



## CITY COUNCIL REGULAR MEETING MINUTES

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

Tuesday, February 27, 2024 at 6:00 PM

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

Mayor Moss called the meeting to order at 6:00 pm.

#### **PRESENT**

Mayor Doyle Moss  
Councilmember Eric Contreras  
Councilmember Chawn Gilliland  
Councilmember Greg Runnebaum  
Councilmember Nathan Crummel

#### **ABSENT**

Councilmember Lea Young

#### **STAFF PRESENT**

City Manager Bryan Grimes  
City Secretary Crystal Dozier

### **PLEDGE OF ALLEGIANCE AND INVOCATION**

Matt Lantz with Christ Chapel West Campus gave the invocation followed by the pledge of allegiance.

### **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.

David Lorenzo at 133 Sam Bass Rd.; Clifford Voorhees at 116 Same Bass Rd; and Representative Glen Rogers all spoke before the City Council. Mr. Lorenzo at 133 Sam Bass Rd. submitted a petition regarding the request for a zoning change at 721 Ranch House Rd.

## CONSENT AGENDA

*All matters listed in the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Approve City Council Minutes - Regular City Council Meeting February 13, 2024.

**To approve City Council Minutes - Regular City Council Meeting February 13, 2024.**

**Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.**

**Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

## REGULAR AGENDA ITEMS

2. Discussion/Action: to adopt an ordinance of the City Council of the City of Willow Park, Texas, ordering the cancellation of the General Election scheduled for May 4, 2024; declaring the unopposed candidates for Councilmember for Place No. 3, a Councilmember for Place No. 4, and a Councilmember for Place No. 5; to be elected to office; directing the City Secretary to take certain actions pertaining to the cancellation of the General Election; providing a severability clause; providing an effective date; and providing an open meetings clause.

**To adopt an ordinance of the City Council of the City of Willow Park, Texas, ordering the cancellation of the General Election scheduled for May 4, 2024; declaring the unopposed candidates for Councilmember for Place No. 3, a Councilmember for Place No. 4, and a Councilmember for Place No. 5; to be elected to office; directing the City Secretary to take certain actions pertaining to the cancellation of the General Election; providing a severability clause; providing an effective date; and providing an open meetings clause.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

3. Consideration /Action: to reappoint Board of Adjustment Members Place No. 2 and 4, and appoint an Alternate.

**To reappoint Board of Adjustment Members Steven Gould, Place 2; and Mike Barron, Place 4; and to appoint Scott Smith as Alternate.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Crummel.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

4. Consideration/Action: to reappoint Parks Board Members Place No. 2, 4, and 6, and appoint an Alternate.

**To reappoint Parks Board Members Corey Tucker, Place 2; Ever Gomez, Place 4; and Cynthia White, Place 4; and appoint Barry Noggle as Alternate.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Runnebaum.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

5. Consideration/Action: to reappoint Planning and Zoning Commissioners Place 2 and Alternate, and appoint Place 4 and second Alternate.

**To reappoint Planning and Zoning Commissioners Scott Smith, Place 2; and Zac Walker, Alternate; and appoint Tyler VanSant Place 4; and Ever Gomez as Alternate.**

**Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

6. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.

**Mayor Moss opened the Public Hearing at 6:16 pm.**

**Chad Dotson at 1236 Sam Bass Rd; Walt Auen at 132 Sam Bass Rd.; Clifford Voorhees at 116 Sam Bass Rd.; Justin Holcombe at 108 Sam Bass Rd.; and Stacy Lynch with Lynch Legacy all spoke before the City Council regarding Zoning Change for 721 Ranch House Road.**

**Mayor Moss closed the Public Hearing at 6:26 pm.**

7. Discussion/Action: to adopt an ordinance for a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.

**To adopt an ordinance for a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.**

**Motion made by Councilmember Runnebaum, Seconded by Councilmember Gilliland.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

8. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.

