



CITY COUNCIL REGULAR MEETING AGENDA

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

Tuesday, January 28, 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.

PROCLAMATION

PUBLIC HEARINGS

1. 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 317 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)

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.

REGULAR AGENDA ITEMS

- 2. Discussion & Approval: City Council Meeting Minutes - Regular Meeting: January 14, 2025.**
- 3. Discussion & Approval: City Council Meeting Minutes - Special Meeting: January 23, 2025.**
- 4. Consideration and take appropriate action: on the Creation of Tax Increment Reinvestment Zone No.2 (the “Zone”), consisting of approximately 317 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)**
- 5. Discussion & Action: to adopt a revised ordinance ordering the May 3, 2025 General Election with updated polling location.**
- 6. Discussion & Action: to authorize a change in signatories for certificate of deposits at Texas First Bank**
- 7. Discussion & Action: to adopt a resolution approving the 2025 Steering Committee Membership Assessment for cities served by Oncor.**
- 8. Discussion & Action: to authorize Staff to post employment position for Police Chief.**

REPORTS

INFORMATIONAL

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.*

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

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

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 24, 2025 by/before 5:00 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/>

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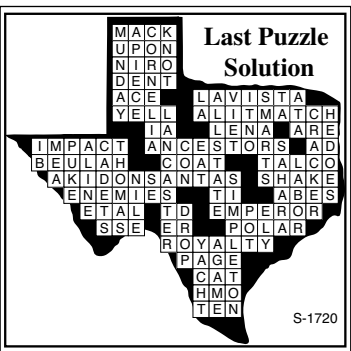
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PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF WILLOW PARK, TEXAS FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311, TEXAS TAX CODE

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Willow Park, Texas (the "City"), pursuant to Chapter 311.003 Texas Tax Code, as amended, (the "Act"), will hold a public hearing at 6:00 p.m. on Tuesday, January 28, 2025, in the City Council Chambers, City Hall, 120 El Chico Trail, Suite A, Willow Park, Texas 76087 for the purpose of considering the creation of the Tax Increment Reinvestment Zone Number Two, City of Willow Park, Texas, located within the extraterritorial limits of the City.

All persons are invited to attend the hearing and speak for or against the creation of Tax Increment Reinvestment Zone Number Two, City of Willow Park, Texas, the proposed boundaries, or the concept of tax increment financing. Written or oral statements will be considered.

The proposed boundaries include approximately 317 acres located in the extraterritorial jurisdiction of the City, located south of IH 20, west of FM 1187, and north of E Bankhead Highway. A more detailed legal description and boundary map of the proposed Tax Increment Reinvestment Zone Number Two, City of Willow Park, Texas, are on file and open for public inspection in the office of the City Secretary. Questions or requests for additional information may be directed to Bryan Grimes, City of Willow Park City Administrator.



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CITY COUNCIL REGULAR MEETING MINUTES

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

Meeting called to order at 6:00 p.m. by Mayor Moss.

Quorum confirmed.

PRESENT

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

Staff Present:

Bryan Grimes, City Manager
Pat Chesser, City Attorney
Toni Fisher, Interim City Secretary

PLEDGE OF ALLEGIANCE AND INVOCATION

Invocation and the Pledge was presented by Father Jonathan Mohler of St. Francis Church.

PUBLIC COMMENTS (Limited to three minutes per person)

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- (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.

- 1. Teresa Palmer, Willow Park, Texas
- 2. KJ Hannah, Willow Park, Texas

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 Oxe 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.

Public Hearing Opened: 6:03 p.m.

- 1. KJ Hannah, Willow Park, Texas

Public Hearing Closed: 6:05 p.m.

Per City Attorney Chesser, East Bankhead Road will become part of the City of Willow Park, as will its maintenance after the road is reconstructed by Parker County.

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.

Public Hearing Opened: 6:07 p.m.

No comments.

Public Hearing Closed: 6:08 p.m.

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.

Public Hearing Opened: 6:09 p.m.

1. KJ Hannah, Willow Park, Texas

City Manager Grimes explained SB2038 and the past and present ETJ boundaries. Beall-Dean Ranch is now in the City of Willow Park's ETJ (Parker County does not have an ETJ); the property between cannot be forcibly annexed into any city, but only by voluntary annexation. It is projected that many of those properties will request annexation for access to the city water/sewer. He continued to explain the broad transfer of lands within ETJs.

Mr. Robert Beall spoke to the boundaries of the Beall-Dean Ranch (showing Ms. Hannah), and explained that this development came to Willow Park because this would be the furthest point of Fort Worth for utility supply, which is not expanding rapidly west, and, with Willow Park's expansion, the Beall-Dean Ranch is the entrance to Willow Park.

Public Hearing Closed: 6:16 p.m.

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.

Public Hearing Opened: 6:17 p.m.

1. KJ Hannah, Willow Park, Texas

Mr. Robert Beall spoke to the acceptable land use which will be as per the City's uses as per the DA, in compliance with the City ordinances.

Attorney Rick Rosenberg, consultant to Beall-Dean project, explained what a PID is and its purpose. He explained that the amount of the PID may not actually be the total, but less; however, its amount is designated as this is a long-term project. The PID is not a general obligation of the city and it does not affect its credit rating. The only property which can be improved are those within the PID boundaries, by State statute. The PID administrator and his company keep account of those improvements as related to the PID. The \$75M is using phased bonds, not an immediate expense. Those who are affected by the PID are those who voluntarily purchase within that PID; no other property owner is affected by the expense of that PID, but may benefit from its improvements. Mr. Beall reiterated that those PID funds can only be used for project improvements, not private improvements.

Public Hearing Closed: 6:28 p.m.

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)

Item requested to be postponed to January 28, 2025 due to a discrepancy in the Notice of Public Hearing.

MOTION TO POSTPONE PUBLIC HEARING, AS PRESENTED.

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

REGULAR AGENDA ITEMS**6. City Council Meeting Minutes - Regular Meeting: December 10, 2024.**

MOTION TO APPROVE THE CITY COUNCIL MINUTES OF DECEMBER 10, 2024.

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

7. Discussion/Action: to consider and act upon a resolution creating the Beall-Dean Ranch Public Improvement District.

MOTION THAT THE WILLOW PARK CITY COUNCIL PASS A RESOLUTION OF THE CITY OF WILLOW PARK AUTHORIZING AND CREATING THE BEALL-DEAN RANCH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO, AND PROVIDING AN EFFECTIVE DATE.

Motion made by Councilmember Contreras, Seconded by Councilmember Runnebaum.

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

8. Discussion/Action: to adopt an ordinance ordering the May 3, 2025 General Election.

MOTION TO ADOPT AN ORDINANCE ORDERING A GENERAL MUNICIPAL ELECTION TO BE HELD ON MAY 3, 2025 FOR THE PURPOSE OF ELECTING CERTAIN MUNICIPAL OFFICERS FOR THE CITY OF WILLOW PARK, SPECIFICALLY MAYOR AND CITY COUNCILMEMBERS FOR PLACE NO. 1 AND PLACE NO. 2; DESIGNATING A POLLING PLACE, WITHIN THE MUNICIPAL LIMITS; APPOINTING A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; ESTABLISHING OTHER PROCEDURES FOR THE CONDUCT OF THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF NOTICE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Councilmember Young, Seconded by Councilmember Gilliland.

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

9. Discussion/Action: to approve a contract with Parker County for 2025 General Election Services.

City Manager Grimes said that the polling site could be secured at the Public Safety Building or City Hall; we have until Feb. 3 to make that designation. The cost is \$6-7,000 for us to host the early election and election day. The Contract can be done tonight, and Council can determine the site now or the Contract can be amended once the site is determined.

MOTION TO APPROVE THE CONTRACT WITH PARKER COUNTY FOR 2025 GENERAL ELECTION SERVICES, AND FOR ELECTION POLLING TO TAKE PLACE AT THE WILLOW PARK PUBLIC SAFETY BUILDING.

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

10. Discussion/Action: for the adoption of Film-Friendly Designation and acceptance of the Filming Guidelines policy.

Public Comment:

1. KJ Hannah, Willow Park, Texas

Rose Hoffman, Communications Director, explained why this designation is important, how it can positively impact the city, and how she became involved. Its notification and policy is a part of the Guidelines Policy, another reason why she felt this was a good practice for the city to adopt.

