



Meeting Minutes  
Regular Meeting of the Oak Point City Council

Oak Point City Hall  
100 Naylor Road, Oak Point, Texas  
Wednesday, September 15, 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
Joni Vaughn	City Secretary
Mike Shackelford	DPS Director
Donna Boner	Finance Manager

And with a quorum present the following items were addressed.

**2. Invocation**

Bill Kauth gave the invocation.

**3. Pledge of Allegiance**

Kevin Tam led the pledges to the flags.

**4. Proclamation – Constitution Week**

Mayor Meek read a proclamation declaring September 17<sup>th</sup> – 23<sup>rd</sup> as Constitution Week in Oak Point.

**5. Items of Community Interest**

City Secretary Vaughn reported that the City's newsletter, the Country Place Bulletin, should have arrived in mailboxes recently. The Community Garage Sale will be held on Saturday, October 9<sup>th</sup> and the City-Wide Clean Up will be on Saturday, October 16<sup>th</sup>. Trunk or Treat will be on Thursday, October 28<sup>th</sup>, and Winterfest will be held Friday, December 3<sup>rd</sup>. Mayor Meek reported the first annual 9/11 Remembrance was held to commemorate the 20<sup>th</sup> anniversary of the 9/11/2001 and she was very pleased with the event.

**6. Public Input**

Roya Khodaie and Tony Kantering, 801 Bent Brook Road, Oak Point, spoke to Council about a project they want to bring to Oak Point. Roya is a physician and Roya and Tony would like to build a medical facility along FM 720.

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

- **Financial Report for August 2021 (Boner)**
- **Municipal Court Report for August 2021**
- **Permits Report for August 2021**
- **Department of Public Safety (DPS) Report for August 2021 (Shackelford)**

Finance Manager Boner and DPS Director Shackelford answered questions about the monthly reports.

- 8. Consider and act upon the minutes for the August 4, 2021 Joint Meeting between City Council and the Home Rule Charter Commission, the August 18, 2021 Regular City Council Meeting, and the August 26, 2021 Special City Council Meeting.**

Mayor Pro Tem Lusk made a motion to approve the August 4, 2021 Joint Meeting between City Council and the Home Rule Charter Commission, the August 18, 2021 Regular City Council Meeting, and the August 26, 2021 Special City Council Meeting; motion seconded by Council Member Hawrysisio.

**Motion Passed 5 - 0**

- 9. Consider and act upon the annual report to City Council from the Oak Point Economic Development Corporation.**

Mayor Pro Tem Lusk made a motion to accept the annual report to City Council from the Oak Point Economic Development Corporation; motion seconded by Council Member Hawrysisio.

**Motion Passed 5 - 0**

- 10. Consider and act to authorize the City Manager to execute an agreement for animal control services with All American Dogs.**

Deputy Mayor Pro Tem Dufford made a motion to authorize the City Manager to execute an agreement for animal control services with All American Dogs with the following changes: the hold period be 14 days; motion seconded by Council Member Klewicki.

**Motion Passed 5 - 0**

- 11. Conduct a Public Hearing on the proposed 2021 tax rate.**

Mayor Meek opened the Public Hearing at 6:33 p.m.

No one come forward to speak.

Mayor Meek closed the Public Hearing at 6:34 p.m.

- 12. Consider and act upon an ordinance adopting the Fiscal Year 2021-2022 City of Oak Point Budget.**

Mayor Pro Tem Lusk made a motion to approve an ordinance adopting the Fiscal Year 2021-2022 City of Oak Point Budget; motion seconded by Council Member McBeth.

**Motion Passed 5 – 0**

- 13. Consider and act upon ratifying the property tax revenue increase reflected in the Fiscal Year 2021-2022 City of Oak Point Budget.**

Deputy Mayor Pro Tem Dufford made a motion to approve ratifying the property tax revenue increase reflected in the Fiscal Year 2021-2022 City of Oak Point Budget; motion seconded by Council Member Hawrysisio.

**Motion Passed 5 – 0**

- 14. Consider and act upon an ordinance adopting the City of Oak Point 2021 property tax rate.**

Mayor Pro Tem Lusk moved that the property tax rate be increased by the adoption of a tax rate \$0.482565 per \$100 valuation, which is effectively a -3.49 percent increase in the tax rate; motion seconded by Council Member Hawrysisio.

**Ayes:** Lusk, Hawrysisio, Dufford, Klewicki, McBeth

**Noes:** None

**Motion Passed 5 – 0**

**15. Consider and act upon adopting the Fiscal Year 2021-2022 Oak Point Economic Development Corporation Budget.**

Council Member Hawrycio made a motion to adopt the Fiscal Year 2021-2022 Oak Point Economic Development Corporation Budget; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 5 – 0**

**16. Consider and act upon adopting the Fiscal Year 2021-2022 Oak Point Municipal Development District Budget.**

Council Member Hawrycio made a motion to adopt the Fiscal Year 2021-2022 Oak Point Municipal Development District Budget; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 5 – 0**

**17. Consider and act to approve a resolution to authorize the City Manager to execute an Interlocal Agreement with the City of Aubrey for ambulance service.**

Council Member Klewicki made a motion to authorize the City Manager to execute an Interlocal Agreement with the City of Aubrey for ambulance service; motion seconded by Council Member McBeth.

