



**City of Willow Park
City Council
Special Meeting
City Hall
516 Ranch House Rd, Willow Park, TX 76087
Tuesday May 17, 2016 at 7:00 p.m.
Amended Agenda**

Section I – Presentations

- 1. Call to Order**
- 2. Determination Of Quorum**
- 3. Invocation & Pledge of Allegiance**
- 4. Special Recognitions**
 - A. Discussion/Action – To consider and take action of Ordinance No. 729-16; An ordinance canvassing and declaring the results of the Municipal General Election held on the uniform election date of May 7, 2016
 - B. Administer the Oaths Of Office and formally swear in the elected Municipal Officials
 - Councilmember Greg Runnebaum (Uncontested) – Place 3
 - Councilmember John Gholson – Place 4
 - Councilmember Marcy Galle – Place 5
 - C. Discussion/Action – Election of the Mayor Pro-tem by the Governing Body
- 5. Citizen Presentations & Comments**

Section II - General Items

- 6. Discussion/Action:** Adopt Ordinance 730-16, An ordinance authorizing amendment of Ordinance 713-15 relating to the date of the condition subsequent. (Mayor Richard Neverdousky)
- 7. Discussion/Action:** Consider and Act on a final plat for The Bluffs, a proposed subdivision of the City, approximately 82.366 acres of land, more or less, located in the A. McCarver Survey, Abstract No. 910, the M. Edwards Survey, Abstract No. 1955 and, the W. Franklin Survey, Abstract No. 468 and being all of a tract of land as described by deed to Crown Valley Acquisition, L.P. as recorded in Volume 2317, Page 1856 Deed Records Parker County, Texas, generally located east and south of Crown Road, and north of Royal View Drive, City of Willow Park, Parker County, Texas.
- 8. Discussion/Action:** Adopt Ordinance 731-16, An ordinance authorizing the acceptance and execution of the development agreement for that certain 82.366-acre subdivision known as “The Bluffs,”

between Crown Valley Aquisitions South, L.P. (Centurion) and the City of Willow Park, Parker County, Texas.

9. Discussion/Action: Authorize staff to develop Engineering RFQ for upcoming road project.
10. Discussion/Action: Authorize staff to develop Architect RFQ for the Public Safety Building.
11. Discussion/Action: Authorize staff to proceed with selection and professional service agreement with development of a new city website (City Secretary Josh Armstrong).

Section III – Executive Session

The City Council reserves the right to adjourn into executive session at any time during the course of the this meeting to discuss an matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 55.1071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code, including, but not limited, Section 321.3022 (Sales Tax Information). The City Council may take action on any agenda item listed for executive session consideration upon reconvening in open session.

12. Executive Session

- A. Personnel

Section IV – Adjournment

13. Discussion/Action: Approve hiring of Interim City Administrator (Mayor Neverdousky).

14. Adjourn

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 May 13, 2016 at 2:00 pm.

Josh Armstrong
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.

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C3	19°46'03"	200.00'	69.00'	S10°31'43"E
C4	20°24'45"	200.00'	71.25'	S79°47'38"W
C5	90°00'00"	50.00'	78.54'	S65°24'45"E
C6	90°00'00"	50.00'	78.54'	N45°00'00"E
C7	90°00'00"	50.00'	78.54'	S45°00'00"W
C8	90°00'00"	50.00'	78.54'	N45°00'00"W
C9	23°29'28"	200.00'	82.00'	S78°15'16"W
C10	22°50'46"	200.00'	79.75'	N77°55'55"E
C11	12°47'43"	200.00'	44.66'	N83°36'08"E
C12	12°47'43"	200.00'	44.66'	S83°36'08"W
C13	20°24'45"	200.00'	71.25'	S79°47'38"W
C14	11°52'57"	225.00'	46.66'	S6°35'10"E
C15	7°53'06"	225.00'	30.96'	S16°28'12"E
C16	19°46'03"	175.00'	60.38'	S10°31'43"E
C17	17°14'23"	225.00'	67.70'	S78°12'27"W
C18	3°10'21"	225.00'	12.46'	S88°24'49"W
C19	20°24'45"	175.00'	62.35'	S79°47'38"W
C20	30°27'58"	25.00'	13.29'	N5°10'46"W
C21	53°54'12"	50.00'	47.04'	S16°53'52"E
C22	97°01'45"	50.00'	84.67'	N87°38'10"E
C23	30°27'59"	25.00'	13.29'	S54°21'17"W
C24	90°00'00"	25.00'	39.27'	S65°24'45"E
C25	17°51'40"	225.00'	70.14'	S78°31'06"W
C26	20°24'45"	175.00'	62.35'	S79°47'38"W
C27	30°27'58"	25.00'	13.29'	N74°46'01"W
C28	18°26'21"	50.00'	16.09'	S68°45'13"E
C29	56°08'42"	50.00'	49.00'	N73°57'16"E
C30	56°08'42"	50.00'	49.00'	N17°48'34"E
C31	20°12'11"	50.00'	17.63'	N20°21'53"W
C32	30°27'58"	25.00'	13.29'	S15°13'59"E
C33	90°00'00"	25.00'	39.27'	N45°00'00"E
C34	90°00'00"	25.00'	39.27'	S45°00'00"W
C35	30°27'58"	25.00'	13.29'	N15°13'59"W
C36	18°51'47"	50.00'	16.46'	S81°02'05"E
C37	55°42'10"	50.00'	48.61'	S16°14'53"W
C38	23°12'49"	50.00'	20.26'	S55°42'23"W
C39	53°00'06"	50.00'	46.25'	N86°11'10"W
C40	29°51'54"	25.74'	13.42'	S74°37'04"E
C41	53°58'05"	25.00'	23.55'	N63°00'57"E
C42	52°23'39"	60.00'	54.87'	S62°13'44"W
C43	61°02'17"	60.00'	63.92'	N61°03'17"W
C44	83°17'38"	60.00'	87.23'	N11°06'40"E
C45	71°22'39"	60.00'	74.75'	N88°26'49"E
C46	18°28'53"	60.00'	19.35'	S46°37'25"E
C47	57°12'17"	25.03'	24.99'	N61°30'59"W
C48	79°50'09"	25.00'	34.83'	S39°55'05"E