Councilmember Crummel asked about the permitting process, to which Ms. Hoffman responded that all permitting will be approved by her.

Mayor Pro Tem Young asked if there was a cost for permitting, to which Ms. Hoffman replied that there would be no cost for permitting.

MOTION TO ADOPT THE FILM-FRIENDLY DESIGNATION AND ACCEPT THE FILMING GUIDELINES POLICY, AS PRESENTED.

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

11. Discussion/Action: to appoint 2025 Board of Adjustment Members: Place No. 1, 3, 5, and Alternate.

MOTION TO APPOINT 2025 PLANNING & ZONING COMMISSIONERS AND ALTERNATE, AS STATED.

Motion made by Councilmember Young, Seconded by Councilmember Contreras.

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

12. Discussion/Action: to appoint 2025 Planning & Zoning Commissioners for Place No. 1, 3, 5, and Alternate.

MOTION TO APPOINT 2025 PLANNING & ZONING COMMISSIONERS AND ALTERNATE, AS PRESENTED.

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

13. Discussion/Action: to appoint 2025 Parks Board Members for Place No. 1, 3, 5, and Alternates.

MOTION TO APPOINT 2025 PARKS BOARD MEMBERS AND ALTERNATES, AS PRESENTED.

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

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.*

ADJOURNED TO EXECUTIVE SESSION AT 6:49 P.M.

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.*

RECONVENED INTO OPEN SESSION AT 7:32 P.M.

INFORMATIONAL

Mayor Moss presented a proclamation to Bill Funderburk, Assistant City Manager, in recognition for his dedication to the City of Willow Park for 3.5 years and appreciation for his 44 years service in the public service industry, and celebrated his retirement.

Proclamation from Texas State Representative Glenn Rogers' office

Proclamation: from Texas Senator Phil King's office

Proclamation from Texas State Senator Drew Springer's office

Certificate of 44 years of public service - U.S. Representative Roger Williams

City Manager Grimes congratulated Rose Hoffman, Communications Director, for the article in The Community News newspaper which highlighted her educational growth and that of other employees within the City of Willow Park which fortify the city's culture of learning.

Councilmember Gilliland congratulated Bill Funderburk on his retirement.

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.

MOTION TO ADJOURN.

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

MEETING ADJOURNED AT 7:33 P.M.

These minutes were approved on the 28th of January, 2025.

Doyle Moss, Mayor; Lea Young, Mayor Pro Tem

Antonette A. Fisher, Interim City Secretary

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

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CITY COUNCIL SPECIAL MEETING - JANUARY 23, 2025 MINUTES

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

Thursday, January 23, 2025 at 6:00 PM

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

Meeting called to order by Mayor Moss at 6:00 p.m.

Quorum confirmed.

PRESENT

Chawn Gilliland
Doyle Moss
Eric Contreras
Greg Runnebaum
Lea Young
Nathan Crummel

Staff present:

Bryan Grimes, City Manager

Pat Chesser, City Attorney

Toni Fisher, Interim City Secretary

PLEDGE OF ALLEGIANCE AND INVOCATION

Moment of silence.

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.

REGULAR AGENDA ITEMS

INFORMATIONAL

EXECUTIVE SESSION.

The meeting was adjourned to Executive Session at 6:02 p.m.

1. The City Council may convene into a closed executive session in the City Hall Conference Room pursuant to the provisions of the Open Meetings Law, Chapter 551 of the Government Code, in accordance with the authority contained in the following sections:

Section 551.071(Consultation with Attorney); Section 551.074 (Personnel Matters):

1. Resignation of Chief of Police; Separation Agreement with the Chief of Police; and
2. Appointment of Interim Chief of Police.

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

The meeting reconvened into Open Session at 6:11 p.m.

2. Discussion & Action: The City Council may accept the resignation of the Chief of Police and approve a Separation Agreement with the Chief of Police.

Actions taken:

Acceptance of resignation from Willow Park Police Chief, Daniel Franklin

Motion to accept the resignation and separation agreement from Willow Park Police Chief, Daniel Franklin.

Motion made by Gilliland, Seconded by Contreras.

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

3. Discussion & Action: The City Council may appoint an interim Chief of Police.

Actions taken:

Appointment of Quincy Hamilton as Interim Willow Park Police Chief

Motion to appoint Quincy Hamilton as Interim Willow Park Police Chief with 5% stipend pay.

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

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.

MOTION TO ADJOURN.

Motion made by Gilliland, Seconded by Contreras.

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

Meeting adjourned at 6:16 p.m.

These minutes were approved on the 28th of January, 2025.

Doyle Moss, Mayor; Lea Young, Mayor Pro Tem

Antonette A. Fisher, Interim City Secretary

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/by the following date and time: January 17, 2025, at 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

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CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: January 28, 2025	Department: Admin	Presented By: City Manager
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AGENDA ITEM:

Hold a Public Hearing, Consideration and take appropriate action on the Creation of Tax Increment Reinvestment Zone No.2 (the “Zone”), consisting of approximately 317 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)

BACKGROUND:

Municap, the City’s PID and TIRZ Administrator, has prepared the Preliminary Project and Finance Plan for the Tax Increment Reinvestment Zone No. 2, City of Willow Park, Texas. Chapter 311 of the Texas Tax Code requires the Preliminary Project and Finance Plan be approved by Council by City ordinance. The Preliminary Project and Finance Plan establishes the creation of the Tax Increment Reinvestment Zone No. 2 and provides for the City of Willow Park to participate with sixty-five (65%) of the City’s M&O and fifty (50%) of the City’s I&S tax increments generated by the ad valorem taxes of the City of Willow Park.

Suggested Motion:

I move to create a Tax Increment Reinvestment Zone No.2 consisting of approximately 317 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.

ORDINANCE NO. 916-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE EXTRATERRITORIAL LIMITS OF THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF WILLOW PARK, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code as amended (the “Act”), may designate a geographic area within the extraterritorial limits of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a geographic area that is in the extraterritorial limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the Willow Park City Council (the “City Council”) desires to promote the development of a certain geographic area in the extraterritorial limits of the City, which is more specifically described in *Exhibits “A”* and *“B”* of this Ordinance (the “Zone”), through the creation of a reinvestment zone as authorized by and in accordance with the Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Project and Financing Plan for Tax Increment Reinvestment Zone No. 2, City of Willow Park, Texas* as attached as *Exhibit C* (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on January 17, 2025, which date is before the seventh (7th) day before the public hearing held on January 28, 2025; and

WHEREAS, at the public hearing on January 28, 2025, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act;

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on January 28, 2025; and

WHEREAS, the City has taken all actions required to create the Zone, including, but not limited to, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance Plan has been prepared for the proposed reinvestment zone.

NOW THEREFORE, BE IT OWNED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS. That the City Council, after conducting the above- described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as identified in *Exhibits "A" and "B"* meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. That it is a geographic area located wholly within the extraterritorial jurisdiction of the City; and
 - 2. The City Council further finds and declares that the proposed zone meets the criteria and requirements of Sections 311.005 of the Texas Tax Code because the proposed zone is predominantly open or undeveloped and, because of the obsolete plating, deterioration of structures or site improvements, or other facts, substantially impairs or arrests the sound growth of the City or County.
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone, according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total

appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or County; and

(g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future; and

(h) That the City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and

(i) That the City Council finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE. Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits “A” and “B” hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Two, City of Willow Park, Texas (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS. That a board of directors for the Zone (“Board”) is hereby created. The Board shall consist of six (6) members comprised of City Council members from Places 1 through 5 and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one (1) or two (2) members of the board. The number of directors on the Board of Directors shall be increased by (1) or two (2), as applicable, for each taxing unit that appoints a director(s) to the Board; provided that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall have all powers and perform all duties imposed on it by Chapter 311 of the Texas Tax Code and all other applicable laws, including without limitation, pursuant to 311.010(h) of the Act, the powers of a municipality under Chapter 380, Local Government Code. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issue bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone’s project and financing plan.

SECTION 5. DURTATION OF THE ZONE. That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) thirty (30) years after the issuance of the final series of PID Bonds pursuant to the Development Agreement entered into by and between the City and Beall-Dean Ranch, Ltd., on November 12, 2024 (the, “Development Agreement”), (ii) on December 31, 2063 (with the final years tax increment to be collected by September 30, 2064); or (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the

interest thereon, have been paid in full, in accordance with Section 311.017 of the Act and/or the Development Agreement.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT. That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2025, which is the year was designated as a reinvestment zone, as defined by Section 311.012(c).