**Motion Passed 5 – 0**

**18. Consider and act to approve a resolution to nominate candidates to serve on the DCAD Board of Directors.**

Deputy Mayor Pro Tem made a motion to nominate John Lusk and Michelle French as candidates to serve on the DCAD Board of Directors; motion seconded by Council Member Klewicki.

**Motion Passed 5 – 0**

**19. Public Hearing to hear comments regarding a proposed zoning change for PD-9 to allow for 50-foot front setbacks instead of the required 100-foot front setbacks.**

Mayor Meek opened the Public Hearing at 6:51 p.m.

City Planner explained the request for a zoning change and reported on the Planning and Zoning Commission's recommendation. No one from the public came forward to speak.

Mayor Meek closed the Public Hearing at 6:54 p.m.

**20. Consider and act to approve an Ordinance amending Ordinance No. 2011-07-326, PD-9 to change the minimum front yard setback from 100 feet to 50 feet for Block A, Lots 1-3 and 9-22 of the Prestonwood Polo and Country Club Addition, City of Oak Point, Denton County, Texas.**

Vaughn Miller, VCM Prestonwood Polo Development Ltd., made a presentation to Council explaining his request for a change in the front setbacks of the properties at the Prestonwood Polo Club. Mr. Miller and City Planner Coker answered Council's questions.

Mayor Pro Tem Lusk made a motion to approve an Ordinance amending Ordinance No. 2011-07-326, PD-9 to change the minimum front yard setback from 100 feet to 50 feet for Block A, Lots 1-3 and 9-22 of the Prestonwood Polo and Country Club Addition, City of Oak Point, Denton County, Texas; motion seconded by Council Member Hawrycio.

**Ayes:** Lusk, Klewicki, Dufford

**Noes:** Hawrycio, McBeth

**Motion Passed 3 – 2**

- 21. Consider and act to approve a final plat for Prairie Oaks Phase 4, located in the Marsella Jones Survey, Abstract 662, consisting of 183 single family lots and 14 HOA lots for a total of 56.447 acres.**

City Planner Coker explained the request for a final plat for Prairie Oaks Phase 4.

Council Member McBeth made a motion to to approve a final plat for Prairie Oaks Phase 4, located in the Marsella Jones Survey, Abstract 662, consisting of 183 single family lots and 14 HOA lots for a total of 56.447 acres; motion seconded by Council Member Hawrysisio.

**Motion Passed 5 – 0**

- 22. Consider and act to approve a resolution authorizing a rate adjustment of 3.44% for Republic Services of Lewisville to reflect the increase in the Consumer Price Index (CPI-U), Water/Sewer/Trash from July 2020 to June 2021 as compared to the prior 12 months.**

Leigh Collins, representative from Republic Services, explained the request for a price increase.

Mayor Pro Tem Lusk made a motion to approve a resolution authorizing a rate adjustment of 3.44% for Republic Services of Lewisville to reflect the increase in the Consumer Price Index (CPI-U), Water/Sewer/Trash from July 2020 to June 2021 as compared to the prior 12 months; motion seconded by Council Member McBeth.

**Motion Passed 5 - 0**

- 23. Consider and act to approve a three-party Interlocal Agreement for the rehabilitation of Martop Road.**

City Manager Ashley explained the project and the agreement.

Deputy Mayor Pro Tem Dufford made a motion to approve a three-party Interlocal Agreement for the rehabilitation of Martop Road; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 5 - 0**

- 24. Consider and act to appoint Council Liaisons to City Boards.**

Deputy Mayor Pro Tem Dufford expressed his interest in serving as a Council Liaison to the PARC.

Mayor Pro Tem Lusk made a motion to appoint Scott Dufford as Council Liaison to the Parks and Recreation Committee; motion seconded by Council Member Klewicki.

**Motion Passed 5 - 0**

- 25. Discussion regarding zoning change for accessory structures from Special Use Permits to Special Exceptions or Variance.**

City Attorney Moore explained the differences between Special Use Permits, Special Exceptions, and Variances and the noticing process to make the zoning change. This zoning change will come to Planning and Zoning and City Council in October.

- 26. Discussion regarding hiring a consultant for the Rudman Tract.**

City Manager Ashley reported that the Economic Development Corporation discussed putting together a Request For Qualifications for a consultant to assist with the development of the City's Commercial Corridor.

- 27. Discussion regarding City's Vacation Policy.**

Mayor Meek would like Council to consider updating the City's Vacation Policy by adding a category for 20+ years of service to receive 25 vacation days.

**CLOSED SESSION**

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

a) **Section 551.071 Litigation Exception - Consultation with City Attorney to receive legal advice regarding pending or contemplated litigation - *Tiffany Maciejack and Mike Maciejack v. City of Oak Point, Texas*, Cause No. 20-5992-431, 431st Judicial District, Denton County, Texas.**

b) **Section 551.074 Personnel Matter - Shackelford Contract Review**  
Mayor Meek recessed into Closed Session at 8:16 p.m.

**29. Reconvene into Regular Session and take any actions necessary as a result of the Closed Session.**  
Mayor Meek reconvened into Regular Session at 9:40 p.m. No action was taken.

**30. Consider and act upon topics to be scheduled for a future City Council Meeting.**  
The following topics were to be scheduled for next meeting.

- Review of City Manager's contract
- Update City's Vacation Policy
- Discuss the working relationship between the EDC and City Council


**31. Adjournment.**

Mayor Meek adjourned the meeting at 9:46 p.m.

  
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Dena Meek, Mayor



ATTEST:

  
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Joni Vaughn, City Secretary

