A-662, Denton County, Texas.**

City Planner Coker explained Mr. Hernandez's request for a final plat and answered questions.

Council Member McBeth made a motion to approve a Final Plat for property located at 642 Lloyds Road, Lot 1, Block A of Get Away Estate, being 3.825 acres in the M. Jones Survey A-662, Denton County, Texas and accept a 10-foot right-of-way dedication for the future expansion of Lloyds Road; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 5 - 0

12. **Public Hearing to hear comments regarding a proposed Development Plan for the Denton ISD Transportation Facility to be constructed at 8650 Martop Road, Oak Point, Texas.**

City Planner Coker explained the Development Plan for the DISD Transportation Facility.

Mayor Meek opened the Public Hearing at 7:15 pm. No one came forward to speak. Mayor Meek closed the Public Hearing at 7:15 pm.

13. **Consider and act upon a request from Denton ISD for approval of a Development 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.**

Mayor Pro Tem Lusk made a motion on the advice of the City Attorney to approve a Development 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; motion seconded by Council Member Klewicki.

Council Member Hawrycio asked to go on record that he is strongly opposed to the transportation facility being developed, but his hands are tied. Council Members Klewicki and McBeth agree with Council Member Hawrycio's statement.

Motion Passed 5 - 0

- 14. Consider and act upon a request from Spiars Engineering Inc. to approve a resolution to vacate a previously approved, but unrecorded, final plat for Point 720 Addition, Lot 1, Block A, George W. Daniels Survey, Abstract 331, City Council approval date: March 16, 2020.**

City Planner Coker explained the need to vacate the plat as well as the need to have a resolution to formally vacate the plat.

Mayor Pro Tem Lusk made a motion to approve a resolution to vacate a previously approved, but unrecorded, final plat for Point 720 Addition, Lot 1, Block A, George W. Daniels Survey, Abstract 331, City Council approval date: March 16, 2020; motion seconded by Council Member Hawrycio.

Motion Passed 5 - 0

- 15. Consider and act upon a request from Spiars Engineering Inc. for a Final Plat for Point 720, LLC., at the northwest corner of the intersection of FM 720 and McCormick Road for a three-lot subdivision being all of Lots 1-3, Block A, George W. Daniels Survey. Abstract 331.**

City Planner Coker explained the new plat request, replacing the vacated plat.

Council Member Klewicki made a motion to approve a Final Plat for Point 720, LLC., at the northwest corner of the intersection of FM 720 and McCormick Road for a three-lot subdivision being all of Lots 1-3, Block A, George W. Daniels Survey. Abstract 331 subject to in accordance with the City Engineer's conditions; motion seconded by Deputy Mayor Pro Tem Dufford.

Motion Passed 5 - 0

- 16. Public Hearing to hear comments regarding a proposed Development Plan for the Point 720 Retail Center to be constructed at the Northwest Corner of McCormick and FM 720, Oak Point, Texas.**

City Planner Coker explained the Development Plan for the Point 720 Retail Center.

Mayor Meek opened the Public Hearing at 7:31 pm.

David Bond, Spiars Engineering, explained the proposed development plan and answered questions.

Mayor Meek closed the Public Hearing at 7:42 pm.

- 17. Consider and act upon a request from Spiars Engineering, Inc. for approval of a Development Plan, Landscape Plan, and Façade Plan for Point 720, LLC, located at the Northwest corner of McCormick and FM 720, Lots 1-3, Block A of the Point 720 Subdivision, G. Daniels Survey, Abstract 331.**

Mayor Pro Tem Lusk made a motion to approve a Development Plan, Landscape Plan, and Façade Plan for Point 720, LLC, located at the Northwest corner of McCormick and FM 720, Lots 1-3, Block A of the Point 720 Subdivision, G. Daniels Survey, Abstract 331; motion seconded by Council Member McBeth.

Council Member McBeth has concerns about the safety of drive-thru lane. There was further discussion between Council and David Bond.

Mayor Pro Tem Lusk amended his motion to approve a Development Plan, Landscape Plan, and Façade Plan for Point 720, LLC, located at the Northwest corner of McCormick and FM 720, Lots 1-3, Block A of the Point 720 Subdivision, G. Daniels Survey, Abstract 331, with the directive that a left turn only sign be required at the exit of the drive-thru location; motion seconded by Council Member Hawrycio.

Motion Passed 5 - 0

18. Consider and act to authorize City Manager to execute an agreement for Professional Audit Services with BrooksWatson, and Co., PLLC.

City Manager Ashley gave a report on the proposal for professional audit services.

Deputy Mayor Pro Tem Dufford made a motion to authorize the City Manager to execute an agreement for Professional Audit Services with BrooksWatson, and Co., PLLC; motion seconded by Council Member McBeth.

Motion Passed 5 - 0

19. Discuss updates of all road projects.

City Manager Ashley gave an update of the City's road projects. He began with the Crescent Oaks project and discussed some of the problems and issues the City has had with this project and what is being done to correct the problems. The Martop project had the 60% engineering review last week. The Eagles Landing project is at about 60% of the design phase also. The Emerald Sound project is only at about 30% of the design phase; it is a larger project.

Council Klewicki interjected that he would like better communication with the residents regarding the City's road projects.

20. Discuss the use of Council Liaisons to the EDC and PARCS.

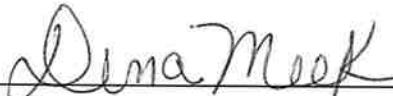
Deputy Mayor Pro Tem Dufford would like to see the use of Council Liaisons for the different boards. City Council agreed. City Attorney said the Council can just act to appoint liaisons for the boards. City Manager Ashley said there could be a place on the agenda for the liaisons to give a report of the board they are a liaison to. He suggested that there be a time limit to the liaison report so that it does not go on for too long.

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

- Council Liaisons

20. Adjournment.

Mayor Meek adjourned the meeting at 8:37 p.m.


Dena Meek, Mayor



ATTEST:

Joni Vaughn, City Secretary