

Meeting Minutes

Regular Meeting of the Oak Point City Council

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

Tuesday, February 19, 2019  
6:00 P.M.



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

Mayor Palmer called the meeting to order at 6:02 p.m. with the following roll call:

|               |                      |         |
|---------------|----------------------|---------|
| Keith Palmer  | Mayor                | Present |
| John Lusk     | Mayor Pro Tem        | Present |
| Lynn Harpold  | Deputy Mayor Pro Tem | Present |
| Don Lindemann | Council Member       | Present |
| Tim Freeman   | Council Member       | Present |
| Dena Meek     | Council Member       | Present |

City staff present:

|                  |                           |
|------------------|---------------------------|
| Stephen Ashley   | City Manager              |
| Joni Vaughn      | City Secretary            |
| Mike Shackelford | Director of Public Safety |

Donna Boner, Finance Manager, was absent due to attending a seminar in Austin.

And with a quorum present the following items were addressed:

**2. Invocation**

DeWayne Brawner, Executive Director of the Little Elm Area Food Bank, led the Invocation.

**3. Pledge of Allegiance and Pledge to the Texas Flag**

Mayor Palmer led the Pledge of Allegiance and Pledge to the Texas Flag.

**4. Presentation of Proclamation recognizing the Denton County Master Gardener Association**

Mayor Palmer read a Proclamation recognizing the Denton County Master Gardener Association on their 30<sup>th</sup> Anniversary and presented Kim Wootten, Director of Education for the Denton County Master Gardener Association with the Proclamation. Mayor Palmer and Ms. Wootten recognized Lee Anne Keener, a member of the association, for her beautiful yard. Ms. Wootten explained what services are available to the community through the Denton County Master Gardener Association.

**5. Items of Community Interest**

City Manager Stephen Ashley announced the City's new CivicPlus website launches February 25<sup>th</sup>. The Country Place Bulletin will be mailed in early March. Spring Clean Up Day is Saturday, April 6<sup>th</sup> 8 am until 2 pm; Household Hazardous Waste Disposal will be from 9 – 11 am in the church parking lot across the street;

Shred-It will be in City Hall parking lot from 10 am – Noon; Republic Services will provide dumpsters to City Hall parking lot. Springfest is Saturday, April 13<sup>th</sup> featuring an Easter Egg Hunt, Breakfast Tacos from Smoken S BBQ, a Bounce House, DJ, and, of course, the Easter Bunny! The City-Wide Garage Sale is Saturday, April 27<sup>th</sup>.

## **6. Public Input**

Kevin St. Clair, 3429 Replay Lane, Little Elm, with Dallas Boat Services, offered to bring a group of people to clean up the shore line in Oak Point.

Jillian Richards, 524 Northwood Drive, Oak Point, addressed the Council regarding problems with Republic Services recent bill increases and discrepancies.

Nancy Trembley, 502 Corinthian Drive, Oak Point, addressed the Council regarding the modular home in Yacht Club Estates. Ms. Trembley stated that the homeowner is not complying with their original plans that they submitted and would like the City to follow up on this matter.

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

- **Financial Report for January 2019**
- **Municipal Court Report for January 2019**
- **Permits Report for January 2019**
- **Department of Public Safety (DPS) Report for the month of January 2019**
- **Zoning and Development Activity Report for January 2019**
- **Comprehensive Plan Process Update**

Councilmember Meek noted that the legal bill for the last month was high and requested that bill be sent to the Council for review and in the future, she would like to have the legal bills included in the packet. Councilmember Lusk commented that licenses and permits are trending down. Councilmember Lindemann reported to City Manager Ashley that our Public Works Department took down some signs during construction on FM 720 and he would like them to be put back up. Councilmember Meek asked City Manager Ashley if he had the opportunity to look at bringing Cross Oak Ranch citations to Oak Point Municipal Court. Chief Shackelford answered Councilmember Meek that he and City Manager Ashley have discussed the matter and there were issues with the MUD Board that they need to look into; they will bring back an answer next month. Councilmember Harpold asked City Manager Ashley how the lights on FM 720 were coming along. City Manager Ashley reported that the east side of FM 720 is served by CoServ and he has ordered 3 lights to go up on the east side and he is ordering two lights from Oncor for the west side. Councilmember Harpold reiterated the need to continue lighting FM 720 for safety purposes. Councilmember Lusk asked Chief Shackelford if the term “districts” in his report referred to the communities the DPS services outside of the cities and Chief Shackelford confirmed that was correct. Councilmember Harpold gave a report on the search for the fire engine. Councilmember Meek asked City Manager Ashley if 7 Eleven had picked up their permit. City Manager stated 7 Eleven had not picked up their permit. David McBeth gave a report on the Comprehensive Plan Update and stated the next meeting will be on March 7<sup>th</sup>.

