



Meeting Minutes
 Regular Meeting of the Oak Point City Council
 Oak Point City Hall
 100 Naylor Road
 Oak Point, Texas 75068
 Wednesday, July 19, 2023
 5:30 P.M.

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

Mayor Meek called the meeting to order at 5:30 p.m. with the following roll call:

Dena Meek	Mayor	Present
John Lusk	Mayor Pro Tem	Absent, arrived at 5:45
Paul Bastaich	Deputy Mayor Pro Tem	Present
Scott Dufford	Council Member	Present
Dave Klewicki	Council Member	Present
Kirk Hawrysis	Council Member	Present
Greg Weiler	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Joni Vaughn	City Secretary
Donna Boner	Finance/Human Resources Director
Douglas Tatu	Director of Public Safety
Shanon Roach	Fire Chief/Police Captain
Jeff Moore	City Attorney
Ed Voss	City Attorney

And with a quorum present the following items were addressed.

2. Invocation

Mayor Meek led the invocation.

3. Pledge of Allegiance

Mayor Meek led the pledges.

CLOSED SESSION

4. 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 Matters) to deliberate appointments to the Zoning Board of Adjustments, Economic Development Corporation, Municipal Development District Board, Parks and Recreation Commission, and Planning & Zoning Commission.**

Mayor Meek recessed the meeting to go into Closed Session at 5:33 p.m.

5. 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 6:04 p.m.

Council Member Hawrysis made a motion to appoint the following people to Boards and Commissions: Jeanine Hall and Candace Williams to Zoning Board of Adjustment; Deborah Armstrong, James Hankins, Ethan Mabe, and Chris Risher to EDC/MDD; Christina Brown, Robin Case and Adam Steczko to PARC and Ladena Miller as an alternate to PARC; Brent Coleman, Jerry Raye, and Kiven Williams to P&Z; motion seconded by Mayor Pro Tem Lusk.

Motion Passed 7-0

6. **Items of Community Interest**
City Secretary Vaughn announced that the Community Garage Sale will be Saturday, October 7th and the City-Wide Clean-Up will be Saturday, October 14th.

7. **Public Input**
Jerry Raye, 9699 Lonesome Dove Drive, thanked the Council for the roadwork done on his street.

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

- Financial Report for June 2023
- Municipal Court Report for June 2023
- Permits Report for June 2023
- Department of Public Safety (DPS) Report for the month of June 2023

Staff answered Council's questions about the reports. Fire Chief Roach gave Council an update on DPS items.

9. **Report from Council Liaison**

a) **Update on the PARC June meeting**

Council Member Dufford reported there were some damages to the courtesy dock. PARC got a quote for repairs but will wait to see if the City is awarded a grant in October that would cover the repairs. PARC has also ordered a topographical survey of the boat ramp area.

b) **Update on the Economic Development Corporation June meeting**

Council Member Dufford reported Vaughn Miller has requested an incentive grant for an Italian Restaurant moving into the Prestonwood Polo Center.

CONSENT AGENDA

Council Member Hawrysiw requested that Item 11 be pulled from the Consent Agenda.

10. **Consider and act on the minutes for the June 21, 2023 regular meeting of the City Council.**

Mayor Pro Tem Lusk made a motion to approve the minutes for the June 21, 2023 regular meeting of the City Council; motion seconded by Council Member Hawrysiw.

Motion Passed 7-0

11. **Consider and act to approve a request to reduce the required roof pitch from 8:12 to 4:12 on the rear portion of the housing products in Windsor Springs (PD-17).**

City Planner explained the request for the reduced roof pitch and answered questions.

Council Member Dufford made a motion to approve reducing the required roof pitch from 8:12 to 4:12 on the rear portion of the housing products in Windsor Springs (PD-17); motion seconded by Council Member Weiler.

Motion Passed 7-0

REGULAR AGENDA

12. **Public Hearing and update from City Attorney on short-term rentals in Oak Point neighborhoods.**

City Attorney Moore gave an update on Short-Term Rentals. He reminded Council of the discussion on this topic from last meeting and the City deciding to try the path that the City of Arlington took with not banning short-term rentals in all areas of the city, allowing them in the tourist area of the city. He reminded Council of the lawsuits against cities who tried to ban short-term rentals and lost. He cited different lawsuits and their outcomes and answered Council's questions.

Mayor Meek opened the Public Hearing at 6:36 p.m.

