



CITY COUNCIL MINUTES

Municipal Complex, 516 Ranch House Rd, Willow Park, TX 76087

Tuesday, April 12, 2022 at 7:00 PM

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

The meeting was called to order at 7:00 pm.

PRESENT

Mayor Doyle Moss
Councilmember Eric Contreras
Councilmember Chawn Gilliland
Councilmember Lea Young
Councilmember Nathan Crummel

ABSENT

Councilmember Greg Runnebaum

STAFF PRESENT

City Manager Bryan Grimes
City Attorney Pat Chesser
City Secretary Crystal Dozier

PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Moss 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.

Buddy Wright at 1331 Stage Coach Trail and James Novak at 316 Ranch House Rd. spoke before the City Council regarding the Parker County Ice House. Chad Dotson at 1236 Sam Bass Rd. handed the City Council a written statement regarding the Park County Ice House.

PUBLIC HEARINGS

1. A public meeting is being held on April 12, 2022, at 7:00 PM at 516 Ranch House Road to discuss the City of Willow Park's proposed project to build a new wastewater treatment plant and pipeline North of IH-20 near Crowne Point Boulevard. One of the purposes of this hearing is to discuss the potential environmental impacts of the project and alternatives to it. The total estimated cost of the project is \$14.31 million. The estimated monthly bill for a typical resident is currently \$50.90. A user rate increase of \$3.00/month will be required to finance this project. *In addition, a connection fee/tax/surcharge/other fee of \$0 will be required.* An application for financial assistance for the project has been (*will be*) filed with the Texas Water Development Board, P.O. Box 13231, Austin, Texas, 78711-3231. An Environmental Information Document for the project has been prepared which will be available for public review at Willow Park City Hall at 516 Ranch House Road between the hours of 9:00 AM and 4:00 PM for 30 days following the date of this notice. Written comments on the proposed project may be sent to Jacob & Martin Engineering 3465 Curry Lane Abilene, TX 79605 or to the Texas Water Development Board.

Floodplain/Wetland: Incorporate into Public Meeting Notice for projects in a floodplain or wetland

This project involves construction (a) of a critical facility in the 500-year floodplain, (b) in the 100-year floodplain, or (c) construction located in a wetland. Alternatives to construction in a floodplain/wetland, potential impacts on floodplains/wetlands and proposed mitigation measures will be addressed during the public meeting.

A. Open Public Hearing

Mayor Moss opened the Public Hearing at 7:14 pm.

Derek Turner with Jacob Martin spoke before the City Council regarding the new wastewater treatment plant. The project should go out for bid in May or June and awarding bid towards the end of summer. The project is projected to start at the end of 2022 and should take about twelve months to complete.

B. Close Public Hearing

The Public Hearing was closed at 7:18 pm and hearing was none.

2. The City of Willow Park City Council will hold public hearings on the matters listed below on Tuesday, April 12, 2022 at 7:00 PM at Willow Park City Hall, 516 Ranch House Rd., Willow Park, TX 76087:

PUBLIC HEARING to consider a request to rezone 8.768 acres from PD/TP (Treatment Plant), 13.747 acres from PD/EC (Event Center), and 5.539 acres from Green Belt to

PD Single Family, and the PD Development Standards to amend the maximum number of single family detached homes to 189, part of Lot 2R, Block 11, The Reserves at Trinity, City of Willow Park, Parker County, Texas, located adjacent to Meadows Place Drive.

A. Open Public Hearing

Mayor Moss opened the Public Hearing at 7:19 pm.

Betty Chew, Planning Director presented the proposed zoning changes to the City Council. KJ Hannah at 177 Melbourne Dr. spoke before the City Council.

B. Close Public Hearing

The Public Hearing was closed at 7:27 pm.

3. Discussion/Action: to adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM PD-TP PLANNED DEVELOPMENT-TREATMENT PLANT, EVENT CENTER, AND GB GREENBELT TO PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY 25.121 ACRES AND PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY TO GB GREEN BELT 0.773 ACRES BEING 25.894 ACRES OF LOT 2R, BLOCK 11, THE RESERVES AT TRINITY BEING A 140.302 ACRE SUBDIVISION, WILLOW PARK, PARKER COUNTY, TEXAS AND BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 AND PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS; ORDINANCE NO. 740-16 EXHIBIT B (PLANNED DEVELOPMENT STANDARDS (6,a,vii) IS AMENDED TO ALLOW A MAXIMUM OF 189 SINGLE FAMILY DETACHED HOMES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

To adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM PD-TP PLANNED DEVELOPMENT-TREATMENT PLANT, EVENT CENTER, AND GB GREENBELT TO PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY 25.121 ACRES AND PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY TO GB GREEN BELT 0.773 ACRES BEING 25.894 ACRES OF LOT 2R, BLOCK 11, THE RESERVES AT TRINITY BEING A 140.302 ACRE SUBDIVISION, WILLOW PARK, PARKER COUNTY, TEXAS AND BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 AND PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS; ORDINANCE NO. 740-16 EXHIBIT B (PLANNED DEVELOPMENT STANDARDS (6,a,vii) IS AMENDED TO ALLOW A MAXIMUM OF 189 SINGLE FAMILY DETACHED HOMES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Councilmember Young, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

4. PUBLIC HEARING to consider a request for rezoning from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on individual lots, for 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, located adjacent to Bay Hill Drive.

A. Open Public Hearing

Mayor Moss opened the Public Hearing at 7:30 pm.

Betty Chew, Planning Director presented the proposed zoning changes to the City Council.

B. Close Public Hearing

The Public Hearing was closed at 7:40 pm. Hearing none.

5. Discussion/Action: to adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM "R-1" SINGLE FAMILY DISTRICT TO "PD" PLANNED DEVELOPMENT DISTRICT FOR 19.16 ACRES SITUATED IN THE JOHN PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

To adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM "R-1" SINGLE FAMILY DISTRICT TO "PD" PLANNED DEVELOPMENT DISTRICT FOR 19.16 ACRES SITUATED IN THE JOHN PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

6. PUBLIC HEARING to consider amendments to the City of Willow Park Zoning Ordinance Chapter 14; Article 14.12 "Off-Street Parking and Loading Requirements".

A. Open Public Hearing

Mayor Moss opened the Public Hearing at 7:43 pm.

Betty Chew, Planning Director presented the proposed zoning change to the City Council.

B. Close Public Hearing

The Public Hearing was closed at 7:47 pm. Hearing none.

7. Discussion/Action: to adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILLOW PARK BY AMENDING CHAPTER 14 OF THE ZONING CODE; PROVIDING FOR THE

INCORPORATION OF PREMISES; PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE ZONING CODE; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

To adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILLOW PARK BY AMENDING CHAPTER 14 OF THE ZONING CODE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE ZONING CODE; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

PROCLAMATION

8. Presentation to Freedom House

Mayor Moss presented a proclamation to Freedom House.

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.

9. Approve City Council Meeting Minutes – Regular Meeting on March 8, 2022.

Motion made by Councilmember Young, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

REGULAR AGENDA ITEMS

10. Discussion/Action: to consider and act on approval of the Fiscal Year 2020 – 2021 Audit.

A presentation of the Fiscal Year 2020-2021 Audit was made by Bhakti Patel with Clifton, Larson, Allen LLP.

To approve the Fiscal Year 2020 – 2021 Audit.

Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.

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

11. Discussion/Action: to approve a resolution for engineering service provider to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the U.S. Department of the Treasury, other Federal or State Agency.

To approve a resolution for engineering service provider to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the U.S. Department of the Treasury, other Federal or State Agency.

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

12. Discussion/Action: to adopt AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, ADOPTING A FEE SCHEDULE FOR: DEVELOPMENT SERVICES, INCLUDING FEES FOR BUILDING PERMITS AND INSPECTIONS, MISCELLANEOUS PERMITS, OTHER INSPECTIONS OR PLAN REVIEWS, AND IRRIGATION PERMITS; FIRE PERMIT SERVICES, INCLUDING FIRE ALARM CODE REVIEW AND INSPECTION SERVICES, FIRE SPRINKLER FIRE CODE PLAN REVIEW AND INSPECTION AND ADDITIONAL FIRE CODE REVIEW AND INSPECTION; HEALTH PERMITS; SPECIAL EVENT PERMITS; ONSITE SEWAGE FACILITY PERMITS AND REPAIR PERMITS; OIL AND GAS WELL PERMITS; DEMOLITION PERMITS; SIGN PERMITS; CONTRACTOR REGISTRATION; AND CODE ENFORCEMENT; AMENDING VARIOUS CITY ORDINANCES; AND CONTAINING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

