



**City of Willow Park
Regular Meeting
City Hall
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, July 11, 2017 at 7:00 p.m.
Agenda**

Section I – Presentations

- 1. Call to Order**
- 2. Determination Of Quorum**
- 3. Invocation & Pledge of Allegiance**
 - A. Father Jay Atwood, St. Francis of Assisi Episcopal Church
 - B. Corporal Sam Minnich
- 4. Citizen Presentations & Comments**

Section II – Minutes

- 5. Approve and Act on Minutes**
 - A. Approve City Council Regular Meeting Minutes – June 13, 2017

Section III – General Items

- 6. Discussion/Action:** To discuss and consider Zoning Change request to rezone 1.14 acres being a portion of Block 10, El Chico Addition, an addition of the City of Willow Park, Parker County, Texas, from “R-1” Single Family District to “R-1/S” Single Family District with Sewer, located on the northeast corner of Stagecoach Trail and Pitchfork Trail.
 - A. Open Public Hearing
 - B. Close Public Hearing
- 7. Discussion/Action:** To consider and approve Ordinance 755-17, an Ordinance establishing standards for accessory buildings and accessory uses.
- 8. Discussion/Action:** To discuss and consider awarding bid for force main replacement project to Fambro Construction, LLC.
- 9. Discussion/Action:** To discuss and consider directing the City Attorney to prepare documents to exchange extra territorial jurisdiction boundaries with the City of Annetta North.
- 10. Discussion/Action:** To discuss and consider action plan for partnership with the City of Hudson Oaks for water supply from the City of Fort Worth.

11. Discussion/Action: To discuss and consider Resolution No. 09-17, a resolution to enter into an interlocal agreement with the City of Frisco to reduce cost of police uniforms.
12. Discuss/Action: To discuss and consider approving the settlement agreement previously approved with the new lines between Willow Park and Weatherford.

Section IV – Council Requested Items

13. Discussion: To identify budgetary needs for drainage problems in the city. (Amy Fennell)
14. Discussion/Action: To discuss and consider authorizing the City Administrator to repair pavement on Saddle Trail in the Saddle Ridge Estates Subdivision. (Mayor Moss)
15. Discussion/Action: To discuss and consider authorizing the City Administrator to repair pavement on Verde Court in the Oak Manor Subdivision. (Marcy Galle)

Section V- Informational

16. Mayor & Council Member Announcements
17. City Administrator's Report

Section VI – Adjournment

18. Adjournment

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before July 7, 2017 at 5:00 p.m.

Kandice Garrett
City Secretary, City of Willow Park

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (817) 441-7108 ext. 6 or fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park
City Council
Regular Meeting
City Hall
516 Ranch House Road, Willow Park, TX 76087
Tuesday, June 13, 2017 at 7:00 p.m.
Minutes

Section I – Presentations

1. Call to Order

Mayor Moss called the meeting to order at 7:01 p.m.

2. Determination of Quorum

Mayor Doyle Moss
Councilmember Norman Hogue
Councilmember Amy Fennell
Councilmember Greg Runnebaum
Councilmember John Gholson
Councilmember Marcy Galle

Staff Present:
City Administrator Scott Wall
Interim City Secretary Kandice Garrett

3. Invocation & Pledge of Allegiance

Mayor Moss started the meeting with the invocation led by Ted Kitchens, Sr. Pastor at Christ Chapel. Scout Troop 1099 led in the Pledge of Allegiance.

4. Citizen Presentations & Public Comments

***Corey Tucker, 1207 Saddle Trail, addressed council on behalf of the Saddle Ridge Homeowner's Association, regarding street repair on Saddle Trail by the City after work performed on a water line in the spring. He informed council the street was repaired with asphalt instead of concrete, which is not holding up, and the repairs are unacceptable. He asked the street be repaired to previous condition.

Section II – Minutes

5. Approve and Act on Minutes

A. Approve City Council Regular Meeting Minutes – May 9, 2017

***Councilmember Galle made a motion to approve the City Council Regular Meeting Minutes.

Seconded by Councilmember Gholson

Aye votes: Councilmembers Hogue, Runnebaum, Gholson, Galle

Abstain: Councilmember Fennell

Motion passed with a vote of 4-0

B. Approve City Council Called Meeting Minutes – May 18, 2017

***Councilmember Runnebaum made a motion to approve the City Council Called Meeting Minutes.

Seconded by Councilmember Galle

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

Section III – General Items

6. Discussion/Action: To discuss and consider authorization of the execution of an easement with The Shops at Crown Park, LLC. for the use of public street right of way for the installation of two monument signs.

***Councilmember Runnebaum made a motion to approve the easement.

***Councilmember Galle suggested a change to the Right-Of-Way Agreement in paragraph one to omit “previously dedicated to” and replace with “upon dedication by.”

Seconded by Councilmember Gholson

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

7. Discussion/Action: To discuss and consider approval of Resolution No. 08-17, providing authorization for the execution by the City of an Interlocal Cooperation Agreement with Parker County, TX for the repair, maintenance and construction of roads, thoroughfares or streets.

***Councilmember Gholson made a motion to approve Resolution No. 08-17, an Interlocal Cooperation Agreement with Parker County.

Seconded by Councilmember Galle

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

8. Discussion/Action: To adopt Ordinance No. 753-17, an Ordinance providing authorization to grant Texas Gas Service Company, a franchise to use the present and future streets, alleys, highways, utility easements, municipal rights of way and public property in consideration of certain compensation; and providing for a term and an effective date.

***Councilmember Galle made a motion to adopt Ordinance No. 753-17.

***Larry Graham and Wyatt Irby, Texas Gas Service Company, addressed council regarding the franchise agreement.

Seconded by Councilmember Gholson.

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson

Abstain: Councilmember Galle

Motion passed with a vote of 4-0

9. Discussion/Action: To discuss and consider approval of Ordinance No. 754-17, an Ordinance to adopt the new Code of Ordinances as presented by Franklin Legal Publishing.

***Councilmember Hogue made a motion to approve Ordinance No. 754-17.

***Councilmember Galle suggested a change to add "February 2017" in SECTION 3.

Seconded by Councilmember Galle

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

10. Discussion/Action: To discuss and consider accepting recommendation to declare Public Works Department equipment as Surplus and selling by Public Auction.

***Councilmember Gholson made a motion to accept Public Works Department equipment as Surplus and sell by Public Auction.

***City Administrator, Scott Wall and Public Works Director, Ramon Johnson addressed council on the outcome of the Surplus inventory process conducted by Mr. Johnson. The necessity to handle item numbers 10. Asphalt Milling Machine and 11. Asphalt Laydown Machine alternatively were explained. Mr. Wall's recommendation was to sell those items to another public sector utilizing TML Classified Sales. The revenue from the sale would go into an escrow account until the callable date in 2021 to pay towards the bond debt. Proceeds from all other Surplus items sold at Public Auction will go into the general fund.

***Councilmember Gholson added to accept the amendment to the sale of the Surplus equipment at Public Auction excluding the sale of the Asphalt Milling Machine and the Asphalt Laydown Machine, which will be sold to another public sector and the proceeds put into an escrow account until the eligible date to release the money to pay down the bond debt.

Seconded by Councilmember Galle

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

11. Presentation: To discuss and consider appointment of Kandice Garrett as City Secretary.

***Councilmember Gholson made a motion to appoint Kandice Garrett as City Secretary.

Seconded by Councilmember Fennell

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

12. Discussion/Action: To discuss and consider approval of the FY 2017/18 Budget Calendar.

***Councilmember Galle made a motion to approve the FY 2017/18 Budget Calendar setting the Budget Workshop to be held on Saturday, August 5 (9 am – 5 pm).

Seconded by Councilmember Gholson

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

13. Discussion/Action: To discuss and consider prioritizing the FY 2017/18 Budget Goals.

***City Administrator Scott Wall addressed council to consider these items as a basis to get started and add or subtract from the list as council determines. Further stating some items need to be identified now to be built in the budget, if needed.

***Councilmember Galle recommended looking at funding for continuing to upgrade the water lines.

***Councilmember Gholson recommended funding for asphalt road repair to the Episcopal Church on Ranch House Rd. as a priority. Mr. Wall informed council he has met with Derek of Jacob Martin and Father Jay to discuss the repair. He stated this as being an add alternate to the street project to save money on mobilization and get some economies out of it. The bid will go before council to be awarded as usual and this repair will be a segregated item to be awarded.

***Councilmember Fennell recommended the street repair to Saddle Trail be corrected by the City.

***Councilmember Fennell recommended the City look at hiring a marketing company for rebranding the City of Willow Park to her current status.

***Several councilmembers and the mayor brought up interest in putting into place funding for a Parks Master Plan Study.

***Councilmember Gholson made a motion to approve the FY 2017/18 Budget Goals

Seconded by Councilmember Galle

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

Section IV – Council Requested Items

14. Discussion/Action: To discuss and consider assigning a team to investigate alternatives for wastewater utility operations. (Mayor Pro-Tem John Gholson)

***Councilmember Gholson addressed council regarding the possibility of sending our wastewater to Weatherford with the formation of a team to include Kyle Wilks, and the assistance of Trent Petty, President of Petty & Associates, and Councilmember Hogue. In addition, Mr. Wilks has offered to participate in the funding of this initiative.

***Councilmember Runnebaum made a motion to assign Councilmembers Gholson and Hogue, Kyle Wilks, and Trent Petty to a team for investigating negotiations with the City of Weatherford for wastewater utility operations.

Seconded by Councilmember Galle

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

15. Discussion/Action: To discuss and consider setting a date for a called meeting for the purpose of discussing future wastewater treatment plant site. (Councilmembers Marcy Galle & Amy Fennell)

***Councilmember Galle made a motion to table this item.

Seconded by Councilmember Fennell

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

16. Discussion/Action: To approve Ordinance No. 751-17 changing the appointment and supervision of the City Attorney. (Councilmember Marcy Galle)

***Councilmember Galle made a motion to approve Ordinance No. 751-17.

As there were no seconds, the motion failed.

Section V - Informational

17. Mayor & Council Member Announcements

***Councilmember Hogue addressed council regarding the construction at I-20 & Mikus Exit and informed the group that TXDOT confirmed the project was going out for bids in August and anticipate construction to begin on October 1, 2017. It is a fourteen-month project. There will not be any bridge construction work and essentially rebuilding the frontage roads, the interchange underneath; cut back the concrete retaining walls similar to work done at Ranch House and permanent signalization poles. They will be changing the two-way frontage road west of Mikus to a one-way. Water and sewer pipes will also be put in place for future use.

18. City Administrator's Report

***City Administrator Scott Wall announced the corporal promotion ceremony for Officer Sam Minnich and Officer Doug Garnet on June 23, 2017 at 1:30 pm to be held at the Public Safety building. He also announced he and the police chief have been invited to meet with State Representative, Phil King regarding updates within the State Legislature and put forth his appreciation for the invitation. He'll update council with any pertinent information. Mr. Wall further shared an update from the Capital Improvement Report (CIP) pointing out a bid has been accepted for the force main work through the Wilk's property and will be on next month's agenda for consideration by council. Also the City is nearing the project of having a well site near City Hall at the park that is a \$75K project and will be added as a budget item. Finally the discussion of the water supply project with Hudson Oaks, Willow Park and the City of FW will be coming up on next month's agenda and specifically the consideration of Fort Worth's desire to see Willow Park change their ETJ with the City of Weatherford, as Mr. Wall also pointed out, needs to be looked at.

Section VI – Adjournment

19. Adjournment

***Councilmember Runnebaum made a motion to adjourn.

Seconded by Councilmember Gholson

Aye votes: Councilmembers Hogue, Fennell, Runnebaum, Gholson, Galle

Motion passed with a vote of 5-0

Mayor Moss adjourned the meeting at 8:17 p.m.

APPROVED

Doyle Moss, Mayor
City of Willow Park, Texas

ATTEST:

Kandice Garrett, City Secretary
City of Willow Park, Texas



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: 7/11/17	Department: Community Development	Presented By: Betty Chew
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AGENDA ITEM:

Zoning Change request to rezone 1.14 acres being a portion of Block 10, El Chico Addition, an addition of the City of Willow Park, Parker County, Texas, from "R-1" Single Family District to "R-1/S" Single Family District with Sewer, located on the northeast corner of Stagecoach Trail and Pitchfork Trail.

BACKGROUND:

The property is located in Planning Area 2, as identified in the City's Comprehensive Plan. Planning Area 2 is the residential core of Willow Park and takes the form of large-lot, single-family subdivisions. The primary land use within Planning Area 2 is expected to remain residential in the future. The Comprehensive Plan does indicate more density than Planning Area 1 which is 1+ acre lots and agricultural development. This area and the subject property has commercial development along Interstate 20 to the south and high density residential development, Stage Coach Estates and Saddle Ridge Estates to the west.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff will support a recommendation for approval of the zoning request for "R-1/S" Single Family District with Sewer with consideration being given to R-1/S zoning for the remaining properties on Stagecoach Trail, between Pitchfork Trail and Chuckwagon Trail. This will provide a low density buffer for the residential properties to the north and east.

Council Briefing:

Planning and Zoning Commission voted 3-0 not to rezone the property. To overturn the Commission's recommendation will require the favorable vote of three-fourths (3/4) of all the members of the city council.

EXHIBITS:

P&Z Exhibits, Rezoning Protest Petition.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A

Scott Wall

From: Betty Chew
Sent: Thursday, May 25, 2017 4:22 PM
To: Scott Wall
Cc: Doyle Moss; Norman Hogue; greg.runnebaum@gmail.com; John Gholson; Marcy Galle; Amy Fennell; Bernie Parker
Subject: Stagecoach Replat

The replat of the 1.14 acre property located on the northeast corner of Pitchfork Trail and Stagecoach Trail was reviewed, in error, based on an R-1/S zoning with sewer which allows for 20,000 square foot lots. The property is currently zoned R-1 which requires a minimum lot size of 40,000 square feet.

The owner has been notified of the platting error. His desire is to construct a single family residence on each lot. He is submitting an application for R-1/S zoning. If the property is rezoned, it will allow development of the 2 lots with a single family dwelling on each lot.