The amount of tax increment placed into the TIF Fund (as defined in Section 7) each year shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under the Development Agreement authorized by Section 311.013(f) of the Texas Tax Code, (ii) sixty-five percent (65%) of the City's maintenance and operation tax increment generated by the ad valorem taxes of the City's tax rate, and (iii) fifty percent (50%) of the City's interest and sinking fund tax increment generated by the ad valorem taxes of the City's tax rate, as defined by section 311.012(a) of the Texas Tax Code, less collection and administrative expenses, and subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available fund whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND. That there is hereby created and established a fund (the "TIF Fund") for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City and other participating taxing entities, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the TIF Fund pursuant to the Act, are to be deposited. The TIF Fund and any subaccount are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board, and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the TIF Fund only to pay project costs, as defined by the Act, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETING. It is hereby found, determined and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this

Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance is the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

PASSED AND APPROVE ON this 28th day of January 2025.

APPROVED:

DOYLE MOSS, Mayor

ATTEST:

TONI FISHER, City Secretary

APPROVED AS TO FORM:

WILLIAM CHESSER, City Attorney

EXHIBIT A
Legal Description

EXHIBIT B
Map

EXHIBIT C
Preliminary Project and Finance Plan

Exhibit A
Description of Property

Exhibit "A"**Property Description**

Parts of the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647 situated in Parker County, Texas; embracing all of Parcel 4, the 323-336/1000 acres tract described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons recovered called for in this description are marked "Brookes Baker Surveyors".

Beginning at the southwest corner of said 323-336/1000 acres tract, in Bankhead Highway, from which a 5/8" iron found bears north 00 degrees-20 minutes-08 seconds east 31-57/100 feet.

Thence north 00 degrees-20 minutes-08 seconds east, along a west line of said 323-336/1000 acres tract, to and along the east line of Blocks 3 and 4 of PRAIRIE RIDGE ADDITION, an Addition to Parker County, Texas according to the plat thereof recorded in Slide B-795 of the Plat Records of Parker County, Texas, 2636-23/100 feet to a 1" iron found for a re-entrant corner of said 323-336/1000 acres tract, and for the northeast corner of said Block 4.

Thence south 89 degrees-03 minutes-43 seconds west, along the north line of said Block 4, for a south line of said 323-336/1000 acres tract, 583-07/100 feet to the east line of Lot 2 Block 1 of PRAIRIE CREEK BUSINESS PARK, an Addition to Parker County, Texas according to the plat thereof recorded in Slide C-333 of the said Plat Records, for a southwest corner of said 323-336/1000 acres tract, from which a 1/2" iron found bears south 01 degree-40 minutes-07 seconds east 1-37/100 feet.

Thence north 01 degrees-25 minutes-41 seconds west, along the east line of said Lot 2, for a west line of said 323-336/1000 acres tract, 1322-67/100 feet to a 5/8" iron found for the northeast corner of said Lot 2, and for the southeast corner of the 1-010/1000 acres tract described in the deed to Twin Star Properties, LLC. recorded in Document No. 201704344 of the said Official Public Records.

Thence northwesterly, along the east line of said 1-010/1000 acres tract, for a west line of said 323-336/1000 acres tract, the following:

north 01 degrees-34 minutes-53 seconds west 216-25/100 feet to a 5/8" capped iron set;

north 01 degrees-09 minutes-20 seconds west 224-47/100 feet to a 1/2" capped iron found for the northeast corner of said 1-010/1000 acres tract, and for the northwest corner of said 323-336/1000 acres tract, in the south right-of-way of Interstate Highway No. I-20.

Thence southeasterly, along the north line of said 323-336/1000 acres tract, and the south

right-of-way of said Interstate Highway No. I-20, the following:

south 82 degrees-12 minutes-12 seconds east 48-05/100 feet to a ½" iron found;
 south 74 degrees-57 minutes-27 seconds east 302-95/100 feet to a ¾" iron found;
 south 82 degrees-38 minutes-35 seconds east 99-98/100 feet to a ¾" iron found;
 south 89 degrees-05 minutes-24 seconds east 301-78/100 feet to a concrete highway monument found;
 south 78 degrees-15 minutes-08 seconds east 401-38/100 feet to a concrete highway monument found;
 south 71 degrees-54 minutes-15 seconds east 295-68/100 feet to a ½" capped iron found marked RPLS 5084.

Thence south 12 degrees-11 minutes-37 seconds west 365-80/100 feet to a ½" capped iron found marked RPLS 5084.

Thence south 77 degrees-35 minutes-12 seconds east 211-26/100 feet to a 4" pipe fence corner post.

Thence north 15 degrees-42 minutes-30 seconds east 225-02/100 feet to a 4" pipe fence post.

Thence north 27 degrees-41 minutes-15 seconds east 137-58/100 feet to a ½" capped iron found marked RPLS 5084, in the north line of said 323-336/1000 acres tract.

Thence southeasterly, along the north line of said 323-336/1000 acres tract, and the south right-of-way of said Interstate Highway No. I-20, the following:

south 78 degrees-34 minutes-21 seconds east 49-77/100 feet to a concrete highway monument found;
 south 70 degrees-58 minutes-18 seconds east 458-94/100 feet to a concrete highway monument found at the beginning of a curve to the left having a radius of 2893-79/100 feet; along said curve to the left an arc length of 579-73/100 feet to a concrete highway monument found at its end. The long chord of said 579-73/100 feet arc is south 76 degrees-46 minutes-29 seconds east 578-76/100 feet;
 south 82 degrees-31 minutes-55 seconds east 623-94/100 feet to a 5/8" capped iron set for the most northerly northeast corner of said 323-336/1000 acres tract, at the beginning of a curve to the right having a radius of 121-00/100 feet.

Thence southeasterly, along the northeasterly line of said 323-336/1000 acres tract, along said curve to the right an arc length of 104-31/100 feet to a 5/8" capped iron set for the most easterly northeast corner of said 323-336/1000 acres tract, in the west right-of-way of Farm-to-Market Highway No. 1187. The long chord of said 104-31/100 feet arc is south 57 degrees-23 minutes-08 seconds east 101-11/100 feet.

Thence southeasterly and southwesterly, along the east line of said 323-336/1000 acres tract, and the west right-of-way of said Farm-to-Market Highway No. 1187, the following:

south 08 degrees-46 minutes-55 seconds east 324-26/100 feet to a 5/8" capped iron set;
 south 08 degrees-24 minutes-03 seconds east 2177-50/100 feet to a concrete highway monument found at the beginning of a curve to the right having a radius of 1859-86/100 feet;

along said curve to the right an arc length of 1193-70/100 feet to a corner from which a broken concrete highway monument found bears north 55 degrees-25 minutes-39 seconds east 0-41/100 of a foot. The long chord of said 1193-70/100 feet arc is south 10 degrees-02 minutes-00 seconds west 1173-31/100 feet;
 north 61 degrees-24 minutes-06 seconds west 15-00/100 feet to a concrete highway monument found;
 south 28 degrees-26 minutes-17 seconds west 695-87/100 feet to a corner from which a 4" pipe fence corner post bears north 46 degrees-30 minutes-49 seconds east 0-38/100 of a foot;
 south 46 degrees-56 minutes-17 seconds west 89-98/100 feet to a 5/8" iron recovered;
 south 49 degrees-06 minutes-54 seconds west 56-29/100 feet to the southeast corner of said 323-336/1000 acres tract, in said Bankhead Highway.

Thence southwesterly and northwesterly, along the south line of said 323-336/1000 acres tract, in said Bankhead Highway, the following:

south 84 degrees-24 minutes-35 seconds west 356-80/100 feet;
 north 80 degrees-45 minutes-38 seconds west 131-78/100 feet;
 north 58 degrees-48 minutes-33 seconds west 406-60/100 feet;
 north 69 degrees-39 minutes-30 seconds west 312-20/100 feet;
 north 73 degrees-44 minutes-04 seconds west 1450-58/100 feet to the place of beginning and containing 321-406/1000 acres, of which approximately 2-051/1000 acres lies within said F.H. HAMMON SURVEY, and approximately 300-327/1000 acres lies within said HEIRS OF FRANCISCO SANCHEZ SURVEY, and approximately 19-028/1000 acres lies within said H.T. & B.R.R. CO. SURVEY NO. 5, of said 321-406/1000 acres tract approximately 2-162/1000 acres lies within said Bankhead Highway.