**Mayor Moss opened the Public Hearing at 6:40 pm.**

**Hearing was none.**

**Mayor Moss closed the Public Hearing at 6:41 pm.**

9. Consideration/Action: to adopt an ordinance for a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.

**To adopt an ordinance for a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.**

**Motion made by Councilmember Runnebaum, Seconded by Councilmember Contreras.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

10. PUBLIC HEARING to consider a Request for a Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3 in the Haney Complex Addition, which is concurrently requesting a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” in the City of Willow Park, Parker County, Texas.

**Mayor Moss opened the Public Hearing at 6:45 pm.**

**Hearing was none.**

**Mayor Moss closed the Public Hearing at 6:46 pm.**

11. Discussion/Action: to adopt an ordinance of the City of Willow Park, Texas amending the Zoning “Class IV – Industrial: Commercial - ‘LI’ Light Industrial District” to grant a Special Use Permit to include “Indoor Roller Skating Rink” for the Haney Complex Addition, Lot 3, in the Eliza Oxer Survey, Abstract Number 131, City of Willow Park, Parker County, Texas; repealing conflicting ordinances; providing for a severability; and providing for effective date.

**To adopt an ordinance of the City of Willow Park, Texas amending its comprehensive zoning ordinance and map, Chapter 14 of the Willow Park Code of Ordinances by approving an amendment to the Zoning District “Class IV – Industrial: Commercial - ‘LI’ Light Industrial District” to grant a Special Use Permit to allow for use of property described as the Haney Complex Addition, Lot 3, in the Eliza Oxer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas for an "Indoor Roller Skating Rink"; approving Specific Use Permit Standards; providing for a severability; providing a penalty clause, and providing for effective date.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

## **INFORMATIONAL**

Mayor and City Council Comments

**Councilman Runnebaum stated the completed road projects look great. Mayor Moss thanked everyone for their service.**

City Manager Comments

**City Manager Bryan Grimes acknowledged Fire Marshal John Schneider and Assistant Fire Marshal Kevin Lockwood on their State Fire Marshal Certifications. Mr. Grimes mentioned the next Regular City Council meeting scheduled for Tuesday, March 12<sup>th</sup> might be cancelled due to lack of a quorum. If needed, a called meeting will be scheduled for Tuesday, March 19<sup>th</sup>. If it is not called then the next Regular City Council meeting will be Tuesday, March 26<sup>th</sup>. The 2022-2023 fiscal year audit will be on the next agenda.**

**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.*

**Mayor Moss convened into executive session at 6:48 pm.**

12. 551.087 - Economic Development Negotiations; 551.071 Consultation with City Attorney; Beall Development Agreement.
13. Section 551.071 - Consultation with Attorney; Halff & Associates Litigation.

14. Section 551.071 - Consultation with Attorney

- A. Deliberations regarding rescinding opt-out filed in 3M and Dupont PFAS litigation.
- B. Chapter 380 Agreement between the City and Far Out Hospitality for the development of a Cork and Pig Restaurant offering sales tax rebates.

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

**Mayor Moss reconvened into open Session at 7:17 pm.**

- A. Deliberations regarding rescinding opt-out filed in 3M and Dupont PFAS litigation.

**To authorize the City Attorney to revoke the City of Willow Park's requests to be excluded from the settlements in the City of Camden, et al. v. 3M Company case and the City of Camden, et al v. E.I DuPont de Nemours and Company case.**

**Motion made by Councilmember Runnebaum, Seconded by Councilmember Contreras. Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

- B. Chapter 380 Agreement between the City and Far Out Hospitality for the development of a Cork and Pig Restaurant offering sales tax rebates.

**To authorize City staff to negotiate a Chapter 380 Agreement between the City and Far Out Hospitality for the development of a Cork and Pig Restaurant offering sales tax rebates.**

**Motion made by Councilmember Runnebaum, Seconded by Councilmember Crummel. Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

**ADJOURNMENT**

**Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.**

**Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Runnebaum, Councilmember Crummel**

**Mayor Moss adjourned the meeting at 7:21 pm.**

These minutes were approved on the 12<sup>th</sup> of March, 2024.

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/s/  
Mayor Doyle Moss

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/s/  
Crystal R. Dozier, TRMC, CMC  
City Secretary