The rezoning request will be considered by the Planning & Zoning Commission on June 6th and City Council on June 13th. If the rezoning request is denied the plat will be vacated.

If you have additional questions please contact me.

Betty Chew
254-485-5406



City of Willow Park
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

ZONING CHANGE REQUIREMENTS

Name of Applicant: PARKER AREA INVESTMENTS, LLC
Mailing Address: 5189 E. I 20 SERVICE RD. WILLOW PARK, TX. 76087
Street STE. 104 City State Zip
Phone: 817-228-9447 Fax: _____ Email: _____
Property Owner: BRITT PHILLIPS
Mailing Address: 5189 E. I 20 SERVICE RD. WILLOW PARK, TX. 76087
Street STE. 104 City State Zip
Phone: 817-228-9447 Fax: _____ Email: _____
Location of property requesting to be re-zoned: NORTHEAST CORNER STAGECOACH & PITCH FORK
Intended Use of property: SINGLE FAMILY RESIDENTIAL
Current Zoning District: R-1
Requested Zoning District: R-1/S
Specific reason for zoning request: _____

~~FEES:~~ \$150 (Residential)
\$150 (Non-Residential)

Additional fees (if applicable): _____
Additional fees (if applicable): _____

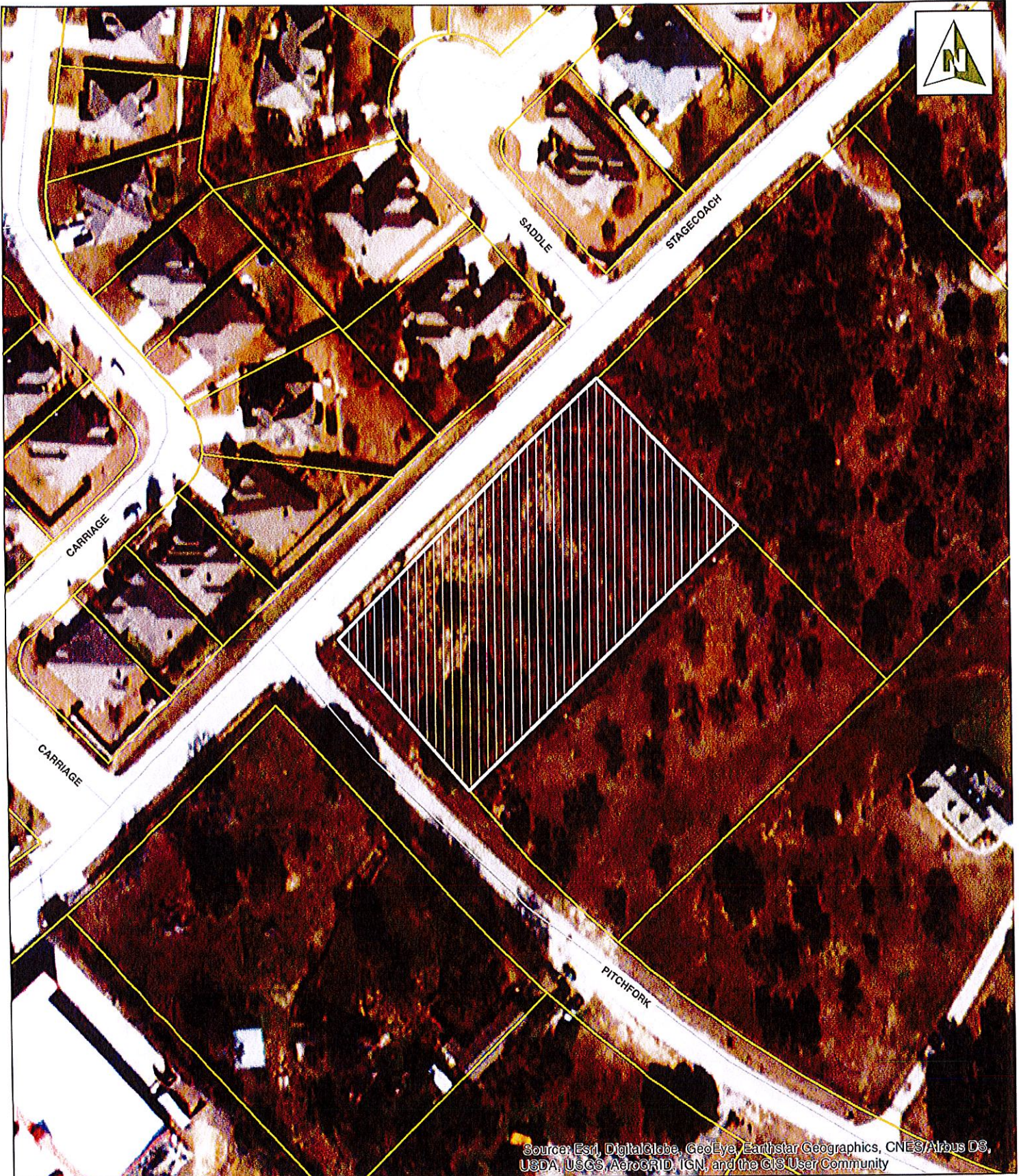
Any reasonable fees and/or costs which are required by the City of Willow Park for a proper review of this request are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building/property inspections and/or testing(s).

[Signature] 6/16/17
SIGNATURE OF OWNER DATE
[Signature] 6/16/17
SIGNATURE OF APPLICANT DATE

If the property owner is represented by another, a notarized letter of authorization must be submitted.



195 Stagecoach Trail



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

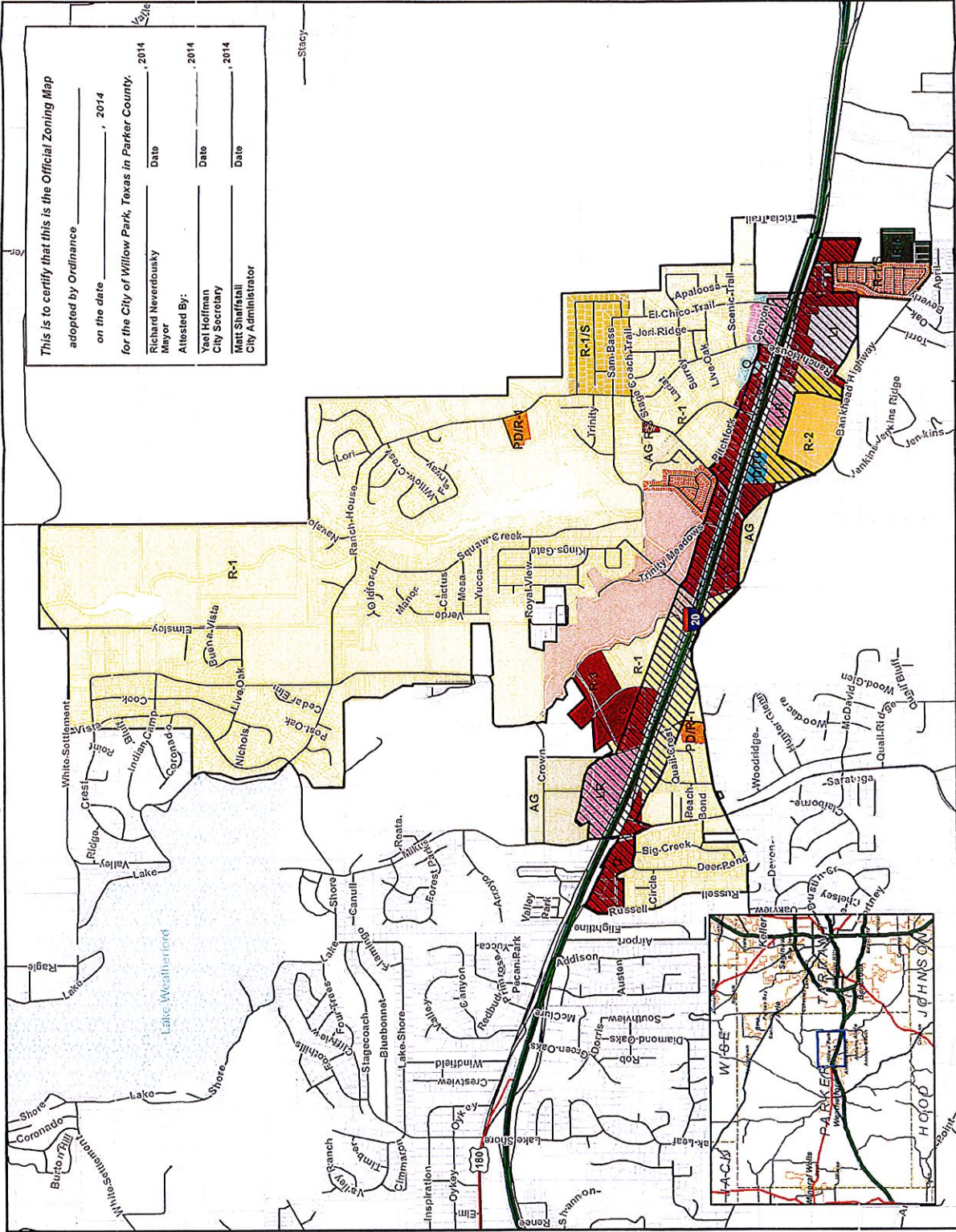
DISCLAIMER:

This data has been compiled for City of Willow Park.
Various official and unofficial sources were used to gather this information.
Every effort was made to ensure the accuracy of this data, however,
no guarantee is given or implied as to the accuracy of said data.

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Feet



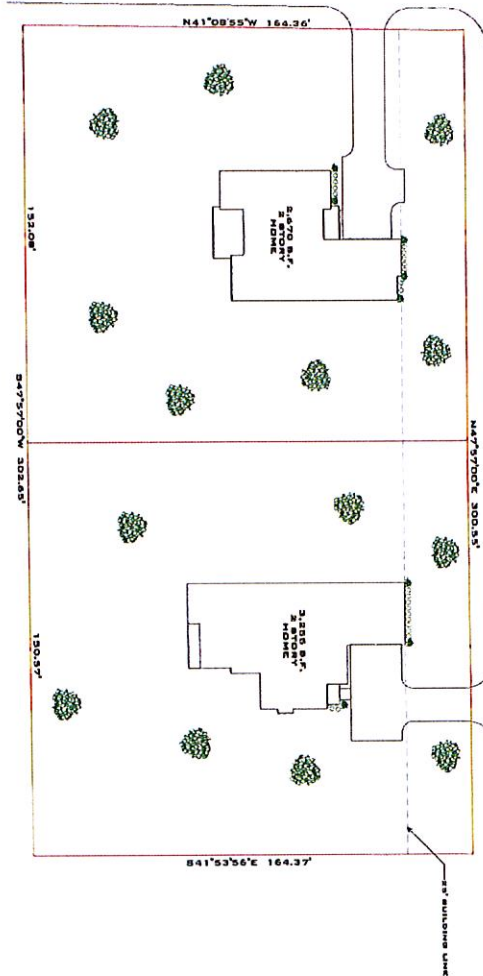
City of Willow Park Zoning



Future Land Use Plan



PITCHFORK TRAIL



WEST STAGECOACH TRAIL



SHEET
NUMBER

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DATE: 10/05/15

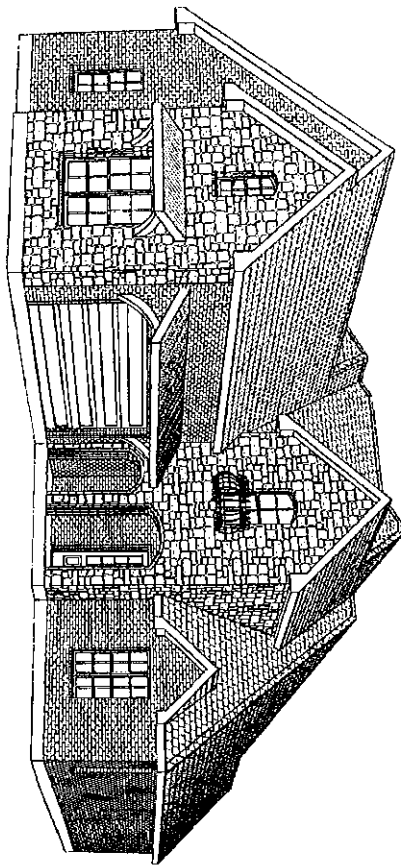
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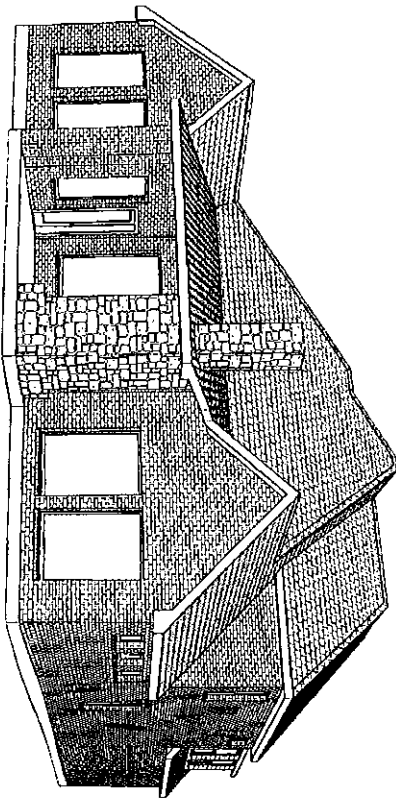
BRITT PHILLIPS
SPEC HOMES