To adopt AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, ADOPTING A FEE SCHEDULE FOR: DEVELOPMENT SERVICES, INCLUDING FEES FOR BUILDING PERMITS AND INSPECTIONS, MISCELLANEOUS PERMITS, OTHER INSPECTIONS OR PLAN REVIEWS, AND IRRIGATION PERMITS; FIRE PERMIT SERVICES, INCLUDING FIRE ALARM CODE REVIEW AND INSPECTION SERVICES, FIRE SPRINKLER FIRE CODE PLAN REVIEW AND INSPECTION AND ADDITIONAL FIRE CODE REVIEW AND INSPECTION; HEALTH PERMITS; SPECIAL EVENT PERMITS; ONSITE SEWAGE FACILITY PERMITS AND REPAIR PERMITS; OIL AND GAS WELL PERMITS; DEMOLITION PERMITS; SIGN PERMITS; CONTRACTOR REGISTRATION; AND CODE ENFORCEMENT; AMENDING VARIOUS CITY ORDINANCES; AND CONTAINING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

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

13. Discussion/Action: to authorize city manager to sell surplus city property.

To authorize city manager to sell surplus city property.

Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

14. Discussion/Action: to adopt AN ORDINANCE AMENDING THE CITY OF WILLOW PARK CODE OF ORDINANCES BY ADDING AN ARTICLE 5.05 REGARDING THE REGULATION OF OUTDOOR BURNING WITHIN THE CITY LIMITS; PROVIDING FOR ENFORCEMENT, INCLUDING CRIMINAL PENALTIES UP TO \$2,000.00 FOR EACH VIOLATION; PROVIDING CIVIL PENALTIES FOR VIOLATIONS; PROVIDING THAT THE ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

To adopt AN ORDINANCE AMENDING THE CITY OF WILLOW PARK CODE OF ORDINANCES BY ADDING AN ARTICLE 5.05 REGARDING THE REGULATION OF OUTDOOR BURNING WITHIN THE CITY LIMITS; PROVIDING FOR ENFORCEMENT, INCLUDING CRIMINAL PENALTIES UP TO \$2,000.00 FOR EACH VIOLATION; PROVIDING CIVIL PENALTIES FOR VIOLATIONS; PROVIDING THAT THE ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

Motion made by Councilmember Contreras, Seconded by Councilmember Young.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

15. Discussion/Action on Amending Water Service Agreement with City of Fort Worth.

Amend Water Service Agreement with City of Fort Worth.

Motion made by Councilmember Young, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

16. Discussion/Action: to award a bid to B&L Construction for the Bankhead Lift Station Project.

To award a bid to B&L Construction for the Bankhead Lift Station Project.

Motion made by Councilmember Young, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

17. Discussion/Action: to approve a joint resolution between the City of Willow Park and the City of Weatherford to adjust the boundary between the Extraterritorial Jurisdiction of the two cities.

To approve a joint resolution between the City of Willow Park and the City of Weatherford to adjust the boundary between the Extraterritorial Jurisdiction of the two cities.

Motion made by Councilmember Contreras, Seconded by Councilmember Young.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

18. Discussion/Action: to consider future agenda items.

Items to consider for future agendas.

- Noise Ordinance

INFORMATIONAL

19. Mayor & Council Member Comments

Mayor Moss congratulated Plains Capital Bank and First Bank Texas for their award of business of the year for the East Parker County Chamber of Commerce. The Mayor also informed everyone he will be in and out of the country in May, June and July.

Councilman Gilliland congratulated the Mayor on his award of Public Servant Year for the East Parker County Chamber of Commerce.

Councilman Contreras congratulated all the winners of the East Parker County Chamber of Commerce Banquet. He apologized for missing the March City Council meeting. He requested the noise ordinance be placed on the next agenda in regards to the Parker County Ice House noise complaints. Councilman Contreras asked that the city purchase an official decibel reader in order to retrieve a valid decibel readings.

Councilman Young also requested the noise ordinance be placed on the next agenda.

20. City Manager's Comments

City Manager, Bryan Grimes gave an update on the meeting that was held after the March 8th City Council meeting between the City, Police Department, Fire Department, residents and the Parker County Ice House.

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.*

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.*

- 21. 551.071 Consultation with Attorney - deliberation about dispute with Halff Associates regarding Fort Worth Water project

Executive Session was convened at 8:35 pm.

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

City Council reconvened into Open Session at 9:05 pm.

To approve the hiring of Harris Finley & Bogle, PC to represent the City in a dispute with Halff and Associates.

ADJOURNMENT

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

Mayor Moss adjourned the meeting at 9:06 P.M.

These minutes were approved on the 10th of May, 2022.

/s/
Doyle Moss, Mayor

/s/
Crystal R. Dozier, TRMC
City Secretary