SAVE AND EXCEPT THE FOLLOWING

Part of the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, situated in Parker County, Texas; embracing all of the 3-673/1000 acres tract described in the deed to TXU Electric Company recorded in volume 1889, page 1878 of the Official Public Records of Parker County, Texas and described by metes and bounds as follows:

Commencing at the southwest corner of Parcel 4, the 323-336/1000 acres tract described in the deed to John Henry Dean III, recorded in volume 1441, page 424 of the said Official Public Records, in Bankhead Highway, and run, along the south line of said 323-336/1000 acres tract south 73 degrees-44 minutes-04 seconds east 1450-58/100 feet, the run south 69 degrees-39 minutes-30 seconds east 312-20/100 feet, the run south 58 degrees-48 minutes-33 seconds east 89-79/100 feet, the run north 31 degrees-11 minutes-27 seconds east 1375-16/100 feet to a 5/8" capped iron found for the most southerly and beginning corner of the tract being described.

Thence north 32 degrees-54 minutes-52 seconds west, along the southwesterly line of said 3-673/1000 acres tract, 400-06/100 feet to a 1/2" capped iron found for the most westerly corner of said 3-673/1000 acres tract.

Thence north 57 degrees-05 minutes-09 seconds east, along the northwesterly line of said 3-673/1000 acres tract, 400-06/100 feet to a 5/8" capped iron set for the most northerly corner

of said 3-673/1000 acres tract.

Thence south 32 degrees-54 minutes-52 seconds east, along the northeasterly line of said 3-673/1000 acres tract, 400-06/100 feet to a 5/8" capped iron set for the most easterly corner of said 3-673/1000 acres tract.

Thence south 57 degrees-05 minutes-08 seconds west, along the southeasterly line of said 3-673/1000 acres tract, 400-06/100 feet to the place of beginning and containing 3-673/1000 acres.

Exhibit B
Depiction of the Property
(Attached)

TAX INCREMENT REINVESTMENT ZONE NO. 2

CITY OF WILLOW PARK, TEXAS

PRELIMINARY PROJECT AND FINANCING PLAN

JANUARY 28, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

TAX INCREMENT REINVESTMENT ZONE NO. 2

CITY OF WILLOW PARK, TEXAS

PRELIMINARY PROJECT AND FINANCING PLAN

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1. INTRODUCTION

1.1. AUTHORITY AND PURPOSE

The City of Willow Park, Texas, a Texas General Law Type A municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the extraterritorial limits of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2. ELIGIBILITY REQUIREMENTS

Except as provided in the Act, an area may be designated as a tax increment reinvestment zone if such area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City.

The Zone. By City Council action on January 28, 2025, the City created a tax increment reinvestment zone to be known as "Tax Increment Reinvestment Zone Number Two, City of Willow Park, Texas" (the "Zone" or "TIRZ") that includes approximately 317 acres depicted on Exhibit A and described on Exhibit B (the "Property"). The Beall-Dean Ranch Public Improvement District (the "PID") includes approximately 317 acres comprising the Property. The Property meets the eligibility requirements of the Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately underdeveloped due to factors such as no public infrastructure and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City, Parker County (the "County") and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and the County, and to all of the region quality developments.

1.3. PRELIMINARY PLAN; HEARING

Before the City adopted the ordinance designating the Zone, the City Council prepared a preliminary reinvestment zone financing plan in accordance with the Act and, on January 28, 2025, held a public hearing on the creation of the proposed zone and its benefits to the City and to the Property, at which public hearing interested persons spoke for and against the creation of the proposed zone, the boundaries of the proposed zone, and the concept of tax increment financing, and at which hearing the owners of the Property (collectively the "Owners") were given a reasonable opportunity to protest the inclusion of the Property in the proposed zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the preliminary plan dated January 28, 2025 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A description of how such public works, improvements, programs, and projects are to be undertaken and financed will be determined by the Final Plan (hereinafter defined), which requires recommendation by the Board (hereinafter defined) and approval by the City Council.

1.4. CREATION OF THE ZONE

Subsequent to the above-referenced public hearing, the City Council adopted ordinance No. 916-25 on January 28, 2025 (the "Creation Ordinance") in accordance with the Act creating the Zone after the City Council found that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property. The ordinance creating the Zone appointed a Board of Directors for the Zone initially consisting of six (6) members (the "Board").

1.5. BOARD RECOMMENDATIONS

Upon the creation of the Zone on January 28, 2025, the Board, during its [REDACTED], 2025, meeting, reviewed the *Final Project and Finance Plan for Tax Increment Reinvestment Zone Number Two, City of Willow Park, Texas* (the "Final Plan") and approved and recommended to the City Council to approve the Final Plan pursuant to which the City will contribute a portion of the ad valorem tax increment (the "Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") for payment of the costs of public works, public improvements, programs, and other projects benefiting the Zone.

1.6. COUNCIL ACTION

The City Council, taking into consideration the recommendations of the Board, is anticipated to consider and approve the Final Plan in [REDACTED].

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1.7. SUMMARY OF RESULTS

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This plan provides assessed value information based on the following:

- The development is completed as proposed by Beall-Dean Ranch, Ltd., (the “Developer”);
- The units are sold according to the development pace estimated by the Developer, as summarized in subsequent sections of this report;
- Property values are projected to grow at 2% per year for the duration of the Zone;
- The real property tax rate remains static at the fiscal year 2024 level in future years;
- The Property is anticipated to include approximately 317 acres comprising the PID; and
- The City has committed to use **65%** of the incremental revenues generated from the Property using the maintenance and operation (“M&O”) portion of the respective tax rate.
- The City has committed to use **50%** of the incremental revenues generated from the Property using the interest and sinking (“I&S”) portion of the respective tax rate.

In summary, the TIRZ financing analysis indicates that, assuming two percent (2%) annual inflation through 2063 (and after completion of all phases), the TIRZ is estimated to have an incremental value of \$799,447,313.

Table 1-A provides the projected total and incremental assessed value for the Zone in 2063. Refer to **Exhibit C-3.1, Exhibit C-4.1, and Exhibit C-5.1**, attached hereto, for more information on the projected incremental value for each year.

Table 1-A
Projected Assessed Values

Year	Projected Value	Base Value¹	Incremental Value
2063	\$799,447,313	\$0	\$799,447,313

¹ The base value of \$0 is based on the 2024 certified values provided by PCAD.

The assessed values displayed in Table 1-A are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table 1-B. The Property is anticipated to be fully built out by December 31, 2037, and such fully built-out values are anticipated to be reflected in the 2038 property appraisal and the related incremental taxes will become fully available on taxes dues as of January 31, 2039. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2037, is \$483,320,249 with an incremental value of \$483,320,249. Table 1-B illustrates the projected assessed value for taxes due as of January 31, 2039, assuming two percent (2%) annual inflation.

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Table 1-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 1, 2038	Base Value¹	Total Projected Incremental Appraised Value at Buildout as of January 1, 2038	Projected Incremental Tax Revenue due as of January 31, 2039²	Projected Incremental Tax Revenue Available for Project Costs due as of January 31, 2039²
City of Willow Park M&O	\$483,320,249	\$0	\$483,320,249	\$982,933	\$638,907
City of Willow Park I&S	\$483,320,249	\$0	\$483,320,249	\$1,107,649	\$553,825
Total				\$2,090,582	\$1,192,731

¹ The base value of \$0 is based on the 2024 certified values provided by the PCAD.

² Represents the projected incremental tax revenues generated from the Property.

Refer to **Exhibit C-3.1, Exhibit C-3.2, Exhibit C-4.1, Exhibit C-4.2, Exhibit C-5.1, and Exhibit C-5.2** for projected tax increment revenues for each year under each scenario.

The financing plan for the public improvements contemplates the issuance of special revenue bonds by the City and/or a reimbursement agreement executed by the City secured by special assessments on property within the Beall-Dean Ranch Public Improvement District (the “PID Assessments”). The bonds secured by the PID Assessments are referred to as the “PID Bonds” and the total estimated par amount is \$75,000,000.

A portion of the total public improvement costs are proposed to be funded with the PID Bonds. As a result, real property tax increment revenues will be used to pay a portion of the Project Costs by offsetting the PID Assessments imposed on the property within the PID.