OVERALL
SITE PLAN





FRONT 3D VIEW



REAR 3D VIEW

BRITT PHILLIPS SPEC HOUSE 2

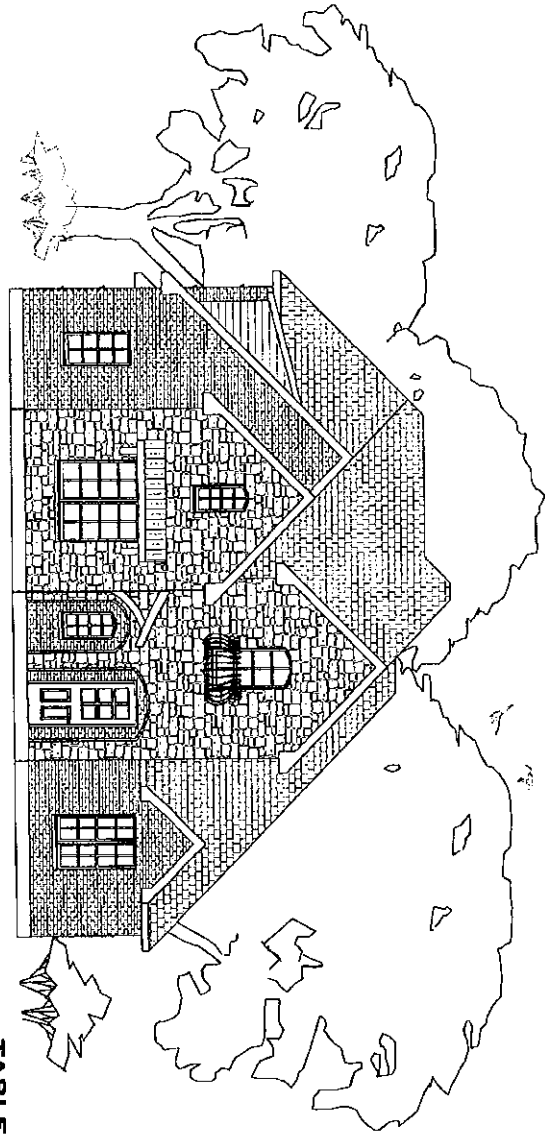


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- 7 - FOUNDATION PLAN
- 8 - SITE PLAN

SHEET
NUMBER

1

SCALE: 1/4" = 1'

DATE: 06/29/15

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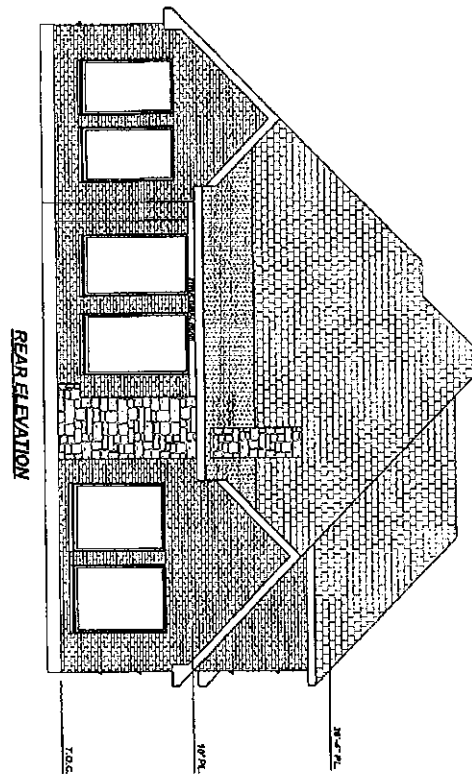
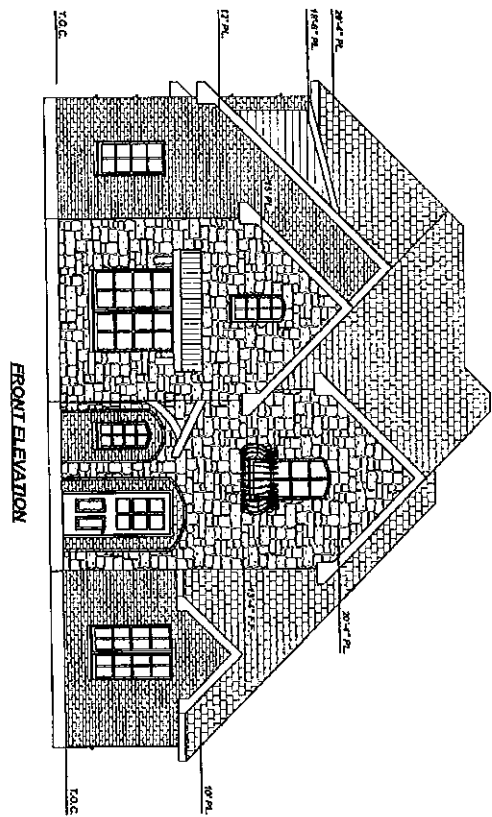
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BRITT PHILLIPS
SPEC 2

PROJECT OVERVIEW



808 S. FRONT ST., ALEDO, TX 76008
(817) 441-1744, FAX (817) 441-1094



SHEET
NUMBER

4

SCALE: 1/4" = 1'

DATE: 05/29/18

DRAWN BY: JAB

AN - 15250

BRITT PHILLIPS
SPEC 2

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FRONT & REAR
ELEVATIONS

AI
BD.

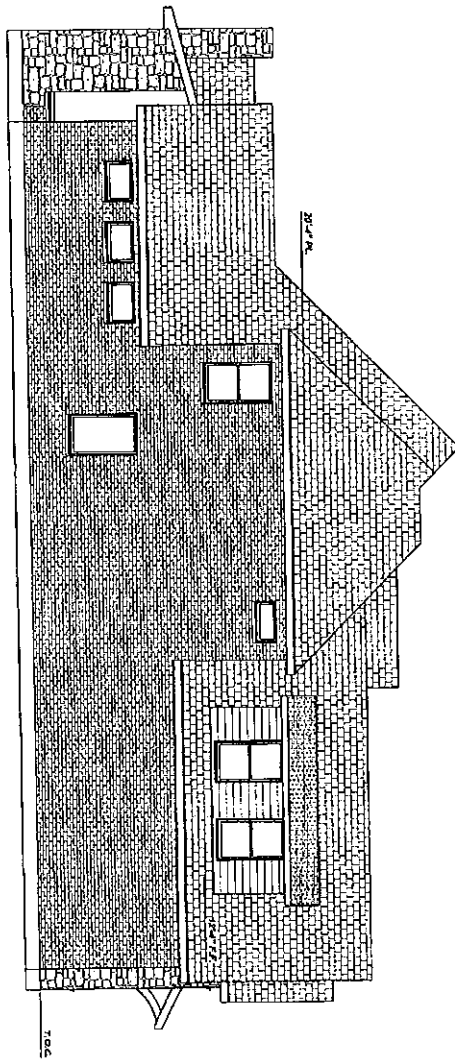
TI
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MICHAEL L. PIERCE
PROFESSIONAL
BUILDING DESIGNER

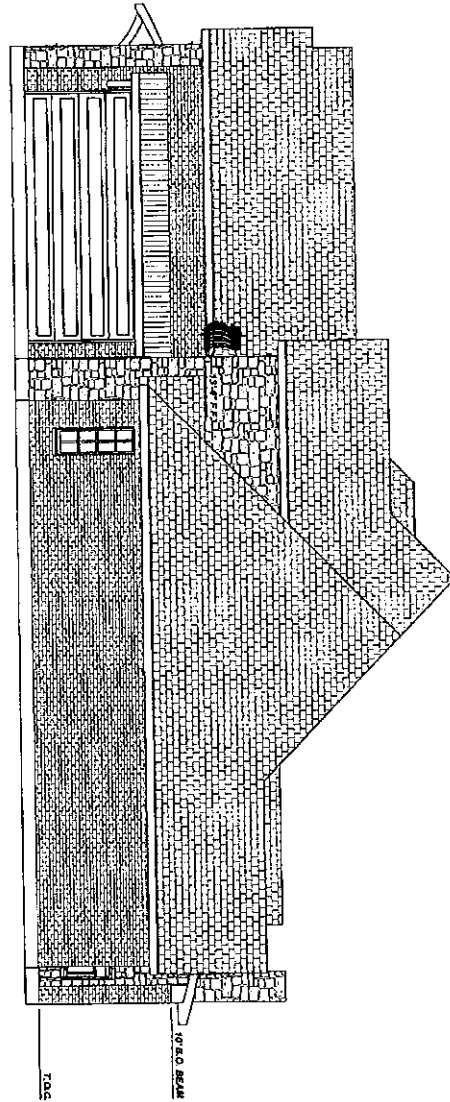
PIERTECH
DESIGN CONSULTANTS

308 S. FRONT ST., ALEDO, TX, 76008
(817) 441-1742, FAX: (817) 441-1033

LEFT ELEVATION



RIGHT ELEVATION



SHEET
NUMBER

5

SCALE: 1/4" = 1'

DATE: 09/29/15

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AN - 18250

BRITT PHILLIPS
SPEC 2

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LEFT & RIGHT
ELEVATIONS

AI
BD.

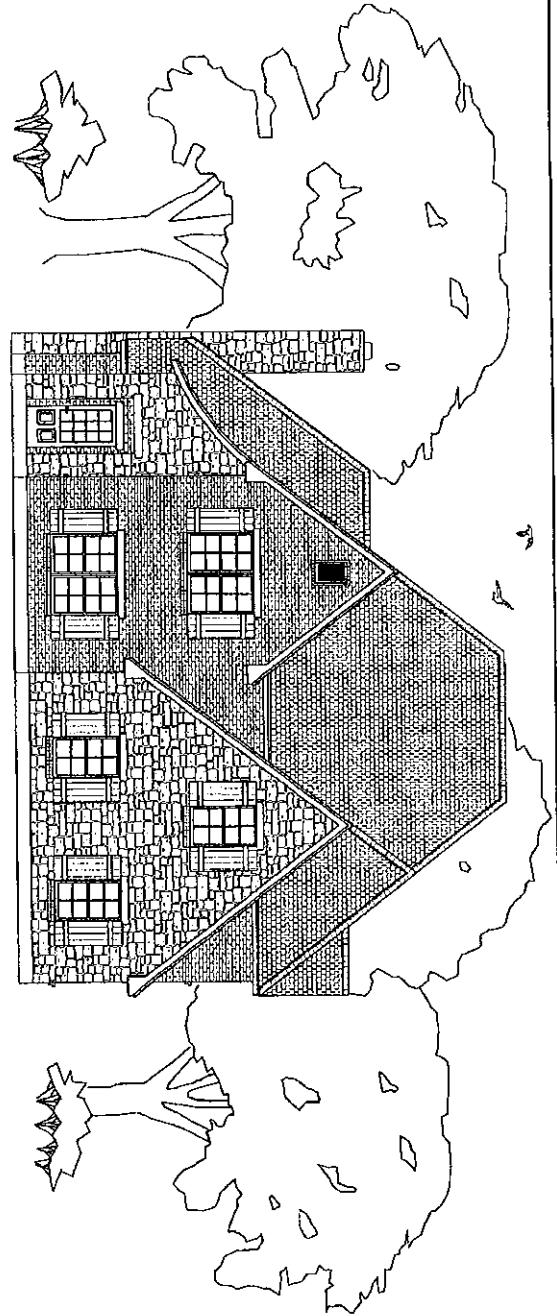
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BD.

MICHAEL L. PIERCE
PRINCIPAL
BUILDING DESIGNER

PIERTECH

DESIGN CONSULTANTS

505 S. FRONT ST., ALEDO, TX, 76008
(817) 461-1742, FAX (817) 461-1059

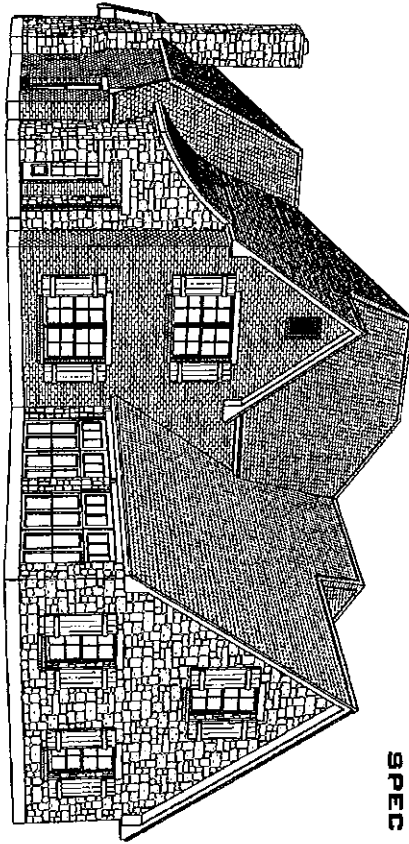


FRONT ELEVATION

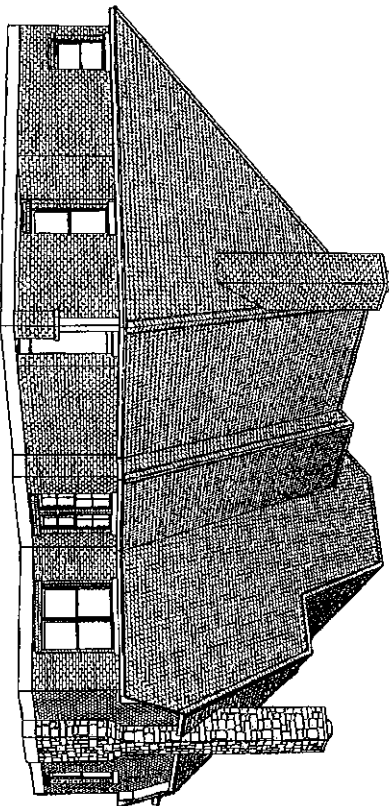
**BRITT PHILLIPS
SPEC HOUSE 3**

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- 6 - ROOF PLAN



FRONT 3D VIEW



REAR 3D VIEW

SHEET
NUMBER

1

SCALE: 1/4" = 1'

DATE: 1/02/13

DRAWN BY: JAB

AR - 1525D

BRITT PHILLIPS
SPEC HOUSE 3

THIS PLAN IS THE PROPERTY OF MICHAEL L. PIERCE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MICHAEL L. PIERCE. THE USER OF THIS PLAN AGREES TO HOLD MICHAEL L. PIERCE HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST MICHAEL L. PIERCE OR HIS FIRM, OR ANY OF ITS OFFICERS, EMPLOYEES OR AGENTS, IN CONNECTION WITH THE USE OF THIS PLAN.