Dagny Boaz, 434 Regatta Row, did not wish to speak, but did wish to go on record as being in opposition to short-term rentals in Oak Point.

Rich Slivocka, 423 Ensign Lane, is concerned that if the City waits to see what other larger cities do, that it will be too late. He fears there will be a shooting due to large parties of young people using alcohol. He wants short-term rentals banned in residential areas in Oak Point.

Jennifer Carter, 416 Ensign Lane, has two young children and the parties all night long at the short-term rental residence are disturbing to the sleep of neighboring homes. She did not move to her serene neighborhood to have her serenity disrupted by all night parties.

Garrison Pilant, 501 Corinthian, contends Airbnb was originally meant to rent a room in a tourist area, not a home in a neighborhood. He stated that this is a for-profit business in a residential area. He has major safety concerns and feels the City needs to act now to avoid a shooting.

Denise Slivocka, 423 Ensign Lane, reported that since the incident of the last party with all the young people partying all night long, she checks the rental listing of the property for every weekend so she knows what to prepare herself for, causing her unnecessary stress and fear because she does not know what might happen when the next all-night party occurs.

Mayor Meek closed the Public Hearing at 6:49 p.m.

Mayor Pro Tem Lusk wants the Police Department to monitor these short-term rentals and ticket them for violations.

City Attorney Moore answered the Council's questions.

13. Consider and act on a Resolution to deny Oncor's application for rate increase and to authorize participation with Steering Committee of Cities Served by Oncor and authorizing hiring of legal counsel on this matter.

Deputy Mayor Pro Tem Bastaich made a motion to deny Oncor's application for rate increase and to authorize participation with Steering Committee of Cities Served by Oncor and authorizing hiring of legal counsel on this matter; motion seconded by Council Member Klewicki.

Motion Passed 7-0

14. Consider and act on a resolution for a second amendment to the Development Agreement with Bloomfield Homes Chaparral Park development.

City Manager Ashley explained the need for the second amendment to the development with Bloomfield. Mayor Meek thanked Bloomfield for saving us from the high school that was slated to go in on that property.

Jim Douglas, developer for Bloomfield, spoke to Council about the additional 37 acres Bloomfield is wanting to add to the development and answered questions. Council, Staff, and Mr. Douglas discussed the density and lot sizes.

Bob Johnson, 103 Winchester Road, spoke to Council about his concerns for the development. He is concerned about the density of the development as well as concern for the historic trees along the roadway being removed. He would like Council to take action to protect the trees.

Jim Douglas stated that the developer will not be removing the trees Bob Johnson spoke of. That area is part of the right of way given to the City.

Jason Burgess, 104 Winchester Road, spoke in opposition to the project. Mr. Burgess is opposed to the density on this 37-acre tract being added.

Dagny Boaz, 434 Regatta Row, spoke in opposition to the project due to the density.

City Planner Coker reminded Council that last June Council amended the Future Land Use Plan for the property being discussed to allow Mixed Residential.

Mayor Pro Tem Lusk made a motion to postpone this item until the next Council meeting on August 16th; motion seconded by Council Member Klewicki.

Motion Approved 7-0

15. Consider and act to approve the purchase of 15 Scott Epic RDI Voice Amplifiers. Fire chief Roach explained the need for the purchase.

Council Member Klewicki made a motion to approve the purchase of 15 Scott Epic RDI Voice Amplifiers; motion seconded by Council Member Hawryso.

Motion Passed 7-0

16. Consider and act to approve the purchase of 16 sets of structural firefighting ensembles (Turnout Gear). Fire chief Roach explained the need for the purchase.

Council Member Klewicki made a motion to approve the purchase of structural firefighting ensembles; motion seconded by Deputy Mayor Pro Tem Bastach.

Motion Passed 7-0

17. Discuss and provide direction to City Staff regarding topics for the Fall 2023 edition of The Country Place Bulletin.

Council and City Secretary Vaughn discussed topics for the Fall 2023 edition of The Country Place Bulletin that will be out in early September.

18. Discussion of HB 2127.

City Attorney Moore gave a presentation about HB 2127 and answered Council's questions.

19. Consider and act upon topics to be scheduled for a future City Council meeting.

No one brought any future topics.

20. Adjournment.

Mayor Meek adjourned the meeting at 8:12 p.m.

Dena Meek

Dena Meek, Mayor



ATTEST:
Tom Vaughn
Tom Vaughn, City Secretary