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2. ASSESSMENT AND TAX COLLECTION PROCEDURES

2.1 AUTHORITY AND PURPOSE

Pursuant to Texas Tax Code, all taxable property is appraised at its market value as of January 1 of each year. Each county in Texas is served by an appraisal district, which determines the value of all that county's taxable property. Generally, local governments that collect property taxes, such as counties, cities and school districts, are members of the appraisal district.

2.2 METHODOLOGY

Each county appraisal district determines the value of all taxable property within the county boundaries. Tax Code Section 25.18 requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. Tax Code Section 23.01 requires that appraisal districts comply with the Uniform Standards of Professional Appraisal Practice if mass appraisal is used and that the same appraisal methods and techniques be used in appraising the same or similar kinds of property. Individual characteristics that affect the property's market value must be evaluated in determining the property's market value.

Before appraisals begin, the appraisal district compiles a list of taxable property. The list contains a description and the name and address of the owner for each property. In a mass appraisal, the appraisal district then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the appraisal district appraises the value of typical properties in each class. Taking into account differences such as age or location, the appraisal district uses typical property values to appraise all the properties in each class.

With few exceptions, Tax Code Section 23.01 requires taxable property to be appraised at market value as of January 1. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

Source: <https://comptroller.texas.gov/taxes/property-tax/valuing-property.php>

2.3 APPEALS

According to the Parker County Appraisal District (“PCAD”), property owners may utilize the County Appraisal District (“CAD”) appeal procedures if they have a concern about:

- the market or appraised value of the property;
- unequal appraisal of the property compared to other properties;
- the inclusion of the property on the appraisal roll;
- any exemptions that may apply to the property owner;
- the qualification for an agricultural or timber appraisal;
- the taxable status of the property;
- the local governments which should be taxing the property;
- the ownership of property;
- a change of use of land receiving special appraisal; and/or
- any action taken by the chief appraiser, CAD or Appraisal Review Board (“ARB”) that applies to and adversely affects the property.

If property owners cannot resolve their concern informally with the CAD staff, they may have their cases heard by the ARB. The ARB is an independent board of citizens that review problems with appraisals or other concerns listed above. It has the power to order the CAD to make the necessary changes to solve problems. If a property owner files a written request for an ARB hearing (called a notice of protest) on or before May 31 (or 30 days after the notice of appraised value was mailed to the property owner, whichever is later), the ARB will set the case for a hearing. The property owner will receive written notice of the time, date, and place of the hearing. After it decides the case, the ARB must send them a copy of its order by certified mail. If the property owner is not satisfied with the decision, it has the right to appeal. If it chooses to go to court, the property owner must start the process by filing a petition within 60 days of the date it receives the ARB’s order. In certain cases, as an alternative to filing an appeal in district court, the property owner may file not later than the 45th day after it receives notice of the ARB order a request for binding arbitration with the CAD. In certain cases, originating in certain counties, as an alternative to filing an appeal in district court, the property owner may appeal to the State Office of Administrative Hearings (SOAH). An appeal to SOAH is initiated by not later than the 30th day after the property owner receives notice of the ARB’s order by filing with the chief appraiser of the CAD a notice of appeal. PCAD also takes a similar approach.

2.4 TAXATION PROCEDURES

The assessment and property tax process for each tax year includes the steps shown in Table 2-A.

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Table 2-A
Property Tax Timeline

Date(s)	Event
January 1	CADs are required to appraise property on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 - April 30	CAD completes appraisals and processes applications for exemptions.
April - May	Appraisal districts send notices of appraised value.
May 1	Appraisal review board begins hearing protests from property owners.
July 1	Local taxing units may impose additional penalties for legal costs related to collecting unpaid taxes.
August - September	Local taxing units adopt tax rates.
October 1	Local taxing units (or county tax assessor-collector, acting on their behalf) begin sending tax bills to property owners.
January 1	Taxes due to local taxing units (or county tax assessor-collector, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.

2.5 PENALTIES AND INTEREST

According to the Texas Comptroller, if taxes are not paid by January 31st, penalties and interest will accrue are shown in Table 2-B.

Table 2-B
Penalties and Interest

If Tax Paid In:	Penalty		Interest		Total
February	6%	+	1%	=	7%
March	7%	+	2%	=	9%
April	8%	+	3%	=	11%
May	9%	+	4%	=	13%
June	10%	+	5%	=	15%
July	12%	+	6%	=	18%

Penalties reach a maximum of 12% and interest of 1% is added each month after the due date. All real property accounts not paid in full by June 30th of the year in which they become delinquent will be referred to the delinquent tax attorney for enforced collection and will incur an additional penalty equal to 15% - 20% of the total taxes, penalties, and interest due.

2.6 TAX SALE

According to the Parker County Tax Collector's website, tax sales are held once orders of sale are issued from the district courts in reference to tax judgments for delinquent taxes. Real property being sold as a result of a foreclosure to satisfy delinquent taxes is required by Texas law to be sold on the first Tuesday of the month. All counties have sales on the same day.

2.7 TAX RATES

Tax rates are set on an annual basis by the City. For fiscal year 2024, real property tax rate in the City is \$0.432546 per \$100 of assessed value.

The City tax rates have fluctuated in past years. It is likely that the tax rates will continue to change overtime; for purposes of this study, however, it is assumed that the tax rate will remain at its current level in future years.

Table 2-C provides historical tax rates from fiscal years 2017 to 2024.

**Table 2-C
Historical Tax Rates 2017-2023**

Fiscal Year	City Tax Rate Per \$100 Assessed Value (M&O)	City Tax Rate Per \$100 Assessed Value (I&S)	City Tax Rate Per \$100 Assessed Value (Total)
2017-18	\$0.308400	\$.0288300	\$0.536700
2018-19	\$0.308400	\$0.228300	\$0.536700
2019-20	\$0.291800	\$0.244900	\$0.536700
2020-21	\$0.268500	\$0.262800	\$0.536700
2021-22	\$0.301620	\$0.265030	\$0.566650
2022-23	\$0.283941	\$0.254509	\$0.538450
2023-24	\$0.208872	\$0.188725	\$0.397597
2024-25	\$0.203371	\$0.229175	\$0.432546

Source: City of Willow Park

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3. PROJECT PLAN

3.1. DESCRIPTIONS AND MAPS

Existing Uses and Conditions. The Property in the Zone is contiguous and is currently located within the extraterritorial jurisdiction of the City. The Property is comprised of approximately 317 acres.

The Property is undeveloped, and there is limited public infrastructure to support development. Development will require public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone are shown on Exhibit A.

Proposed Uses. The Property is anticipated to be zoned consistent with the Beall-Dean Ranch Development Agreement between the City and Beall-Dean Ranch, Ltd., a Texas limited partnership, effective as of December 10, 2024 (the, “Development Agreement”), and uses permitted by such approved zoning (the, “Zoning Ordinance”). The proposed concept plan for development of the Property is shown on Exhibit D and a description of the proposed uses within the Property are shown on Table 3-A.

Table 3-A
Description of Proposed Uses

Property Type	Estimated Completion	Quantity	Measurement
<i>Residential</i>			
Single Family - 50 Ft	2036	79	Units
Multi-family	2033	1,000	Units
<i>Commercial</i>			
Retail (Big Box)	2037	485,500	GSF
Restaurant/Retail	2038	484,500	GSF
Office	2036	89,450	GSF

Metes and Bounds Description. Metes and bounds descriptions of the various tracts that comprise the Property are provided on Exhibit B. The list of Parcels in the Zone is shown in Exhibit E.

3.2. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

Development of the Property will involve only those changes established by the City pursuant to the applicable development regulations.

3.3. ESTIMATED NON-PROJECT COSTS

Non-project costs are funds that will be spent to develop in the Zone but will not be financed by the Zone. The Non-Project Costs are estimated at approximately \$144,531,468 for the total property within the Zone.

3.4. RELOCATION OF DISPLACED PERSONS

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

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4. FINANCING PLAN

4.1. ESTIMATED PROJECT COSTS

The total project costs of the Zone (the "Project Costs") include the Administrative Costs defined below, the costs of the initial Public Improvements (as defined herein), certain economic development grants to incentivize development within the Zone as set forth herein (the, "Economic Development Grants") as well as related interest expense are estimated to be approximately \$83,562,587, as set forth in **Exhibit F**. The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, including the costs of conducting studies, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund (hereinafter defined) before any other Project Costs are paid.