**PROJECT
OVERVIEW**



308 S. FRONT ST., ALEDO, TX 76009
18171-441-1742, FAX 18171-441-0224



FIRST FLOOR DIMENSIONAL PLAN



SECOND FLOOR DIMENSIONAL PLAN

1ST FLOOR A/C AREA	2,175.50 SQ. FT.
2ND FLOOR A/C AREA	1,080.50 SQ. FT.
DARABE AREA	525.50 SQ. FT.
PORCH AREAS	1,10.50 SQ. FT.
TOTAL A/C AREA	3,255.50 SQ. FT.
TOTAL SLAB	2,800.50 SQ. FT.
TOTAL A.U.R.	3,580.50 SQ. FT.

NOTE
ALL CYLINDERS ARE 8" HIGH
UNLESS NOTED OTHERWISE.

NOTE
ALL DRILLINGS ARE 9" HIGH
UNLESS NOTED OTHERWISE.

**SHEET
NUMBER**

2

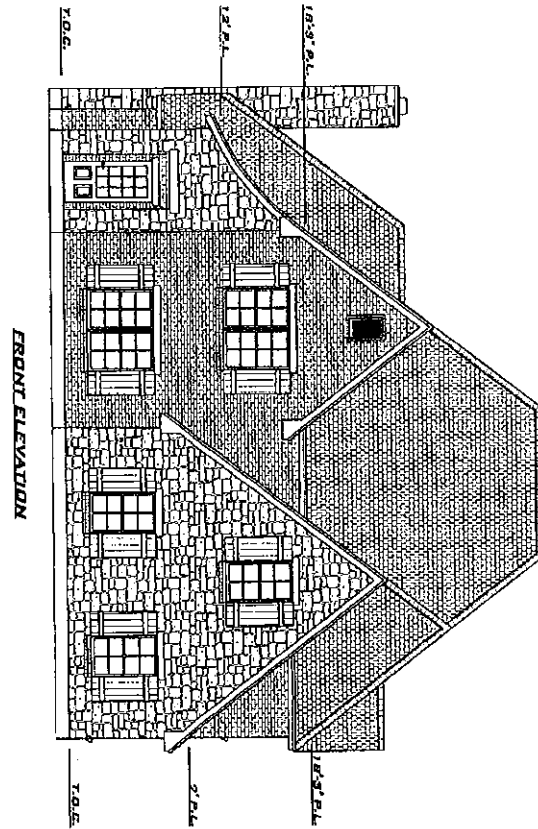
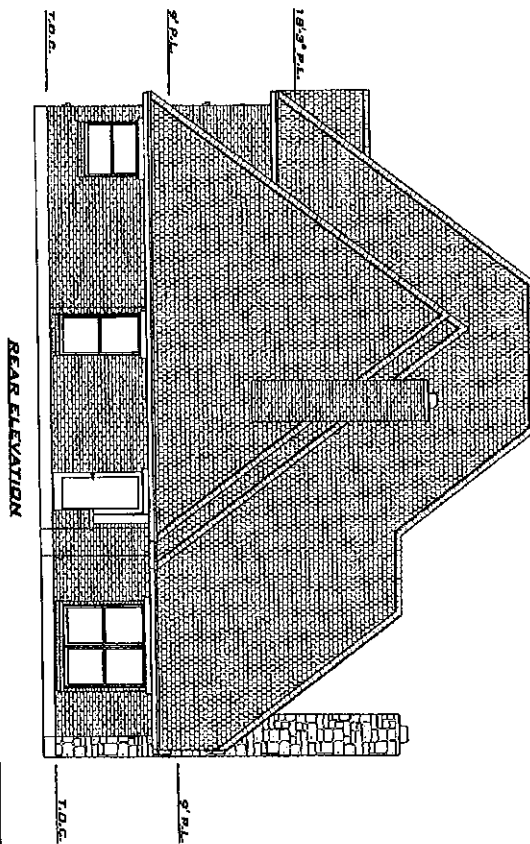
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BRITT PHILLIPS
SPEC HOUSE 3

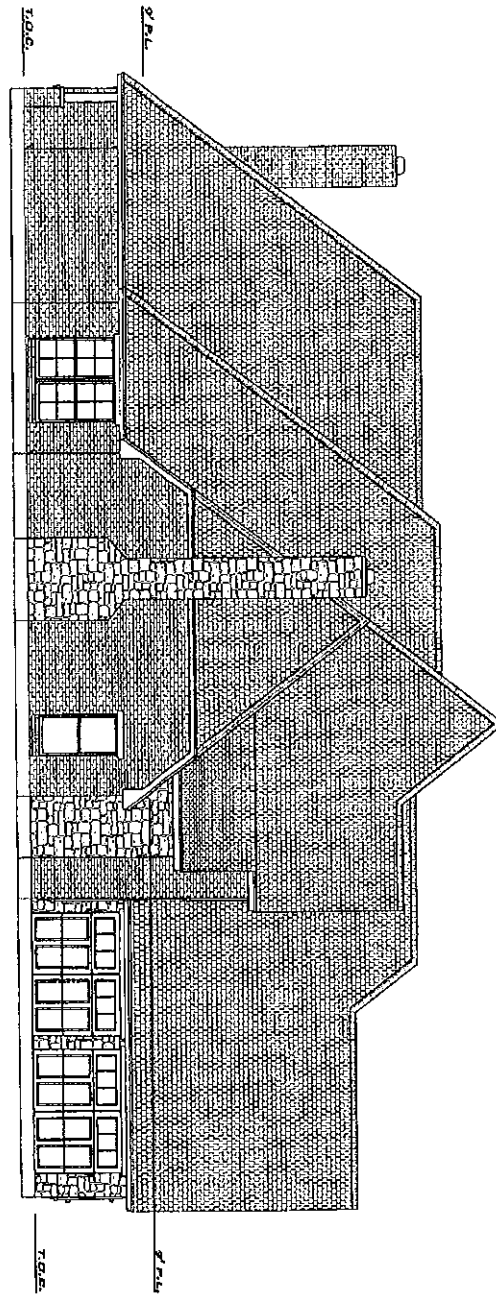
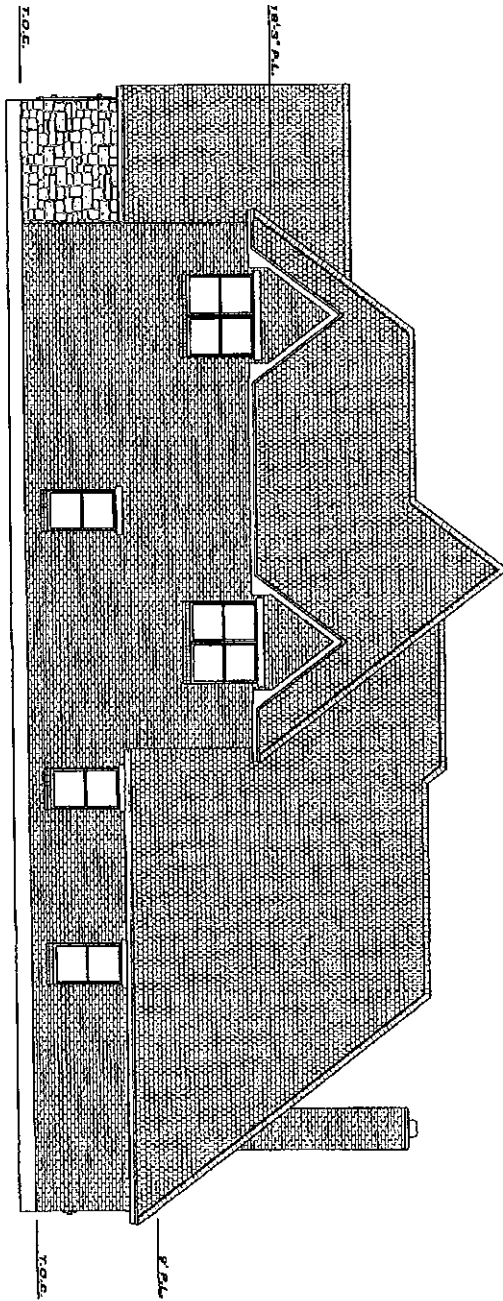
THIS PLAN IS PROPERTY OF PRETECH ENGINEERING & CONSULTING LLC AND IS NOT TO BE REPRODUCED OR RE-USED WITHOUT WRITTEN PERMISSION FROM PRETECH. THIS PLAN IS INTENDED TO PROVIDE THE INFORMATION NECESSARY TO BUILD THE SAID STRUCTURE. BUILDER AND OWNER OR OWNER'S AGENT SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL LOCAL, STATE AND FEDERAL REGULATIONS.

DIMENSIONAL FLOOR PLAN





SHEET NUMBER 4	SCALE: 1/4" = 1' DATE: 10/02/18 DRAWN BY: BTI-JAB AR: 18250	BRITT PHILLIPS SPEC HOUSE 3	FRONT & REAR ELEVATIONS	AI BD. MICHAEL L. PIERCE PROFESSIONAL BUILDING DESIGNER	PIERTECH DESIGN CONSULTANTS 308 S. FRONT ST., ALEDD, TX, 76008 (817) 441-1742, FAX (817) 441-1053	
	<small>THIS PLAN IS PREPARED BY PIERCE TECHNOLOGY CONSULTING AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PIERCE TECHNOLOGY CONSULTING. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. PIERCE TECHNOLOGY CONSULTING IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.</small>					
	<small>PIERCE TECHNOLOGY CONSULTING IS A PROFESSIONAL SERVICE FIRM. IT IS NOT A CONTRACTOR. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. PIERCE TECHNOLOGY CONSULTING IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.</small>					
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SHEET
NUMBER

5

SCALE: 1/4" = 1'

DATE: 10/03/15

DRAWN BY: JAS

AR - 15250

BRITT PHILLIPS
SPEC HOUSE 3

THIS PLAN IS THE PROPERTY OF MICHAEL L. PIERCE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MICHAEL L. PIERCE. ANY VIOLATION OF THIS AGREEMENT WILL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE SUBJECT TO LEGAL ACTION.

LEFT & RIGHT
ELEVATIONS



808 S. FRONT ST., ALEDO, TX, 76008
(817) 461-1743, FAX (817) 461-1883

Residents Notified

1. Milton Bradley
2. David Hernandez
3. Charles Brady
4. James McKinney
5. Johnny Phillips
6. Family Plowman Properties
7. Benjamin Ingold
8. Lawrence Russ
9. Gary Burton
10. Laura Sapaugh
11. Christopher Hall
12. Katy Lancarte
13. Vicki Owens
14. David Eels

Received 6/27/17

REZONING PROTEST PETITION

June 15, 2017

File Number: _____

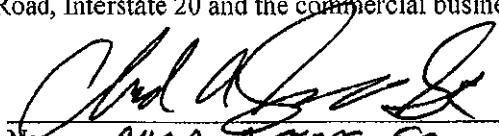
Address of rezoning request: R-1 Single Family District to R-1/S Single Family District with Sewer - 1.14 acres being a portion of Block 10, El Chico Addition, an addition to the City of Willow Park, Parker County, Texas according to the plat records in Volume 284, Page 601, Plat Records, Parker County, Texas, located on the Northeast corner of Stagecoach Trail and Pitchfork Trail

To: Planning & Zoning Commission and the City Council of Willow Park, Texas

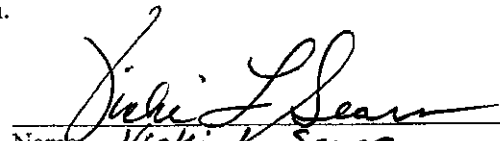
We, the undersigned owners of the real property affected by the requested zoning change described above do hereby protest against any change of the Land Development Code which would zone the above mentioned property to any classification other than R-1 Single Family District.

We believe rezoning the above mentioned property will change the requirements to sub-divide the above mentioned property in to smaller parcels and allow for the construction of smaller homes or townhomes. Constructing smaller homes or townhomes on smaller portions of the land will change the "Ranchette Style" neighborhood for the property owners on Pitchfork Trail, Chuckwagon Trail and Stagecoach Trail, where the majority own 2 or more acres and will therefore affect the use, enjoyability, marketability and value of our property and neighborhood.

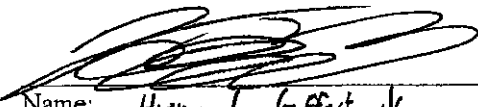
We also believe additional driveways entering on Stagecoach Trail will create more traffic and safety issues to the children and neighbors in the community since Stagecoach Trail is a major thoroughfare between Ranch House Road, Interstate 20 and the commercial businesses on each.



Name: CHAD A SEARS SR
Address: 315 CHUCKWAGON TRAIL
WILLOW PARK TX 76087



Name: VICKI K. SEARS
Address: 315 CHUCKWAGON TRAIL
WILLOW PARK TX 76087
817-781-4198



Name: Harvey Lee Guffert Jr
Address: 326 Pitchfork Trail
Willow Park, Tx 76087



Name: MICHAEL L FRANK
Address: 220 CHUCKWAGON TRAIL
WILLOW PARK TEXAS 76087



Name: PAUL DAVIS
Address: 300 Chuckwagon
Willow Park TX 76087



Name: James McKinney
Address: 410 Pitchfork Trail
Willow Park TX 76087

REZONING PROTEST PETITION

June 15, 2017

File Number: _____

Address of rezoning request: R-1 Single Family District to R-1/S Single Family District with Sewer - 1.14 acres being a portion of Block 10, El Chico Addition, an addition to the City of Willow Park, Parker County, Texas according to the plat records in Volume 284, Page 601, Plat Records, Parker County, Texas, located on the Northeast corner of Stagecoach Trail and Pitchfork Trail

To: Planning & Zoning Commission and the City Council of Willow Park, Texas

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We also believe additional driveways entering on Stagecoach Trail will create more traffic and safety issues to the children and neighbors in the community since Stagecoach Trail is a major thoroughfare between Ranch House Road, Interstate 20 and the commercial businesses on each.

