



Meeting Minutes  
 Regular Meeting of the  
 Oak Point Economic Development Corporation and the  
 Oak Point City Council  
 Oak Point City Hall  
 100 Naylor Road  
 Oak Point, Texas 75068  
 Tuesday, April 11, 2022 -- 6:00 P.M

**1. Call to order, roll call, and announce an EDC quorum is present.**

President Armstrong called the meeting to order at 6:04 p.m. with the following roll call:

Deborah Armstrong	President	Present
James Hankins	Vice President	Present
Scott Dufford	Council Liaison	Present
Lou Americo	Director	Absent
Debbie Peterman	Director	Present
Don Lindemann	Director	Present
Kevin Tam	Director	Present

City staff present:

Stephen Ashley	City Manager
Jennifer Henry	Court Clerk/Administrative Assistant

City Council Present:

Mayor Dena Meek  
 Mayor Pro Temp John Lusk

And with a quorum present the following items were addressed:

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

President Armstrong led the Pledge of Allegiance and the Pledge to the Texas Flag.

**3. Public Input.**

Council Liaison Dufford showed a backdrop Logo project.

**4. Consider and act upon the minutes from the March 8, 2022, Meeting of the Oak Point Economic Development Corporation.**

Council Liaison Dufford made a motion to approve the minutes of the March 8, 2022 Meeting of the Oak Point Economic Development Corporation; motion seconded by Director Peterman.

**Motion Passed 6-0**

**5. Review and discuss the financial report of the Oak Point Economic Development Corporation.**

City Manager Ashley presented the financial report and answered questions.

**6. Discussion on new City projects and potential upcoming developments.**

City Manager Ashley gave an update on projects within the city. Mentioned was 3.5 Acres behind the planned strip center at 720 & McCormick is now under contract with a medical group. 10 Acres on Dickson was reduced to 8 lots from 9 lots. There is pre applications for a daycare and carwash within the city. Frontage Road on FM 720/Standridge is for sale. Starbucks is moving forward as planned.

**7. Discussion on incentive programs and fee amendment to incentivize architectural standards.**

EDC Members discussed a possible program to waive Impact fees for development standards that could include architectural, landscaping, and open/green space. There was also discussion that the

P&Z Commission could possibly amend landscape ordinances. EDC will bring up these ideas to the joint meeting with Catalyst on April 13, 2022.

**8. Discussion, consider, and act on recommendations to amend current PDs.**

PDs to be discussed at the April 13, 2022 joint meeting with Catalyst.

**9. Discussion on vested rights and impact of amended PDs and restrictions that would legally restrict vape shops/tobacco sales in city.**

EDC Members discussed possibly amending the Commercial area corridor ordinance. City Manager Ashley suggested looking into the NAICS code for guidance.

**10. Discussion and update from joint EDC, P&Z, City Council meeting and address any action items for EDC.**

Director Peterman gave updates from the joint EDC, P&Z, City Council meeting. Also discussed was the existing FLUP/charts as well as an update on the Commercial Corridor Survey results. More discussion will take place at the next joint EDC, P&Z, City Council meeting on April 19<sup>th</sup>.

**11. Discussion and update on the ICSC Red River Conference March 30-April 1<sup>st</sup>.**

Vice-President Hankins explained that attendance was down this year, possibly because the Las Vegas conference is in May. Vice-President Hankins collected 25/30 business cards and will follow up as time permits. City Manager Ashley was able to bring up the "City of Oak Point" in conversation with several attendees during the Conference. City Manager Ashley, President Armstrong, and Vice-President Hankins attended the 2022 Red River Conference.

**12. Discuss, consider, and act on a sign budget and location of the new monument sign.**

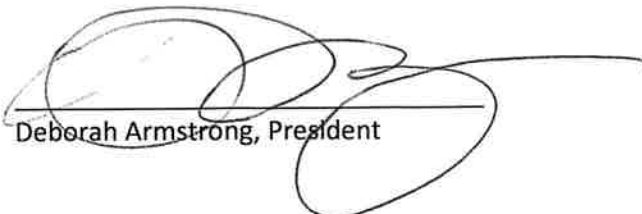
President Armstrong will reach out to Moira O'Polka with Corbin Design to get an update and direction for next steps. Budget for signs will be revisited at a later date.

**13. Future Agenda Items.**

- Update on signage/finalize budget
- Update on Commercial Corridor
- Update on the joint April 19<sup>th</sup> meeting.

**14. Adjourn.**

President Armstrong adjourned the EDC meeting at 7:26 p.m.

  
Deborah Armstrong, President



**ATTEST:**

  
Emma Crotty, EDC Secretary