4.2. PROPOSED PUBLIC IMPROVEMENTS

Categories of Public Improvements. The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed within the Zone are as follows: water and wastewater improvements, sanitary and storm sewer improvements, road, paving, landscaping, and street lights and signage, other soft and miscellaneous costs and contingency. All Public Improvements shall be designed and constructed in accordance with the applicable City standards and shall be reviewed, inspected, approved, and accepted by the City, respectively. At the discretion of the City, some of the Public Improvements that are to be financed with the TIRZ Increments may be owned by the City but maintained by a homeowners' association as may be agreed by the City from time to time.

Locations of Public Improvements. The estimated locations of the proposed Public Improvements to be constructed within the Zone, as further described in the Service and Assessment Plan for the PID, are shown in **Exhibit G**. These locations are provided for informational purposes only and may be revised by City Staff without amending the Final Plan.

4.3. ECONOMIC FEASIBILITY

The development is proposed to be developed on vacant land. As shown in **Exhibit H**, the current aggregate appraised value of the property is \$0 (shown as assessed value in the PCAD records). The development is projected to be fully built out by December 31, 2037, based on the preliminary absorption estimated by the Developer.

For purposes of this Plan, economic feasibility has been evaluated over the term of the Zone based on the projected taxable value growth as shown in the projected absorption, projected incremental assessed values and projected incremental taxes shown in **Exhibit C**. This evaluation focuses only on 'direct' financial benefits (i.e., projected tax revenues from new development in the Zone) of

the Public Improvements to be constructed within the Zone and does not take into consideration the potential ‘multiplier effect’ of this development towards new development outside the Zone and the non-property tax revenue-related benefits like job creation to the properties within and outside of the Zone. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2039, is \$483,320,249 with an incremental value of \$483,320,249. The new development is projected to generate approximately \$2,090,582 in annual projected incremental real property taxes at build-out and approximately \$78,427,626 during the anticipated term of the Zone as shown in Table 4-A.

Table 4-A
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Incremental Appraised Value at Buildout as of January 1, 2038	Total Projected Annual Incremental Tax Revenue at Build-Out (Due by January 31, 2039) ¹	Total Projected Annual Incremental Tax Revenue at Build-Out Available for Project Costs (Due by January 31, 2039) ¹	Total Projected Incremental Tax Revenue during the Term of the TIRZ ¹
City of Willow Park M&O	\$483,320,249	\$982,933	\$638,907	\$36,874,470
City of Willow Park I&S	\$483,320,249	\$1,107,649	\$553,825	\$41,553,155
Total		\$2,090,582	\$1,192,731	\$78,427,626

¹Represents the projected incremental tax revenues generated from the Property.

Thirty-Five percent (35%) of the new M&O and fifty percent (50%) of the new I&S tax revenue generated for all taxing units from the new development within the Zone will be retained by those taxing units. The remaining sixty-five percent (65%) of the new M&O and fifty percent (50%) of the new I&S tax revenue generated by the new development within the Zone will be available to pay for Project Costs until the term of the Zone expires. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the City.

These projections assume two percent (2%) annual property value inflation factor. As shown in **Exhibit C-3.1, Exhibit C-3.2, Exhibit C-4.1, Exhibit C-4.2, Exhibit C-5.1, and Exhibit C-5.2** the total anticipated TIRZ contribution of the increment towards the Public Improvements is projected to be \$30,003,752. As a result, the TIRZ is anticipated to generate \$33,682,642 (i.e., \$78,427,626 - \$44,744,984) in excess incremental real property taxes during the anticipated term of the Zone for payment of costs of the City, demonstrating economic feasibility of the proposed TIRZ structure.

Table 4-B shows the projected maximum TIRZ contribution of the by each participating jurisdiction.

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Table 4-B
Projected Maximum TIRZ Contribution

Jurisdiction	Total Projected Incremental Tax Revenue during the Term of the TIRZ¹	Participation Percentage	Total Projected Incremental Tax Revenue Available for payment of Project Costs (Projected Maximum TIRZ Contribution)²	Total Projected Incremental Tax Revenue Available to the City
City of Willow Park M&O	\$36,874,470	65%	\$23,968,406	\$12,906,065
City of Willow Park I&S	\$41,553,155	50%	\$20,776,578	\$20,776,578
Total	\$78,427,626		\$44,744,984	\$33,682,642

¹ Represents the projected incremental tax revenues generated from the Property using the respective tax rate.

² Represents the total projected incremental tax revenue available to pay for Project Costs.

4.4. TIRZ PARTICIPATION LEVEL

For properties within the TIRZ, 65% of the total City incremental M&O real property tax revenue and 50 % of the total City incremental I&S real property tax revenue will be pledged to the TIRZ Fund, as shown in Table 4-E.

Table 4-E
TIRZ Participation by Entity

Jurisdiction	TIRZ Participation level as % of M&O Tax Rate	TIRZ Participation level as % of I&S Tax Rate
City of Willow Park	65%	50%

4.5. ESTIMATED BONDED INDEBTEDNESS

It is not anticipated that TIRZ bonds will be issued in the future.

It is proposed that approximately 317 acres comprising the Zone will be located within the PID. It is anticipated that PID Bonds or other similar debt obligations may be incurred in 2026, in which a credit in the amount equal to 65% of the City's total incremental M&O real property tax and 50% of the City's total incremental I&S real property tax revenue for properties within the Zone will be made to offset the PID Assessment imposed on the property of the PID.

4.6. ESTIMATED TIME FOR COSTS OR OBLIGATIONS

The Project Costs are estimated to be incurred within thirty six (36) months following the final issuance of PID Bonds. The Administrative Costs will be incurred annually and will continue to be collected until all Project Costs are reimbursed or the term of the Zone has expired.

4.7. METHOD OF FINANCING

The City in the future, will pay (using the TIRZ funds) a portion of the Project Costs initially funded with PID Bonds and/or Developer funds as annual TIRZ contributions made to offset PID Assessments or other funding mechanisms used to pay for the Project Costs. The Final Plan shall obligate the City to pay from the TIRZ Fund annual TIRZ contributions related to the actual Project Costs initially funded with the PID Bonds and/or Developer funds, which shall be reviewed and approved by the City. Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the respective governing body, and the TIRZ Fund shall only be used to pay the Project Costs. The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone a portion of the Tax Increment calculated as a millage rate per \$100 of captured appraised value in the Zone that equals **65%** of the M&O component City tax rate and **50%** of the I&S component of the City tax rate for properties in the Zone for years one through thirty-eight (1-38).

4.8. TOTAL APPRAISED VALUE

The current preliminary total appraised value of taxable real property in the Zone is \$0 as shown in **Exhibit H**. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone is estimated to be \$799,447,313.

4.9. ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE CITY

The captured appraised value of the Property taxable by the City for a year is the total taxable value of the Property for that year less the tax increment base of the Property. The tax increment base of the Property is the total taxable value of the Property for the year in which the Zone was designated. If the Zone is created during calendar year 2025, the tax increment base of the Property will be \$0 as shown in **Exhibit H**.

4.10. DURATION OF THE ZONE; TERMINATION

The stated term of the Zone shall be thirty-eight (38) years and commence on January 28, 2025, and shall continue until fiscal year ending December 31, 2063, unless otherwise terminated in accordance with this section and Section 4.3 above. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the Project Costs have been paid. If upon expiration of the stated term of the Zone, Project Costs have not been paid, the City has no obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

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5. ASSUMPTION AND LIMITATIONS

The valuation of property for real property tax purposes is determined by the CADs. This plan attempts to estimate how the CAD may estimate the value of the subject properties in the future. The values estimated by the CAD will almost certainly differ from the estimates included in this report. Values can change significantly over time, and these changes can be significantly higher or lower than values in previous years. Determining property values for tax purposes is not as straight forward or as simple as the analysis in this report. Many factors not considered in this report may impact actual future values. Furthermore, property values are not likely to be consistent from year to year.

The CAD often relies on market data to estimate the value of property. Property values can be appealed, competition can be greater, national or local market conditions can change; in short, there are many factors that can affect the valuation of property. These factors make the projection of future values an imprecise exercise. The successful development of the subject properties is critical to the values estimated in the report.