Leigh Hutsell
Name: _____
Address: 340 Pitchfork Trl.
Willow Park TX
76087

Billy F. Etson Jr
Name: _____
Address: 400 PITCH FORK TRAIL
WILLOW PARK, TX 76087

Imogene Hutsell
Name: _____
Address: 340 Pitchfork
Willow Park TX 76087

James Hutsell
Name: _____
Address: 340 Pitchfork Trl
Willow Park TX
76087

Cynthia Jane Davis
Name: _____
Address: 316 Chuckwagon Trl
Willow Park, TX 76087

Mizzi Wood
Name: _____
Address: 200 Chuckwagon Trl
Willow Park, TX 76087

REZONING PROTEST PETITION

June 15, 2017

File Number: _____

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We also believe additional driveways entering on Stagecoach Trail will create more traffic and safety issues to the children and neighbors in the community since Stagecoach Trail is a major thoroughfare between Ranch House Road, Interstate 20 and the commercial businesses on each.

Name: Julie Langebarte
Address: 212 Chuckwagon Trail
Willow Park, TX 76087
Julie Langebarte

Name: Jan Simons
Address: 221 Chuckwagon
Willow Park, TX 76087
Jan Simons

Name: Louise Littlejohn
Address: 124 Chuckwagon Tr.
Willow Park TX 76087
Louise Littlejohn

Name: William D. Littlejohn
Address: 124 Chuckwagon Tr.
Willow Park TX 76087
William D. Littlejohn

Name: Bob Weber
Address: 300 Pitchfork
Willow Park TX 76087
Bob Weber

Name: Denise Weber
Address: 300 Pitchfork Tr.
Willow Park TX 76087
Denise M. Weber

REZONING PROTEST PETITION

June 15, 2017

File Number: _____

Address of rezoning request: R-1 Single Family District to R-1/S Single Family District with Sewer - 1.14 acres being a portion of Block 10, El Chico Addition, an addition to the City of Willow Park, Parker County, Texas according to the plat records in Volume 284, Page 601, Plat Records, Parker County, Texas, located on the Northeast corner of Stagecoach Trail and Pitchfork Trail

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R Kent Sears
Name: R Kent Sears
Address: 201 Chuckwagon Trail
Willow Park TX 76087

Denna Sears
Name: Denna Sears
Address: 201 Chuckwagon Trail
Willow Park TX 76087

Terry Skaggs
Name: TERRY SKAGGS
Address: 190 W STAGECOACH TRL
WILLOW PARK TX 76087

Forrest Skaggs
Name: Forrest Skaggs
Address: 150 Stagecoach Trail
Willow Park, TX 76087

Gary Skaggs
Name: GARY SKAGGS
Address: 150 W STAGECOACH TRL
WILLOW PARK TX 76087

Chris Newman
Name: Chris Newman
Address: 212 Chuckwagon Trl
Willow Park TX 76087



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 27, 2017	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Zoning Change request to rezone 1.14 acres being a portion of Block 10, El Chico Addition, an addition of the City of Willow Park, Parker County, Texas, from "R-1" Single Family District to "R-1/S" Single Family District with Sewer, located on the northeast corner of Stagecoach Trail and Pitchfork Trail.

BACKGROUND:

The property is located in Planning Area 2, as identified in the City's Comprehensive Plan. Planning Area 2 is the residential core of Willow Park and takes the form of large-lot, single-family subdivisions. The primary land use within Planning Area 2 is expected to remain residential in the future. The Comprehensive Plan does indicate more density than Planning Area 1 which is 1+ acre lots and agricultural development.

This area and the subject property has commercial development along Interstate 20 to the south and high density residential development, Stage Coach Estates and Saddle Ridge Estates to the west.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff will support a recommendation for approval of the zoning request for "R-1/S" Single Family District with Sewer with consideration being given to R-1/S zoning for the remaining properties on Stagecoach Trail, between Pitchfork Trail and Chuckwagon Trail. This will provide a low density buffer for the residential properties to the north and east.

Council Briefing:

Planning and Zoning Commission voted 3 – 0 not to rezone the property. To overturn the Commission's recommendation will require the favorable vote of three-fourths (3/4) of all the members of the city council.

EXHIBITS: P&Z Exhibits, Rezoning Protest Petition,

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A

7/6/2017



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: 7/11/17	Department: Community Development	Presented By: Betty Chew
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AGENDA ITEM:

To discuss and consider establishing standards for accessory buildings and accessory uses.

BACKGROUND:

Pursuant to April's Planning and Zoning meeting discussion, establishing a criteria for accessory buildings and accessory uses located within residential zoning areas. A draft addressing these items discussed are attached.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends a separate section within the Zoning Ordinance be established for accessory and accessory uses.

Council Briefing:

Planning and Zoning Commission recommends amending the Zoning Ordinance to provide standards for Accessory Building / Accessory Uses with a 3-0 vote. Attached is the ordinance that will establish these regulations.

EXHIBITS:

P&Z Exhibits, Ordinance 755-17.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A

ACCESSORY BUILDING AND USE REGULATIONS:

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (40,000 sq./ft. or larger):

- A. The combined area of all accessory buildings on a lot shall be no greater than fifty percent (50%) of the residence. Gutters and downspouts are required on all accessory buildings larger than two hundred (200) square feet.
- B. Front yard setback: No accessory building is permitted in the front yard setback.
- C. Side yard setback: Where building lines, setback lines or side yard lines are shown on a recorded plat, the minimum side yard setback shall be as shown on the plat. In all other locations, the minimum side yard setback shall be ten (10') feet.
- D. Rear yard setback: Accessory buildings shall be located towards the rear of the property. Accessory buildings shall be located no closer than ten (10') foot from the rear property line.
- E. Accessory buildings shall not be permitted within a utility easement, drainage easement or drainage way or floodplain.
- F. The maximum exterior wall height of an accessory building in the R-1 District is fourteen (14') feet.
- G. All accessory buildings shall be constructed of materials which are of a comparable color pallet to the main use building and have a roof pitch similar to the main use building.

R-1/S,R-2,R-3,R-4,R-5 RESIDENTIAL DISTRICTS (Single Family Residence)

- A. There shall be one (1) accessory building per lot no larger than two hundred (200) square feet.
- B. Front yard setback: No accessory building is permitted in the front yard setback.
- C. Side yard setback: Where building lines, setback lines or side yard lines are shown on a recorded plat, the minimum side yard setback shall be as shown on the plat. In all other locations, the minimum side yard setback shall be ten (10') feet.
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- E. Accessory buildings shall not be permitted within a utility easement, drainage easement or drainage way or floodplain.
- F. The maximum exterior wall height of an accessory building in these zoning districts is eight (8') feet.
- G. All accessory buildings shall be constructed of materials which are of a comparable color pallet to the main use building and have a roof pitch similar to the main use building.

Detached accessory buildings are prohibited in all residential districts in front of the main building. Detached carports shall be located no closer than the front of the main building and observe all building setback requirements.

Detached carports are considered as accessory buildings and shall meet the requirements of the zoning district. All carports must be secured and anchored in compliance with building code regulations.

Accessory buildings are not permitted without a main use building, unless on tracts of two (2) acres or more and used solely for agricultural purposes. Workshops, garages, or similar uses shall not be considered as agricultural purposes. In such case, a one hundred (100') foot front building setback from all property lines is required.

Portable buildings, including storage containers, overseas shipping containers, cargo, or freight containers are prohibited to be used as accessory buildings. The use of storage containers may be allowed for a maximum sixty (60) day period during moving or construction with issuance of a permit.

CITY OF WILLOW PARK

ORDINANCE 755-17

AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 14 "ZONING REGULATIONS," ARTICLE 14.03, ESTABLISHMENT OF REGULATIONS AND RESTRICTIONS IS AMENDED PROVIDING ACCESSORY BUILDING AND USE REGULATIONS; PROVIDING FOR PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park is a municipal corporation organized under the laws of the State of Texas; and

WHEREAS, it is intent of the City of Willow Park to protect the health, safety and welfare and well-being of its citizens; and

WHEREAS, the City is pursuant to §211.002 delegated the authority to adopt, amend or repeal zoning regulations that provide for the health, safety and general welfare of the City; and

WHEREAS, the zoning regulations generally §211.003 Tex. Local Govt. Code may regulate the height, number of stories, size of buildings and other structures including maximum height, minimum lot area, dwelling units per acre, gross living area, yard setback, screening and use of structures; and

WHEREAS, the Planning and Zoning Commission of the City of Willow Park conducted a public hearing consistent with §211.006(a), TEX. LOCAL GOVT. CODE providing for the amendment of zoning regulations including notices required by law.

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

SECTION 1. AUTHORITY

The Mayor, or appropriate City Official or Mayor's designee is hereby authorized and directed to implement the applicable provisions of this Ordinance.

SECTION 2. AMENDMENT

The following section of Chapter 14, "Zoning Regulations," Article 14.03 "ESTABLISHMENT OF REGULATIONS AND RESTRICTIONS" of this section Zoning Regulations is amended, as follows:

SECTION 14.03.007 ACCESSORY BUILDING AND USE REGULATIONS:

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (40,000 sq./ft. or larger):

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Portable buildings, including storage containers, overseas shipping containers, cargo, or freight containers are prohibited to be used as accessory buildings. The use of storage containers may be allowed for a maximum sixty (60) day period during moving or construction with issuance of a permit.

SECTION 3. SEVERANCE

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 4. RECITALS

The City Council hereby finds and declares all precatory language herein to be true and correct and approves and adopts the same herein as part of this Ordinance.

SECTION 5. PUBLICATION

The City Secretary of the City of Willow Park is hereby directed to publish in the official newspaper of the City of Willow Park the caption hereof and the effective date of this ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

SECTION 6. EFFECTIVE DATE

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

PASSED AND ADOPTED this 11th day of July, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

Kandice Garrett, City Secretary

Doyle Moss, Mayor

The Willow Park City Council in acting on Ordinance No. 755-17, did on the 11th day of July, 2017 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	_____	_____	_____
Amy Fennell, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
John Gholson, Place 4	_____	_____	_____
Marcy Galle, Place 5	_____	_____	_____



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 27, 2017	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 2

Consider establishing standards for accessory buildings and accessory uses.

BACKGROUND:

Pursuant to April's Planning and Zoning meeting discussion, establishing a criteria for accessory buildings and accessory uses located within residential zoning areas. A draft addressing these items discussed are attached.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends a separate section within the Zoning Ordinance be established for accessory and accessory uses.

Council Briefing:

Planning and Zoning Commission recommends amending the Zoning Ordinance to provide standards for Accessory Building / Accessory Uses with a 3-0 vote.
Attached is the ordinance that will establish these regulations.

EXHIBITS: Planning and Zoning Exhibits.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: 7/11/17	Department: Administrative	Presented By: City Administrator, Scott Wall
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AGENDA ITEM:

To discuss and consider awarding bid for force main replacement project to Fambro Construction, LLC.

BACKGROUND:

The Council voted to issue debt for financing the force main in early 2017. The Debt issuance of \$2,725,000 will fund this project and the new wastewater package plant.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Council should award the bid to the lowest responsible bidder Fambro Construction, LLC.

EXHIBITS:

Recommendation letter from Derek Turner with bid tabulation.

ADDITIONAL INFO: <i>Project was estimated to cost \$400K</i>	FINANCIAL INFO:	
	Cost	\$246,645.00
	Source of Funding	2017 Certificates of Obligation

7/6/2017



3465 Curry Lane
Abilene, Texas 79606
325-695-1070
www.JacobMartin.com

1508 Santa Fe Drive
Suite 203
Weatherford, Texas 76086
817-594-9880
Fax: 817-594-9882

June 8, 2017

Mr. Scott Wall
City Administrator
City of Willow Park
516 Ranch House Road
Willow Park, Texas 76087

Re: Force Main Replacement Project

Dear Mr. Wall:

We have reviewed the bids for the above referenced project. There were nine bids received and accepted. The low bid was provided by Fambro Construction, LLC in the amount of \$246,645.00. The four lowest bids were within approximately 15% of each other and the engineer's cost estimate for the project was \$400,000. I have attached a copy of the bid tabulation for your review.

We find no reason to disqualify the low bidder and, therefore, recommend award of the base bid to Fambro Construction, LLC in the amount of \$246,645.00.

Assuming Council concurs, we will begin preparing executable contract documents. Please feel free to contact me if you have any questions or concerns.

Sincerely,

JACOB & MARTIN, LLC

A handwritten signature in black ink, appearing to read 'Derek Turner', written over a horizontal line.

Derek Turner, P.E.

