



CITY COUNCIL REGULAR MEETING AGENDA

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, January 14, 2025 at 6:00 PM

CALL TO ORDER AND THE ROLL OF ELECTED AND APPOINTED OFFICERS WILL BE TAKEN

PLEDGE OF ALLEGIANCE AND INVOCATION

PUBLIC COMMENTS (Limited to three minutes per person)

Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the City Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. The Texas Open Meetings Act provides the following:

A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

PUBLIC HEARINGS

1. PUBLIC HEARING:

The City Council shall conduct the first public hearing on the following proposed annexation: voluntary annexation proceedings pursuant to Section 43.1055, Subchapter C-1 of Chapter 43 of the Local Gov't Code, to enlarge and extend the boundary limits of said city to include an approximately 7,313 feet of East Bankhead Highway Right-of-Way, a description of which is as follows:

Being 10.98 acres, more or less, having a centerline of 7,313 feet, more or less, of East Bankhead Highway (a variable width right-of-way) out of Eliza Oxer Survey, Abstract No. 1031, James R. Brown Survey, Abstract No. 69, Thomas Freeman Survey, Abstract No. 475, Francisco Sanchez Survey, Abstract No. 2346, and F. H. Hammon Survey, Abstract No. 673. The survey, field notes and map of said approximately 10.98 tract is available in the Interim City Secretary's office and on the City's website.

2. PUBLIC HEARING:

The City Council shall conduct the second public hearing on the following proposed annexation: voluntary annexation proceedings pursuant to Section 43.1055, Subchapter C-1 of Chapter 43 of the Local Gov't Code, to enlarge and extend the boundary limits of said city to include an approximately 7,313 feet of East Bankhead Highway Right-of-Way, a description of which is as follows:

Being 10.98 acres, more or less, having a centerline of 7,313 feet, more or less, of East Bankhead Highway (a variable width right-of-way) out of Eliza Oxer Survey, Abstract No. 1031, James R. Brown Survey, Abstract No. 69, Thomas Freeman Survey, Abstract No. 475, Francisco Sanchez Survey, Abstract No. 2346, and F. H. Hammon Survey, Abstract No. 673. The survey, field notes and map of said approximately 10.98 tract is available in the Interim City Secretary's office and on the City's website.

3. PUBLIC HEARING:

The City Council shall conduct a public hearing on the following proposed annexation: voluntary annexation pursuant to a landowner petition submitted by Beall-Dean Ranch, Ltd, to enlarge and extend the boundary limits of said city to include an approximately 317.732 acre tract of land owned by it, a description of which is as follows:

BEING a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647 situated in Parker County, Texas, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less. The survey, field notes and map of said approximately 317.732 acre tract is available in the Interim City Secretary's office and on the City's website.

4. PUBLIC HEARING:

The City Council shall conduct a public hearing on the following proposed resolution: creating of the Beall-Dean Ranch Public Improvement District within the extraterritorial jurisdiction of the City.

5. PUBLIC HEARING:

Hold a Public Hearing, Consideration and take appropriate action on the Creation of Tax Increment Reinvestment Zone No.2 (the "Zone"), consisting of approximately 293.45 acres of land generally located south of IH 20, west of FM 1187, and north of E Bankhead Highway within the extraterritorial limits of the City of Willow Park; authorizing issuance of notice; and providing a preliminary Project Plan and Finance Plan, prepared by the City's TIRZ Administrator, pursuant to Chapter 311, Texas Tax Code. (MuniCap)

REGULAR AGENDA ITEMS

6. City Council Meeting Minutes - Regular Meeting: December 10, 2024.

7. **Discussion/Action:** to consider and act upon a resolution creating the Beall-Dean Ranch Public Improvement District.
8. **Discussion/Action:** to adopt an ordinance ordering the May 3, 2025 General Election.
9. **Discussion/Action:** to approve a contract with Parker County for 2025 General Election Services.
10. **Discussion/Action:** for the adoption of Film-Friendly Designation and acceptance of the Filming Guidelines policy.
11. **Discussion/Action:** to appoint 2025 Board of Adjustment Members: Place No. 1, 3, 5, and Alternate.
12. **Discussion/Action:** to appoint 2025 Planning & Zoning Commissioners for Place No. 1, 3, 5, and Alternate.
13. **Discussion/Action:** to appoint 2025 Parks Board Members for Place No. 1, 3, 5, and Alternates.

EXECUTIVE SESSION *It is anticipated that all, or a portion of the discussion of the foregoing item will be conducted in closed executive session under authority of the Section 551 of the Texas Open Meetings Act. However, no action will be taken on this item until the City Council reconvenes in open session.*

14. **Section 551.071 - Consultation with Attorney; City of Willow Park v. Halff & Associates.**
15. **Section 551.074 – Personnel Matters: City Council may interview candidates for City Secretary Position; application review, discussion, and consideration of candidates**
16. **Section 551.071 (Consultation with Attorney); 551.072 (Deliberation Regarding Real Property) - 120 El Chico Trail Lease Agreements**
17. **Section 551.074 - Personnel Matters; Police Chief Review**

RECONVENE *into Open Session and consider action, if any, on the item discussed in Executive Session.*

INFORMATIONAL

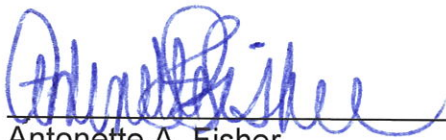
ADJOURNMENT

As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

The City Council may convene a public meeting and then recess into closed executive session, to discuss any of the items listed on this agenda, if necessary, and if authorized under chapter

551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, without limitation; (1) consulting with the Council's attorney to seek or receive legal advice concerning pending or contemplated litigation, a settlement offer, or any other matter in which the ethical duty of the attorney to the Council clearly conflicts with the general requirement that all meetings be open, § 551.071; (2) discussing the purchase, exchange, lease, or value of real property, § 551.072; (3) discussing a prospective gift or donation, § 551.073; (4) discussing certain personnel matters, §551.074; and (5) discussing security personnel or devices, § 551.076.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: January 11, 2025 on or before 5:59 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.



Antonette A. Fisher
Interim City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at tfisher@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://www.willowparktx.gov/>