This report has assumed property taxes are paid as due. This report does not include an analysis to determine if the owners of property within the Zone will be able or willing to pay property taxes or if the tax collector will be able to collect unpaid taxes. The actual delinquencies in the payment of real property taxes in the Zone will likely be different than assumed in this report and a significant increase in the failure to pay property taxes would materially affect the tax increment revenues available for the payment of Project Costs.

This report estimates future tax increment revenues based on current real property tax rates. Scenarios do not assume real property tax rates in the future will be different than tax rates for fiscal year 2024 as shown in Table 2-D. Real property tax rates have varied over the years and have declined over the years. Real property tax rates will likely vary significantly in future years and be different than assumed in this report and a significant decrease in real property tax rates could materially affect the tax increment revenues available for the payment of Project Costs.

This report includes projections of tax increment revenues based on zero percent annual appreciation for real property. Changes in values will not be consistent from year to year. Future values are estimated based on values in 2024. Values in any future year may be less than values in 2024.

This report assumes that the subject properties will be developed as projected in this report. A delay in the development of properties or changes to the program of development would reduce tax increment revenues during the years of the delay and could result in there being inadequate tax increment revenues to pay the Project Costs. No analysis has been conducted to determine if the subject properties are likely to be developed as projected.

Numerous sources of information were relied on in the preparation of this report. These sources are believed to be reliable; however, no effort has been made to verify information obtained from other sources.

In summary, this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions will inevitably not materialize, and unanticipated events and circumstances will occur. As a result, actual results will vary from the estimates in this report and the variations may be material.

Other assumptions made in the preparation of this report and limiting conditions to this report are as follows:

1. There are no zoning, building, safety, environmental or other federal, state, or local laws, regulations, or codes that would prohibit or impair the development, marketing or operation of the subject properties in the manner contemplated in this report, and the subject properties will be developed, marketed and operated in compliance with all applicable laws, regulations, and codes.
2. No material changes will occur in (a) any federal, state or local law, regulation or code affecting the subject properties or (b) any federal, state or local grant, financing or other program to be utilized in connection with the subject properties.
3. The local, national and international economies will not deteriorate and there will be no significant changes in interest rates or in rates of inflation or deflation.
4. The subject properties will be served by adequate transportation, utilities and governmental facilities.
5. The subject properties will not be subjected to any war, energy crises, embargo, strike, earthquake, flood, fire or other casualty or act of God.
6. The subject properties will be developed, marketed, and operated in a highly professional manner.
7. There are no existing, impending or threatened litigation that could hinder the development, marketing, or operation of the subject properties.
8. MuniCap, Inc. does not have expertise in and has no responsibility for legal, environmental, architectural, geologic, engineering, and other matters related to the development and operation of the subject properties.

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6. LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

- Exhibit A Current Map of the Property and TIRZ Zone
- Exhibit B Metes and Bounds of Property in the Zone
- Exhibit C-1 Projected Absorption
- Exhibit C-2 Projected Assessed Value
- Exhibit C-3.1 Projected Incremental Assessed Values and Incremental M&O Real Property Taxes Available for TIRZ Obligations – City of Willow Park
- Exhibit C-3.2 Projected Incremental Assessed Values and Incremental M&O Real Property Taxes Available to Jurisdiction – City of Willow Park
- Exhibit C-4.1 Projected Incremental Assessed Values and Incremental I&S Real Property Taxes Available for TIRZ Obligation- City of Willow Park
- Exhibit C-4.2 Projected Incremental Assessed Values and Incremental I&S Real Property Taxes Available to Jurisdiction- City of Willow Park
- Exhibit C-5.1 Projected Incremental Assessed Values and Incremental Real Property Taxes Available for TIRZ Obligation- City of Willow Park Summary
- Exhibit C-5.2 Projected Incremental Assessed Values and Incremental Real Property Taxes Available to Jurisdiction- City of Willow Park Summary
- Exhibit D Map and Description of the Proposed Uses of the Property (current concept plan)
- Exhibit E List of Parcels in the Zone
- Exhibit F Project Costs
- Exhibit G Map of the Public Improvements
- Exhibit H Current Appraised Value of the Zone (Base Year)

EXHIBIT A
CURRENT MAP OF THE PROPERTY AND TIRZ ZONE

EXHIBIT B
METES AND BOUNDS OF THE PROPERTY

EXHIBIT C
**PROJECTED ABSORPTION, INCREMENTAL ASSESSED VALUES AND
INCREMENTAL REAL PROPERTY TAXES**

EXHIBIT D
MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY

EXHIBIT E
LIST OF PARCELS IN THE ZONE

(see Exhibit H)

EXHIBIT F
PROJECT COSTS

Project Costs¹

Descriptions	Total
Hard Costs	
Earthwork and Erosion Control	\$21,804,000
Paving	\$8,144,650
Drainage	\$3,328,500
Water	\$2,274,400
Sanitary Sewer	\$3,359,800
Street Lights and Signage	\$766,500
Landscaping	\$595,700
<i>Sub-total hard costs</i>	<i>\$40,273,550</i>
TIRZ Administration Costs	
TIRZ Administration Costs	\$750,000
<i>Subtotal TIRZ Administration Costs</i>	<i>\$750,000</i>
Economic Development Grant Costs	
Economic Development Grant Costs	\$25,000,000
<i>Subtotal Economic Development Grant Costs</i>	<i>\$25,000,000</i>
Soft Costs	
Other soft and miscellaneous costs	\$17,539,037
<i>Sub-total Soft Costs</i>	<i>\$17,539,037</i>
Total project costs financed	\$83,562,587

¹Provided by Developer.

EXHIBIT G
MAP OF PUBLIC IMPROVEMENTS

EXHIBIT H
CURRENT APPRAISED VALUE OF THE ZONE

CITY OF WILLOWPARK
ORDINANCE NO. 915-25

AN ORDINANCE ORDERING A GENERAL MUNICIPAL ELECTION TO BE HELD ON MAY 3, 2025 FOR THE PURPOSE OF ELECTING CERTAIN MUNICIPAL OFFICERS FOR THE CITY OF WILLOW PARK, SPECIFICALLY MAYOR AND CITY COUNCIL MEMBERS FOR PLACE NO. 1 AND PLACE NO. 2; DESIGNATING A POLLING PLACE, WITHIN THE MUNICIPAL LIMITS; APPOINTING A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; ESTABLISHING OTHER PROCEDURES FOR THE CONDUCT OF THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF NOTICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a general election for certain municipal officers of the City of Willow Park, Texas is ordered herein for May 3, 2025 under the authority of law; and

WHEREAS, Jenise Miller, the Elections Administrator for Parker County, is designated under §83.005 TEX. ELECTION CODE as the Early Voting Clerk for elections ordered on behalf of a municipality; and

WHEREAS, the City will enter into an agreement with Parker County for the provision of election services and said agreement provides for an election judge and the dates on which early voting shall occur; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1. INCORPORATION

All of the above precatory statements are true and correct and incorporated herein for all purposes.

SECTION 2. DATE OF ELECTION

It is hereby ordered that an election for certain municipal officers shall be held in and throughout the City of Willow Park, Texas on MAY 3, 2025.

SECTION 3. PURPOSE OF ELECTION

The purpose of the election is to provide for the general election of city officers, specifically: the Mayor, Councilmember Place No. 1, and Councilmember Place No. 2. The term for the Mayor, Councilmember Place No. 1 and Councilmember Place No. 2 are for a term of two years, ending May 2027.

SECTION 4. POLLING PLACE

The polling location for early and day-of election shall be the City of Willow Park Public Safety Building, 101 Stagecoach Trail, Willow Park, Texas. In accordance with §41.031(b) TEX. ELECTION CODE, said polling place shall be open between the hours of 7:00 a.m. and 7:00 p.m. on Tuesday, April 22, 2025, Monday, April 28, 2025, and May 3, 2025 for regular and early voting; and,

between the hours of 8:00 a.m. and 5:00 p.m. on the dates of Wednesday, April 23, 2025, Thursday, April 24, 2025, Friday, April 25, 2025, and Tuesday, April 29, 2025 during early voting.

SECTION 5. ELECTION JUDGES

The Presiding Election Judge and Alternate Presiding Election Judge shall be appointed by Parker County pursuant to an agreement with the County.

All Election Judges herein appointed, shall appoint not more than two eligible persons as clerks to serve and assist in the conduct of election. Provided, however, that if the Election Judge named herein actually serves, the Alternate Election Judge shall serve as one of the clerks. All election clerks shall be qualified voters of the City.