Enclosure

xc: Ramon Johnson

CITY OF WILLOW PARK
PROJECT NAME: FORCE MAIN REPLACEMENT

Engineer: Jacob & Martin, LLC.
 Weatherford, Texas

Bid Date: June 8, 2017 at 3:00PM

Weatherford, Texas			Fambro Construction, LLC 3125 County Road 456 Stephenville, TX 76481		B&L Construction Co PO Box 551 Hico, TX 76457		LKG Resources, LLC PO Box 3137 Grapeland, TX 76699		BSK-USA Infrastructure 6329 Southwest Blvd, Ste 295 Ft Worth, TX 76109		
Bid Date: June 8, 2017 at 3:00PM											
		Qty	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
For all Labor, Materials, Equipment and Incidentals to Furnish and Install the Following:											
BASE BID SCHEDULE											
1	10-inch SDR26 PVC	6,200	LF	\$ 34.20	\$ 212,040.00	\$ 35.00	\$ 217,000.00	\$ 36.00	\$ 223,200.00	\$ 38.00	\$ 235,600.00
2	18-inch Bore and Encasement	40	LF	\$ 179.00	\$ 7,160.00	\$ 200.00	\$ 8,000.00	\$ 250.00	\$ 10,000.00	\$ 180.00	\$ 7,200.00
3	10-inch Directional Bore	150	LF	\$ 90.00	\$ 13,500.00	\$ 80.00	\$ 12,000.00	\$ 140.00	\$ 21,000.00	\$ 200.00	\$ 30,000.00
4	10-inch Gate Valve	2	EA	\$ 2,190.00	\$ 4,380.00	\$ 1,800.00	\$ 3,600.00	\$ 2,300.00	\$ 4,600.00	\$ 3,200.00	\$ 6,400.00
5	6-inch Gate Valve	2	EA	\$ 945.00	\$ 1,890.00	\$ 1,200.00	\$ 2,400.00	\$ 1,100.00	\$ 2,200.00	\$ 1,500.00	\$ 3,000.00
6	Existing Sewer Line Connection	3	EA	\$ 2,455.00	\$ 7,365.00	\$ 6,500.00	\$ 19,500.00	\$ 2,300.00	\$ 6,900.00	\$ 950.00	\$ 2,850.00
7	Metal Detectable Tape	6,200	LF	\$ 0.05	\$ 310.00	\$ 0.25	\$ 1,550.00	\$ 0.10	\$ 620.00	\$ 0.03	\$ 185.00
TOTAL BASE BID (Items 1-7)					\$ 246,645.00		\$ 264,050.00		\$ 268,520.00		\$ 235,236.00

CITY OF WILLOW PARK

PROJECT NAME: FORCE MAIN REPLACEMENT

Engineer: Jacob & Martin, LLC.
Weatherford, Texas

Bid Date: June 8, 2017 at 3:00PM

				Waltemeyer Construction, Inc		BCG Construction, Inc		Houley Communications, Inc		KIX Underground, LLC		Excel 4 Construction, LLC	
				6649 Old Meats Rd		988 Schachtel Rd, Ste 113		3550 S Bryant Blvd		1618 Stacey Ct		PO Box 4739	
				Waco, TX 76785		Hurst, TX 76051		San Angelo, TX 76903		Richardson, TX 75081		Ft Worth, TX 76164	
	Qty	Unit		Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
For all Labor, Materials, Equipment and Incidentals to													
Furnish and Install the Following:													
BASE BID SCHEDULE													
1	10-Inch SDR36 PVC	6200	LF	\$ 38.00	\$ 235,600.00	\$ 48.12	\$ 298,344.00	\$ 44.00	\$ 272,800.00	\$ 48.00	\$ 297,600.00	\$ 75.00	\$ 465,000.00
2	18-inch Bore and Encasement	40	LF	\$ 230.00	\$ 9,200.00	\$ 276.10	\$ 11,044.00	\$ 430.00	\$ 17,200.00	\$ 250.00	\$ 10,000.00	\$ 600.00	\$ 24,000.00
3	10-Inch Directional Bore	150	LF	\$ 140.00	\$ 21,000.00	\$ 115.86	\$ 17,379.00	\$ 290.00	\$ 43,500.00	\$ 169.00	\$ 25,350.00	\$ 275.00	\$ 41,250.00
4	10-Inch Gate Valve	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 1,681.00	\$ 3,362.00	\$ 2,575.00	\$ 5,150.00	\$ 2,500.00	\$ 5,000.00	\$ 2,700.00	\$ 5,400.00
5	6-Inch Gate Valve	2	EA	\$ 1,300.00	\$ 2,600.00	\$ 575.00	\$ 1,150.00	\$ 900.00	\$ 1,800.00	\$ 1,050.00	\$ 2,100.00	\$ 1,400.00	\$ 2,800.00
6	Existing Sewer Line Connection	3	EA	\$ 2,100.00	\$ 6,300.00	\$ 6,245.00	\$ 18,735.00	\$ 3,650.00	\$ 10,950.00	\$ 3,000.00	\$ 9,000.00	\$ 2,700.00	\$ 8,100.00
7	Metal Detectable Tape	6200	LF	\$ 1.00	\$ 6,200.00	\$ 0.10	\$ 620.00	\$ 0.10	\$ 620.00	\$ 1.00	\$ 6,200.00	\$ 1.00	\$ 6,200.00
TOTAL BASE BID (Items 1-7)					\$ 285,900.00		\$ 350,634.00		\$ 352,020.00		\$ 355,250.00		\$ 652,750.00



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: 7/11/17	Department: Administrative	Presented By: City Administrator, Scott Wall
---------------------------------	--------------------------------------	--

AGENDA ITEM:

To discuss and consider directing the City Attorney to prepare documents to exchange extra territorial jurisdiction boundaries with the City of Annetta North.

BACKGROUND:

The City of Annetta North is requesting the City of Willow Park to exchange portions of our ETJ. The Annetta North representatives presented their request several years ago to the WP Council and have prepared surveys of the property to be exchanged.

STAFF/BOARD/COMMISSION RECOMMENDATION:

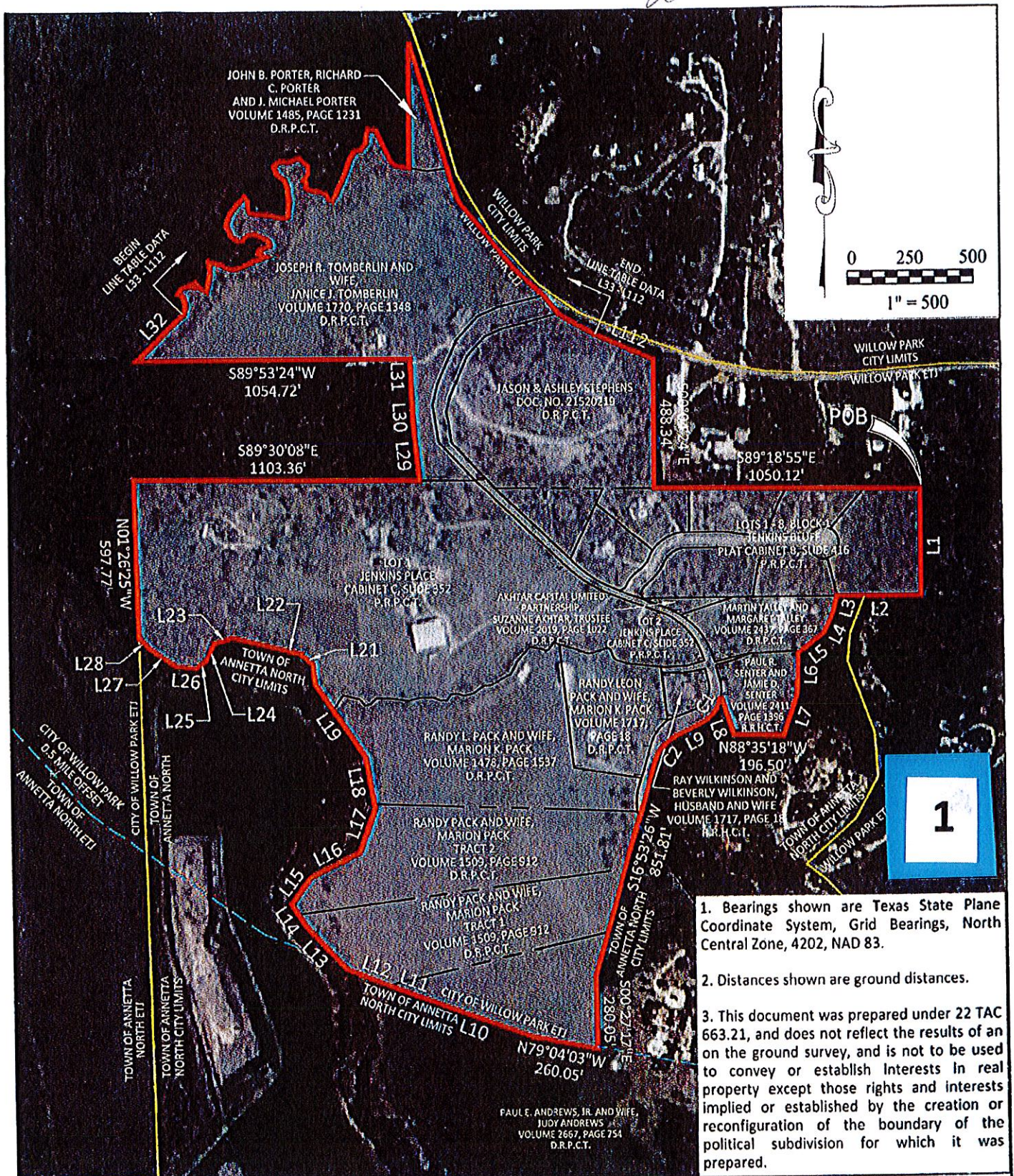
Defer to Council's discretion.

EXHIBITS:

ETJ Exchange Surveys: ETJ Abandonment Willow Park: Exhibit A-1, A-2; ETJ Abandonment Annetta North: Exhibit B-3, Map of proposed exchange in WP & AN, Annetta North Resolution 2017-4 to execute exchange of ETJ properties.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$Undetermined legal fees
	Source of Funding	General Fund

7/6/2017



BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
1901 Martin Drive, Ste. 100
Weatherford, TX 76086
Tel: 817-596-7575 Fax: 817-887-3016
TBPE Firm F-44 TBPLS Firm 10194146
www.bhbinc.com

**Portion of Willow Park Extraterritorial Jurisdiction (ETJ)
Parker County, Texas
112.78 Acres**

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Released for review: 05-09-2017

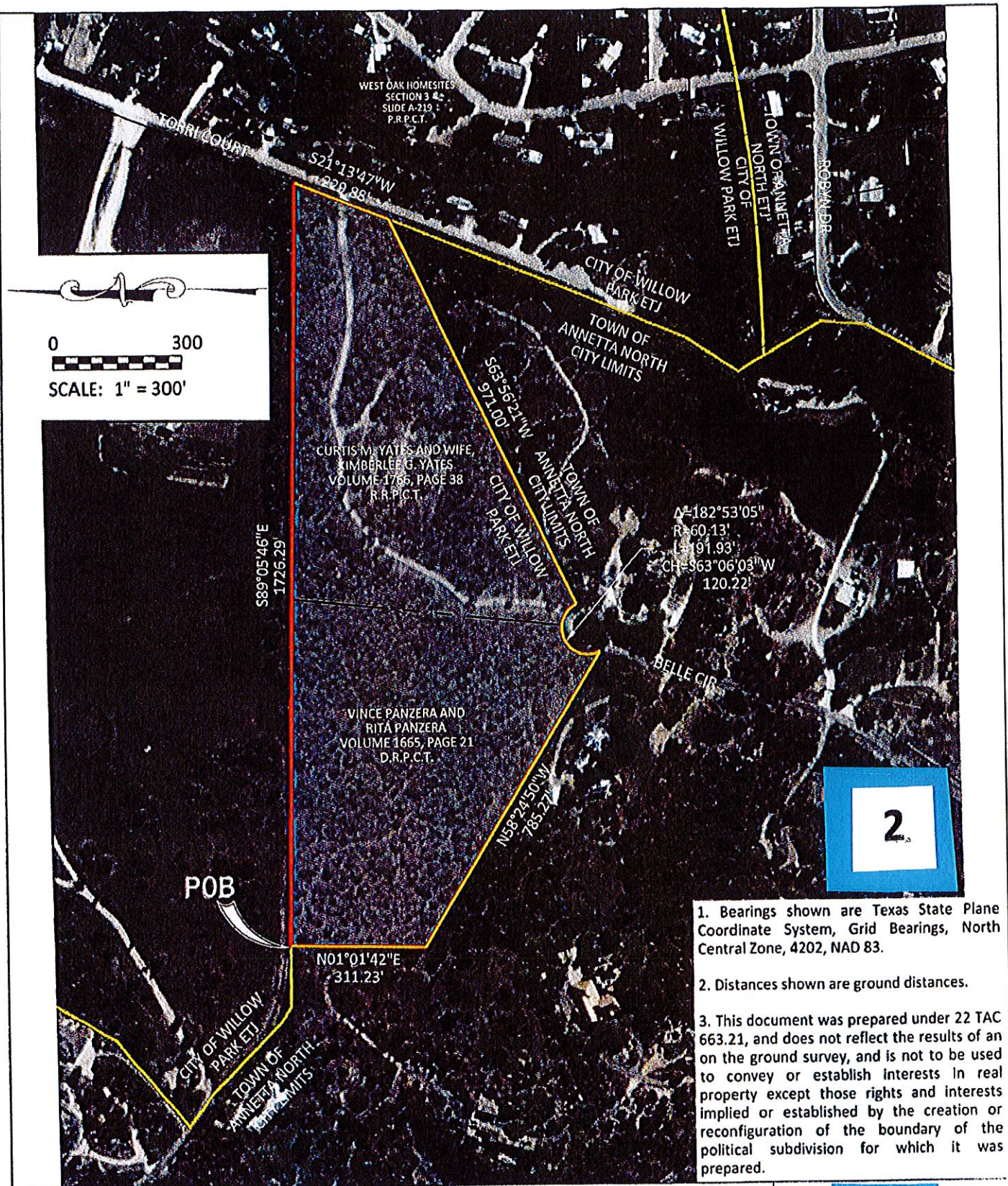
Job No. 2015.843.021

Exhibit A

**ETJ Abandonment
Willow Park
(shaded)
Sheet 1 of 2**

See Sheet 2 for line & curve table

By: JPI Date: 05/09/2017



2

1. Bearings shown are Texas State Plane Coordinate System, Grid Bearings, North Central Zone, 4202, NAD 83.

2. Distances shown are ground distances.

3. This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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**Portion of Willow Park
Extraterritorial Jurisdiction (ETJ), Parker County, Texas
18.3 Acres, James S. Oxer Survey, A-1029**

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Released for review: 05-09-2017