## **CONSENT AGENDA**

- 8. Consider and act upon the minutes for the January 21, 2019 Regular City Council meeting.**
- 9. Consider and act upon a resolution adopting an investment policy.**

10. Consider and act upon the 2018 Racial Profiling Report.
11. Consider and act upon a resolution approving certain authorized signatories to sign on behalf of the City of Oak Point, Texas, all documents related to the Public Improvement Districts.
12. Consider and act upon a resolution authorizing certain officers of the City of Oak Point, Texas to sign on behalf of the City, for the withdrawal and transmittal of funds and to issue letters of instruction on the City's Texpool accounts.

Councilmember Meek asked that #9, the Investment Policy, be pulled from the Consent Agenda. Councilmember Lusk made a motion to approve Consent Agenda Items #8, 10, 11, 12; seconded by Councilmember Freeman.

**Motion passed 5-0**

In regard to Consent Agenda Item #9, Councilmember Meek noticed a typo on the top of page 23. Councilmember Meek made a motion to approve Item #9 as amended; seconded by Councilmember Harpold.

**Motion passed 5-0**

#### REGULAR AGENDA

15. Consideration and action on a resolution determining the costs of Phase #1C Improvements and Phase #2 Improvements to be financed by the Prairie Oaks Public Improvement District No. 1, approving an updated preliminary service plan and assessment plan, including proposed Phase #2 assessment roll; Calling a Public Hearing for March 18, 2019, to consider an ordinance levying assessments on property located within the Prairie Oaks Public Improvement District No. 1, and resolving other related matters.

Mayor Palmer explained we would be taking the next item out of order so that Mary Petty could get on to another meeting. Mary Petty explained the proposed resolution. Councilmember Lusk made a motion to approve the resolution determining the costs of Phase #1C Improvements and Phase #2 Improvements to be financed by the Prairie Oaks Public Improvement District No. 1, approving an updated preliminary service plan and assessment plan, including proposed Phase #2 assessment roll; Calling a Public Hearing for March 18, 2019, to consider an ordinance levying assessments on property located within the Prairie Oaks Public Improvement District No. 1, and resolving other related matters; Councilmember Lindemann seconded the motion.

**Motion passed 5-0**

Mayor Palmer wanted to make note that when the original service and assessment plan was signed, in lieu of park fees were \$500 per lot, whereas today they are \$700 per lot.

13. Public Hearing on a request for a final plat of a 12.85 acre tract of land, consisting of Block H, Lots 23-27; Block K, Lots 15-16; Block L, Lots 21-27; Block O, Lots 1-2; Block P, Lot 1 Of Wildridge Phase 4A situated in the William McNeil Survey, Abstract No. 814; the John M McNeil Survey, Abstract 884; and the Elizabeth A. Shahan Survey, Abstract No. 1204, City of Oak Point, Denton County, Texas, being a portion of a called 191.237-acre tract, described as Tract 10A in a Special Warranty Deed to LH Wildridge, LLC, recorded in Document No. 2017-20269, Deed Records, Denton County, Texas.

City Manager Ashley explained the request for this final plat. Mayor Palmer opened the Public Hearing at 6:45 pm. No one came forward to speak. Mayor Palmer closed the Public Hearing at 6:45 pm.

- 14. Consider and act upon a request for a final plat of a 12.85 acre tract of land, consisting of Block H, Lots 23-27; Block K, Lots 15-16; Block L, Lots 21-27; Block O, Lots 1-2; Block P, Lot 1 of Wildridge Phase 4A situated in the William McNeil Survey, Abstract No. 814; the John M McNeil Survey, Abstract 884; and the Elizabeth A. Shahan Survey, Abstract No. 1204, City of Oak Point, Denton County, Texas, being a portion of a called 191.237-acre tract, described as Tract 10A in a Special Warranty Deed to LH Wildridge, LLC, recorded in Document No. 2017-20269, Deed Records, Denton County, Texas.**

Councilmember Lusk made a motion to approve a request for a final plat of a 12.85 acre tract of land, consisting of Block H, Lots 23-27; Block K, Lots 15-16; Block L, Lots 21-27; Block O, Lots 1-2; Block P, Lot 1 of Wildridge Phase 4A situated in the William McNeil Survey, Abstract No. 814; the John M McNeil Survey, Abstract 884; and the Elizabeth A. Shahan Survey, Abstract No. 1204, City of Oak Point, Denton County, Texas, being a portion of a called 191.237-acre tract, described as Tract 10A in a Special Warranty Deed to LH Wildridge, LLC, recorded in Document No. 2017-20269, Deed Records, Denton County, Texas; seconded by Councilmember Freeman.

**Motion passed 5-0**

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

Councilmember Freeman requested an update on roads. Councilmember Meek requested a closed session for an update on current litigation.

Councilmember Freeman made a motion to request a road update and a closed session for an update on current litigation be on the next agenda; seconded by Councilmember Lindemann.

**Motion passed 5-0**

**17. Adjournment**

Councilmember Lusk made a motion to adjourn. Councilmember Meek seconded the motion.

**Motion passed 5-0**

Mayor Palmer adjourned the meeting at 6:51 p.m.

  
Keith Palmer, Mayor

**ATTEST:**

  
Joni Vaughn, City Secretary