SECTION 6. EARLY VOTING CLERK

Jenise Miller, the Elections Administrator for Parker County, is hereby designated as the Early Voting Clerk pursuant to §83.05 TEX. ELECTION CODE for the election ordered herein. The official mailing address of the early voting clerk is 1112 Santa Fe Drive, Weatherford, Texas 76086. The email address and telephone number of the early voting clerk is crickett.miller@parkercountytexas.com and 817-598-6185. The City Secretary is further ordered to procure and allocate the supplies necessary to conduct the election pursuant to §51.003(3) TEX. ELECTION CODE and to provide written notice to the presiding and alternate presiding judge of the election as specified by §32.009 TEX. ELECTION CODE.

SECTION 7. PUBLICATION AND POSTING OF NOTICE

Notice of the City election shall be given by posting a Notice of Election at the City of Willow Park City Hall on the bulletin board or other location used for posting notices of the meetings of the City Council, not later than 21 days prior to the date of the election, and by publication of said notice at least once in the newspaper published in the City, or if none, in a newspaper of general circulation. The date of said publication to be not less than 10 days nor more than 30 days prior to the date set for the election. Upon publication of the election notice, the City Secretary shall secure a Publisher's Affidavit or copy of the notice which complies with the requirements of §4.005 TEX. ELECTION CODE.

SECTION 8. EARLY VOTING

Early voting by personal appearance shall commence on April 22, 2025 and shall continue Monday through Friday from 8:00 a.m. until 5:00 p.m. April 23, 2025 to April 29, 2025; and from 7:00 am until 7:00 pm on April 22 & 28, 2025; at a location to be determined by the City and the Early Voting Clerk. Extended hours for early voting shall be determined by the Early Voting Clerk and the City. A supplemental notice shall be issued stating the early voting location and the dates for the extended hours of early voting. Early voting shall be conducted in accordance with the requirements of the Texas Election Code.

Applications for voting by mail shall be delivered to the Early Voting Clerk at the same address not later than the close-of-business on April 22, 2025.

The Early Voting Clerk's address to which ballots voted by mail may be sent is:

Jenise Miller
Early Voting Clerk

1112 Santa Fe Drive Weatherford, TX
76086

SECTION 9. NECESSARY ACTIONS

The Mayor, City Council, or City Secretary, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the TEX. ELECTION CODE in carrying out and conducting the election whether or not specifically authorized herein.

The City Secretary is directed to send a copy of the executed Order of Election to the Parker County Clerk and Election Administrator on or before March 4, 2025 pursuant to § 4.008 TEX. ELECTION CODE.

SECTION 10. SEVERABILITY

If for any reason any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be held invalid, it shall not affect any valid provisions of this or any other Ordinance of the City of Willow Park to which these rules and regulations relate.

SECTION 11. EFFECTIVE DATE

This Ordinance shall take effect from and after the date of its adoption.

PASSED, APPROVED AND ADOPTED on this 14th day of January 2025.

Doyle Moss, Mayor

ATTEST:

Antonette A. Fisher, Interim City Secretary

The Willow Park City Council is acting on **Ordinance No. 915-25**, did on the 14th day of January 2025 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel Place 5	_____	_____	_____



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: January 28, 2025	Department: Legislative	Presented By: Toni Fisher, ACM/Interim City Secretary
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AGENDA ITEM:

Discussion/Action: to adopt a revised ordinance to Order the May 3, 2025 General Election with updated polling location.

BACKGROUND:

Per state law (Section 3.004 of the Texas Election Code) the city is required to order the general election of the political subdivision. This year the city will order the general election for Mayor, and City Council Places 1 and 2. The 2025 General Election will be held May 3, 2025.

This original ordinance was presented to City Council and approved on January 14, 2025, but amended here to designate the polling location of the Willow Park Public Safety Building, 101 Stagecoach Trail, Willow Park.

EXHIBITS:

- Amended Ordinance No. 915-25-A

REQUIRED MOTION:

MOTION TO ADOPT A REVISED ORDINANCE ORDERING A GENERAL MUNICIPAL ELECTION TO BE HELD ON MAY 3, 2025 FOR THE PURPOSE OF ELECTING CERTAIN MUNICIPAL OFFICERS FOR THE CITY OF WILLOW PARK, SPECIFICALLY MAYOR AND CITY COUNCILMEMBERS FOR PLACE NO. 1 AND PLACE NO. 2; DESIGNATING A POLLING PLACE, WITHIN THE MUNICIPAL LIMITS; APPOINTING A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; ESTABLISHING OTHER PROCEDURES FOR THE CONDUCT OF THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF NOTICE; AND PROVIDING FOR AN EFFECTIVE DATE.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: January 28, 2025	Department: Admin	Presented By: City Manager
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AGENDA ITEM: Discussion / Acton: to remove and add persons as authorized signatures for all accounts with Texas First Bank

BACKGROUND: The City of Willow Park has one certificate of deposit at Texas First Bank and has designated Candy Scott at the “Authorized Signatory” for all accounts. With Candy’s retirement, staff recommends adding Bryan Grimes and Andi Saylor as “Authorized Signatories” on all accounts at Texas First Bank.

Suggested Motion: I move to remove Candy Scott as authorized signature, and add Bryan Grimes and Andi Saylor as authorized signature for all accounts at Texas First Bank.

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$
	Source of Funding	\$

**A RESOLUTION OF THE CITY OF WILLOW PARK, TEXAS
RESOLUTION NO. 2025-02
A RESOLUTION REMOVING AND ADDING PERSONS AS THE AUTHORIZED
SIGNATORIES FOR ALL ACCOUNTS WITH TEXAS FIRST BANK**

WHEREAS, the City of Willow Park (the “City”) has previously designated Candy Scott as an "Authorized Signatory" for all of its accounts with Texas First Bank; and

WHEREAS, with the retirement of Candy Scott, the City now wishes to remove her as an Authorized Signatory and add the City Manager, Bryan Grimes, and the Finance Manager, Andi Saylor, as "Authorized Signatories" on all accounts with Texas First Bank.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, THAT:

Remove: The following officers, officials, or employees of the City of Willow Park are hereby removed as designated "Authorized Signatories”:

Printed Name: Candy Scott
Title: Finance Manager

Add: The following officers, officials, or employees of the City of Willow Park are hereby added as designated "Authorized Signatories”:

Printed Name: Bryan Grimes
Title: City Manager

Printed Name: Andi Saylor
Title: Finance Manager

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK ON THIS 28TH DAY OF JANUARY, 2025.

Doyle Moss, Mayor

Attest:

Antonette A. Fisher, Interim City Secretary



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: January 28, 2025	Department: Admin	Presented By: Michelle Guelker
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AGENDA ITEM

Discussion/Action:

to adopt a resolution approving the 2025 Steering Committee Membership Assessment for cities served by Oncor.

BACKGROUND:

The City of Willow Park is a member of a 169-member city coalition known as the Steering Committee of Cities Served by Oncor (Steering Committee). The resolution approves the assessment of an eleven cent (\$0.11) per capita fee to fund the activities of the Steering Committee.

The Steering Committee undertakes activities on behalf of municipalities for which it needs funding support from its members. Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over three decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

STAFF/BOARD/COMMISSION RECOMMENDATION:

To approve a resolution approving the 2025 Steering Committee Membership Assessment for cities served by Oncor.

EXHIBITS:

Resolution

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	
	Source of Funding	

RESOLUTION NO. 2025-03

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF ELEVEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

WHEREAS, the City of Willow Park is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the city; and

WHEREAS, the Steering Committee of Cities Served By Oncor (Steering Committee) has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Steering Committee at its December 2024 meeting set a budget for 2025 that compels an assessment of eleven cents (\$0.11) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

I.

That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of Willow Park and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

II.

The City is further authorized to pay its assessment to the Steering Committee of eleven cents (\$0.11) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

III.

A copy of this Resolution and the assessment payment check made payable to “*Steering Committee of Cities Served by Oncor, c/o City of Arlington*” shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, Mail Stop 63-0300, PO Box 90231, Arlington, Texas 76004.

PRESENTED AND PASSED on this the 28th day of January, 2025, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Willow Park, Texas.

Signature
Mayor

ATTEST:

Signature
City Secretary

APPROVED AS TO FORM:

Signature
City Attorney