Job No. 2015.843.021

Exhibit A

**ETJ Abandonment
Willow Park
(shaded)**

By: JPJ
Date: 05-09-2017

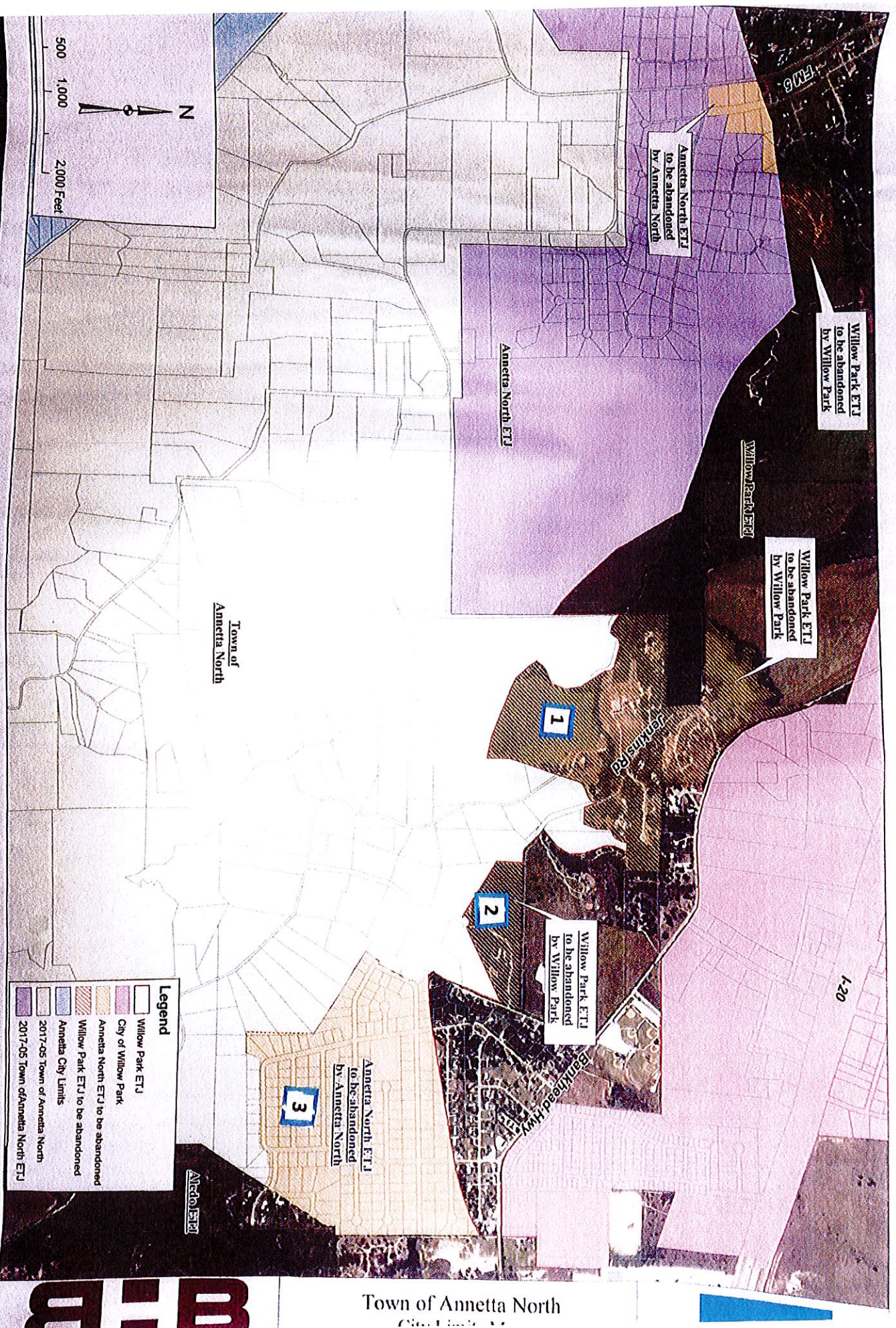
1. Bearings shown are Texas State Plane Coordinate System, Grid Bearings, North Central Zone, 4202, NAD 83.
2. Distances shown are ground distances.
3. This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



BHB
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 1901 Martin Drive, Ste. 100
 Weatherford, TX 76086
 Tel: 817-596-7575 Fax: 817-887-3016
 TBPE Firm F-44 TBPLS Firm 10194146
 www.bhbinc.com

Portion of Annetta North
Extraterritorial Jurisdiction (ETJ), Parker County, Texas
133.81 Acres, James S. Oser Survey, A-1029
 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 Released for review: 05-09-2017
 Job No. 2015.843.021

Exhibit B
ETJ Abandonment
Annetta North
 (shaded)
 Sheet 1 of 2
 See Sheet 2 for Line & Curve Tables
 By: JPJ Date: 05-09-2017



JOINT RESOLUTION NO. 2017-4

STATE OF TEXAS
COUNTY OF PARKER

§
§
§

KNOW ALL MEN BY THESE PRESENTS

**A JOINT RESOLUTION AND AGREEMENT BETWEEN THE CITY OF
ANNETTA NORTH AND THE CITY OF WILLOW PARK RELEASING
AND ACCEPTING EXTRA TERRITORIAL JURISDICTION.**

WHEREAS, the City of Annetta North ("Annetta North") is a general law city and the City of Willow Park ("Willow Park") is a general law city, both situated in Parker County, Texas; and

WHEREAS, municipalities in Texas are authorized and empowered, pursuant to Chapters 42 and 43 of the Texas Local Government Code to accomplish mutually agreeable adjustments in their extra territorial jurisdiction ("ETJ") boundaries and to agree to reduce their ETJ; and

WHEREAS, Annetta North and Willow Park now desire to adjust their ETJ boundary lines, whereby Annetta North will relinquish to Willow Park whatever ETJ rights it may have in certain land described herein, and Willow Park will relinquish to Annetta North whatever ETJ rights it may have in certain other land described herein; and

WHEREAS, the respective governing bodies of the cities hereby determine that this joint resolution is in the best interest of the health, safety, morals and welfare of the citizens of the respective cities and hereby authorize the mayor of each city to execute this joint resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY

OF ANNETTA NORTH AND THE CITY COUNCIL OF THE CITY OF WILLOW PARK:

SECTION 1.

Willow Park does hereby unconditionally relinquish and release to the Annetta North any and all of the ETJ rights that Willow Park has or may have in and to the area designated as Area 1 and Area 2 on Exhibit "A", which is attached hereto and incorporated herein for all purpose. In case of discrepancy between the description and the map on Exhibit "A", the map shall control.

SECTION 2.

Annetta North does hereby include and accept Area 1 and Area 2 into the ETJ of the Annetta North and does hereby agree to assume the rights and obligations appurtenant to Area 1 and Area 2.

SECTION 3.

Annetta North does hereby unconditionally relinquish and release to the Willow Park any and all of the ETJ rights that Annetta North has or may have in and to the area designated as Area 3 on Exhibit "B", which is attached hereto and incorporated herein for all purpose. In case of discrepancy between the description and the map on Exhibit "B", the map shall control.

SECTION 4.

Willow Park does hereby include and accept Area 3 into the ETJ of the Willow Park and does hereby agree to assume the rights and obligations appurtenant to Area 3.

SECTION 5.

The relinquishment and release by Annetta North and Willow Park of the ETJ

described herein is expressly conditioned upon a finding by the cities that such territory, upon release, will become the exclusive ETJ of the other city and that no other city not a party to this resolution and agreement has or may assert jurisdiction over such territory. In the event that any city not a party to this resolution and agreement may assert a valid claim to any or all of such territory, this resolution and agreement shall be void and of no effect as to such territory.

SECTION 6.

Willow Park and Annetta North agree and resolve that the adoption by both cities of this Joint Resolution and Agreement, and the relinquishment of the above described territory by each party does not mitigate, diminish or lessen in anyway the rights that either party may have at law or in equity, to challenge or contest any other annexations or attempted annexations made by the other party.

SECTION 7.

This Joint Resolution shall be effective after it is approved by both city councils.

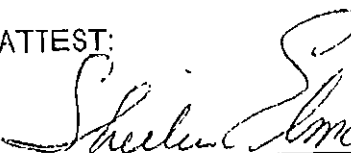
TOWN OF ANNETTA NORTH:

APPROVED this ____ day of _____, 2017.



Mayor, Town of Annetta North

ATTEST:



City Secretary, Town of Annetta North

CITY OF WILLOW PARK:

APPROVED this ____ day of _____, 2017.

Mayor of City of Willow Park

ATTEST:

City Secretary of City of Willow Park



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: 7/11/17	Department: Administrative	Presented By: City Administrator, Scott Wall
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AGENDA ITEM:

To discuss and consider action plan for partnership with the City of Hudson Oaks for water supply from the City of Fort Worth.

BACKGROUND:

Project includes the study of a route, planning, modeling and negotiations for a water supply source from the City of Fort Worth in cooperation with the City of Hudson Oaks.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Receive direction from Council on proceeding with project plans.

EXHIBITS:

Memos – Frank Crumb updates
Draft Map(s) – ETJ Exchange
Proposed Map – Water Line Layout

ADDITIONAL INFO: <i>The contract with Half is split between WP and HO - \$100,000 (Route Study \$60k, Planning Docs/Modeling/Report \$20k, Negotiations with Ft Worth \$20k)</i>	FINANCIAL INFO:	
	Cost	\$50,000
	Source of Funding	Water Fund

7/6/2017

Hudson Oaks/Willow Park water contract notes

Conversation with Chris Harder on 6/7/17

Re. Fort Worth Executive Session 6/6/17 to discuss Boundary Adjustment with Willow Park

The boundary adjustment would be based on the proposal from Chuck Stark following the transmission main along the ridgeline. That would benefit wastewater service by not requiring lift stations for Willow Park to pump over the ridge.

Chris noted that the property owners were in favor of the boundary adjustment and if acceptable to Willow Park, would grant easements for water line. Apparently new councilmember Byrd who replaced Zimmerman is not opposed to the arrangement.

Chris said that the Executive Session went well, council gave green light to provide HO/WP with system buy in cost of \$3.7 million for 6.7 mgd max day capacity. Buy in is reasonable in my opinion because only pipe cost and capacity was used, not any treatment or pumping. He reiterated that Fort Worth would not be responsible for any of the capital cost to serve Hudson Oaks and Willow Park.

Pipelines in buy in;

8 miles of 30" for Walsh Ranch-capacity 20 mgd

36" across I-20 from WS V pump station to Morningside

Next steps;

Halff to review cost estimates for buy in and pipeline/meter/storage tanks

Halff to meet with WP/HO and review cost estimates, demand estimates and boundary adjustment with WP-look at end June

If in agreement, Halff to schedule meeting with Water Dept /CMO probably Chris Harder, Kara Shuror and Jay Chapa now that Carman is gone. Schedule for July.

Conversation with Patrick Lawler 6/8/17

Briefed Patrick on buy in and general direction, he will talk to Scott Wall about the buy in and boundary adjustment. Willow Park has a new mayor, may be supportive. Probably will propose a 380 tax sharing agreement with Fort Worth for 20 acres of commercial property that would end up in Fort Worth.

Patrick discussed sewer issues with Weatherford. Hudson Oaks currently pumps 70,000 gal/day to Weatherford system at a cost of \$240,000/year, very reasonable. Weatherford has capacity available in WW Plant. HO contract expires in 2020, Weatherford will extend, but may renegotiate and use a 5 year term instead of 20 years.

Willow Park has approached Weatherford about WW treatment also and this is being considered.

Willow Park/Hudson Oaks update

Frank Crumb

5/10/17

AVO 31608

Conversation with Chris Harder about CMO meeting 4/28/17 with Jay Chapa, Fernando Costa, Randall Harwood, Carman and Chris H.

No real opposition to offering wholesale water contract to WP/HO

Plan to brief council in Executive Session 6/6/17

New Councilmember replacing Zimmerman, who was in favor of the plan

ETJ adjustment may be part of the deal, using Chuck Stark boundary between Ft. Worth and Willow Park

Support from Beggs/Boswell/Dean ranches in the form of easement dedication for water line where it is in Fort Worth

Water staff will inform us of the "Buy-In" cost to FW system after council briefing if there is no opposition

Jay Chapa's main concern is economic development and if having a reliable water supply will put Ft. Worth at a disadvantage in future development in Willow Park and perhaps Hudson Oaks.

Next steps if staff authorized to proceed;

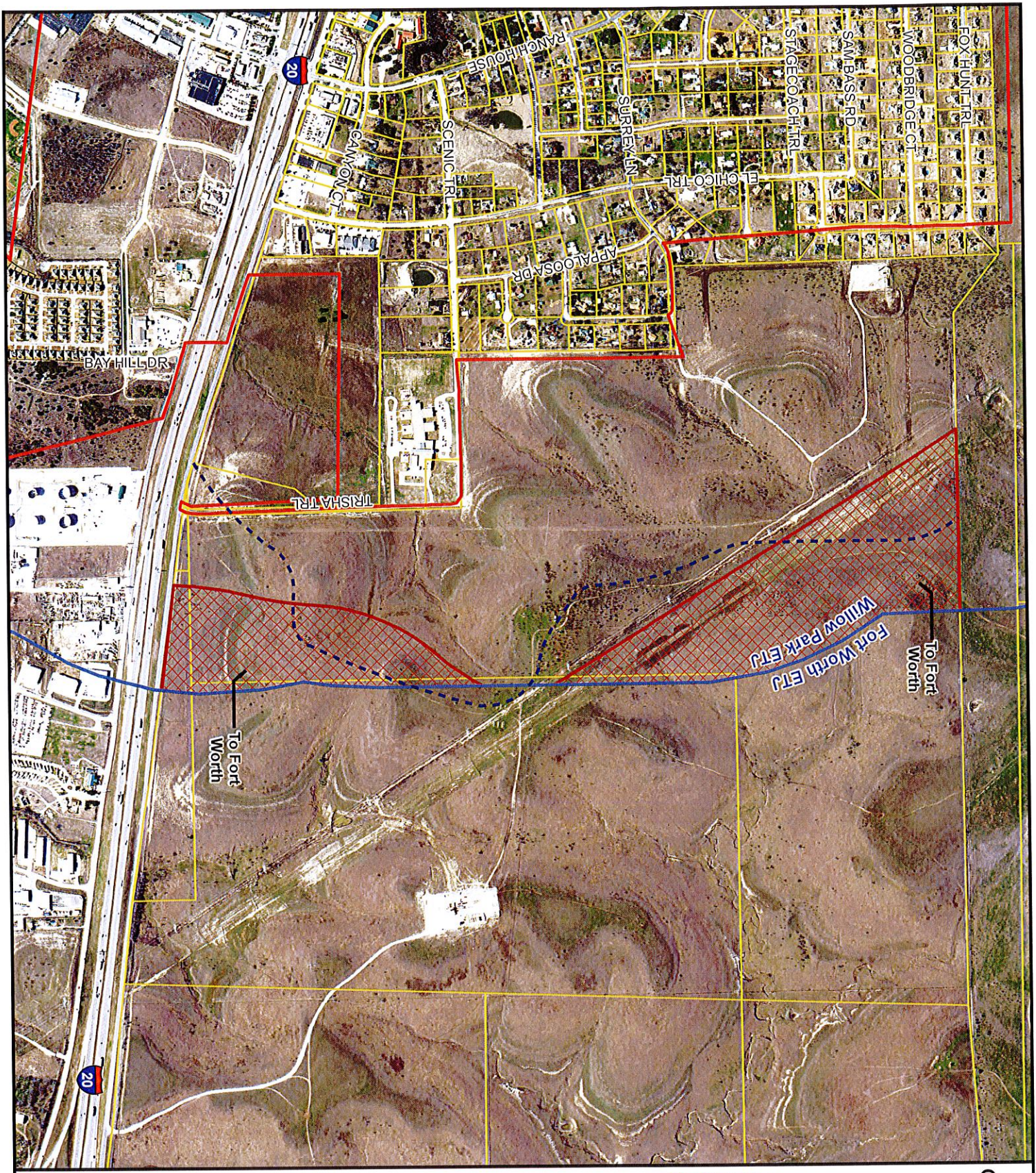
Half along with WP/HO to evaluate buy in cost and cost of infrastructure to make a go-no go decision

FWWD staff would draft a Mayor and Council Communication to seek approval to offer the wholesale contract to Willow Park and Hudson Oaks, along with buy in and ETJ terms

Willow Park - City of Fort Worth ETJ Exchange

Legend

- Topography Ridge
- ▨ Compromise ETJ
- ▭ CFW ETJ
- ▭ City Limits
- ▭ Parcels





CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: 7/11/17	Department: Police	Presented By: Chief Carrie West
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AGENDA ITEM:

To discuss and consider Resolution No. 09-17, a resolution to enter into an interlocal agreement with the City of Frisco to reduce cost of police uniforms.

BACKGROUND:

The City of Frisco has negotiated reduced costs with Red the Uniform Tailor for police uniforms. Several agencies within the greater Dallas / Fort Worth metroplex have also entered into an interlocal agreement with the City of Frisco for reduced costs associated with police uniforms. The Willow Park Police Department desires to execute the interlocal agreement with the City of Frisco in an effort to reduce costs.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Recommend passing Resolution 09-17 authorizing the City Administrator to execute the Interlocal Agreement with the City of Frisco.

EXHIBITS:

Resolution 09-17, Interlocal Agreement

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A

7/6/2017

CITY OF WILLOW PARK

RESOLUTION 09-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF FRISCO FOR THE PURPOSE OF COST SAVING MEASURES FOR THE ROUTINE PURCHASE OF POLICE UNIFORMS.

WHEREAS, The City of Willow Park ("City") desires to contribute to the protection and safety of citizens in this City and surrounding communities; and

WHEREAS, the legislature has authorized the formation of interlocal assistance agreements between and among the cities and their law enforcement agencies; and

WHEREAS, the City of Willow Park wishes to participate in an interlocal assistance agreement among local law enforcement agencies in the greater Dallas-Fort Worth North Texas area for the purpose of providing and receiving law enforcement assistance; and

WHEREAS, the City of Willow Park Police Department and other local law enforcement agencies have tentatively approved an interlocal assistance agreement to be known as the Greater Dallas-Fort Worth Regional Law Enforcement Mutual Aid Task Force Agreement;

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

SECTION 1. That, the City Administrator is hereby authorized to execute the attached "Greater Dallas-Fort Worth Regional Law Enforcement Mutual Aid Task Force Agreement;" and

SECTION 2. That, this resolution shall take effect immediately from and after its passage in accordance with the provisions of the General Law of the City of Willow Park, and it is accordingly so resolved.

PASSED AND APPROVED this 11th day of July, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

Kandice Garrett, City Secretary

Doyle Moss, Mayor

The Willow Park City Council in acting on Resolution No. 09-17, did on the 11th day of July, 2017 vote
as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	_____	_____	_____
Amy Fennell, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
John Gholson, Place 4	_____	_____	_____
Marcy Galle, Place 5	_____	_____	_____

INTERLOCAL AGREEMENT

This Interlocal Agreement ("Agreement") is made and entered into this 11th day of July, 2017, by and between the CITY OF FRISCO, Texas (hereinafter called "FRISCO"), and the CITY OF WILLOW PARK, Texas (hereinafter called "WILLOW PARK"), each acting by and through its duly authorized officials:

WHEREAS, FRISCO and WILLOW PARK are both governmental entities engaged in the purchase of goods and services, which is a recognized governmental function;

WHEREAS, FRISCO and WILLOW PARK wish to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth the terms and conditions upon which FRISCO and WILLOW PARK may purchase various goods and services commonly utilized by each party;

WHEREAS, participation in an interlocal agreement will be highly beneficial to the taxpayers of FRISCO and WILLOW PARK through the anticipated savings to be realized and is of mutual concern to the contracting parties;

WHEREAS, FRISCO and WILLOW PARK have current funds available to satisfy any fees owed pursuant to this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises, covenants and obligations as set forth herein; FRISCO and WILLOW PARK agree as follows:

1. FRISCO and WILLOW PARK may cooperate in the purchase of various goods and services commonly utilized by the participants, where available and applicable, and may purchase goods and services from vendors under present and future contracts.
2. FRISCO and WILLOW PARK shall each be individually responsible for payments directly to the vendor and for the vendor's compliance with all conditions of delivery and quality of purchased items under such contracts. FRISCO and WILLOW PARK shall each make their respective payments from current revenues available to the paying party.
3. Notwithstanding anything herein to the contrary, participation in this Agreement may be terminated by any party upon thirty (30) days written notice to the other participating party.
4. The undersigned officer and/or agents of the party hereto are duly authorized officials and possess the requisite authority to execute this Agreement on behalf of the parties hereto.
5. This Agreement may be executed separately by the participating entities, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

6. This Agreement shall become effective on the day and year first written above (the "Effective Date"). The primary term of this Agreement shall commence on the effective date and terminate on June 1, 2018 and shall automatically renew for successive one year terms, and shall thereafter automatically renew for successive one-year terms, unless terminated according to the terms set forth in Paragraph 3.

7. To the extent allowed by law, each party agrees to release, defend, indemnify, and hold harmless the other (and its officers, agents, and employees) from and against all claims or causes of action for injuries (including death), property damages (including loss of use), and any other losses, demands, suits, judgments and costs, including reasonable attorneys' fees and expenses, in any way arising out of, related to, or resulting from its performance under this agreement, or caused by its negligent acts or omissions (or those of its respective officers, agents, employees, or any other third parties for whom it is legally responsible) in connection with performing this agreement.

8. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement.

9. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

10. This Agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

11. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.

12. It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

13. The declarations, determinations and findings declared, made and found in the preamble to this Agreement are hereby adopted, restated and made part of the operative provisions hereof.

14. It is expressly understood and agreed that each party will follow all requirements for purchasing required under Texas Local Government Code Chapter 252.

EXECUTED hereto on the day and year first above written.

CITY OF FRISCO

CITY OF WILLOW PARK

George Purefoy
City Manager

L. Scott Wall
City Administrator

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2017, by George Purefoy, City Manager of the **CITY OF FRISCO, TEXAS**, a home-rule municipal corporation, on behalf of such corporation.

Notary Public in and for the
State of Texas

STATE OF TEXAS §

COUNTY OF PARKER §

This instrument was acknowledged before me on the ____ day of _____, 2017, by Scott Wall, City Administrator of the **CITY OF WILLOW PARK, TEXAS**, a general law municipal corporation, on behalf of such corporation.

Notary Public in and for the
State of Texas



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: 7/11/17	Department: Legal	Presented By: City Attorney, David Dodd
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AGENDA ITEM:

Discuss and consider approving the settlement agreement previously approved with the new lines between Willow Park and Weatherford.

BACKGROUND:

Approval of the line that follows the lot lines allows us to settle the lawsuit. If the lawsuit continues we will be responsible for WP's attorney's fees, Weatherford's attorney fees and possibly a large judgement for a takings claim.

STAFF/BOARD/COMMISSION RECOMMENDATION:

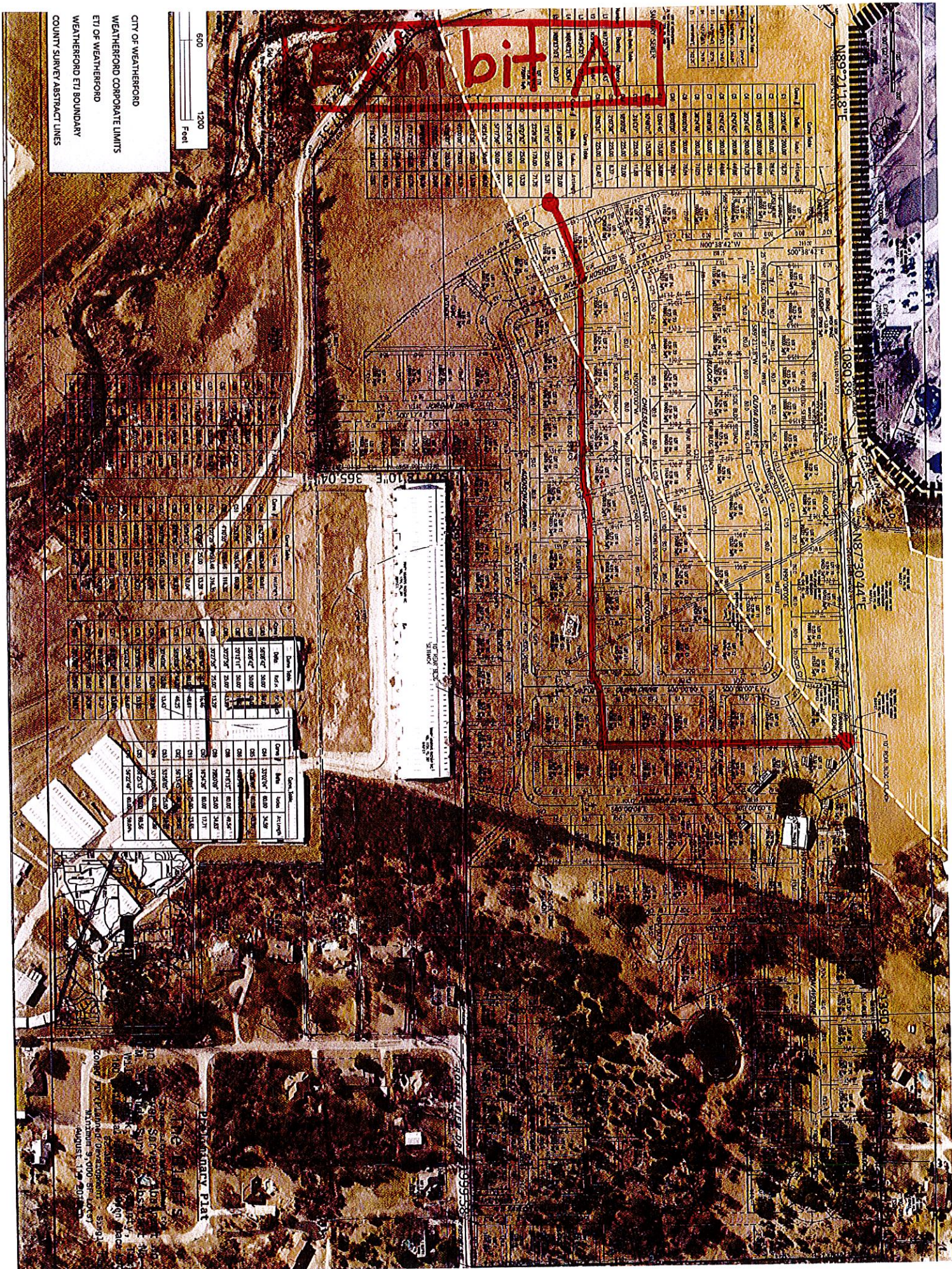
Approve authorizing the City Attorney to proceed with settlement with Weatherford that mitigates possible lawsuit by property owner.

EXHIBITS:

Exhibit A – New Weatherford ETJ Line that follows lot lines in The Bluffs PD.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$Undetermined legal fees, judgement for takings suit
	Source of Funding	General Fund

7/6/2017





CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: 7/11/17	Department: Legislative	Presented By: Mayor Doyle Moss
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AGENDA ITEM:

To discuss and consider authorizing the City Administrator to repair pavement on Saddle Trail in the Saddle Ridge Estates Subdivision.

BACKGROUND:

Public Works Department repaired leaking water lines on Saddle Trail in Saddle Ridge Estates Subdivision. The pavement was replaced with asphalt after the repairs. The Saddle Trail homeowners have requested that the pavement be repaired with concrete.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Defer to Council's discretion.

EXHIBITS:

Western Star Concrete, LLC Estimate for repairs.

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$4,907.61
	Source of Funding	General Fund

7/6/2017

Western Star Concrete, LLC.

1507 Ranger Hwy
Weatherford, TX 76086

Estimate

Date	Estimate #
5/1/2017	1413

Name / Address
C. Molinar

Ship To

				Terms
Item	Description	Qty	Rate	Total
6" Paving	Tear-out asphalt, saw cut 114 lf. of concrete, drill and dowel rebar into exist concrete, #4 rebar on 18" on centers each way, 3600 psi concrete and haul off of excess materials. This price is based on being able to do both jobs in one day	439.75	11.16	4,907.61
Exclusions	fees ,permits, and inspections			
			Total	\$4,907.61

Signature _____

Phone #	Fax #	E-mail
817-613-1534	682-262-1940	Joe@westernstarconcrete.com