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C49	33°02'04"	60.00'	34.59'	N63°19'07"W
C50	136°48'05"	60.00'	143.26'	N21°35'57"E
C51	46°33'12"	60.00'	48.75'	S66°43'24"E
C52	43°26'48"	60.00'	45.50'	S21°43'24"E
C53	90°00'00"	25.00'	39.27'	N45°00'00"W
C54	30°27'57"	25.00'	13.29'	N74°46'00"E
C55	38°13'30"	50.00'	33.36'	S78°38'47"W
C56	57°17'56"	50.00'	50.00'	N53°35'30"W
C57	55°24'31"	50.00'	48.35'	N2°45'43"E
C58	30°27'58"	25.00'	13.29'	S15°13'59"W
C59	2°07'56"	225.00'	8.37'	S88°56'02"W
C60	18°20'05"	225.00'	72.00'	S78°42'02"W
C61	3°01'27"	225.00'	11.88'	S68°01'16"W
C62	23°29'28"	175.00'	71.75'	S78°15'16"W
C63	18°20'05"	225.00'	72.00'	N77°01'45"E
C64	3°09'31"	225.00'	12.40'	N87°46'33"E
C65	12°04'45"	175.00'	36.89'	N83°18'55"E
C66	10°46'01"	175.00'	32.89'	N71°53'32"E
C67	12°47'43"	175.00'	39.08'	N83°36'08"E
C68	11°16'07"	225.00'	44.25'	N84°21'57"E
C69	1°31'37"	225.00'	6.00'	N77°58'05"E
C70	7°31'45"	175.00'	23.00'	S80°58'09"W
C71	5°15'59"	175.00'	16.08'	S87°22'01"W
C72	12°47'43"	225.00'	50.25'	S83°36'08"W
C73	12°30'49"	200.00'	43.68'	N83°27'41"E
C74	1°15'48"	200.00'	4.41'	S77°50'10"W
C75	11°31'56"	200.00'	40.25'	S84°14'02"W
C76	2°06'21"	200.00'	7.35'	N88°56'49"E
C77	10°41'22"	200.00'	37.31'	N82°32'58"E
C78	6°38'48"	200.00'	23.20'	S80°31'41"W
C79	6°08'55"	200.00'	21.46'	S86°55'33"W
C80	2°33'04"	225.00'	10.02'	S88°43'28"W
C81	1°21'10"	225.00'	5.31'	N67°11'07"E
C82	16°54'36"	60.00'	17.71'	S81°32'43"E
C83	11°27'33"	60.00'	12.00'	S67°21'39"E
C84	184°09'48"	60.00'	192.86'	S30°27'02"W
C85	47°18'13"	60.00'	49.54'	N33°48'58"W
C86	79°50'09"	25.00'	34.83'	S50°04'56"E
C87	53°58'05"	25.00'	23.55'	N26°59'03"W
C88	33°19'05"	60.00'	34.89'	S37°18'33"E
C89	66°25'13"	60.00'	69.56'	S12°33'36"W
C90	56°22'49"	60.00'	59.04'	S73°57'37"W
C91	75°33'20"	60.00'	79.12'	N40°04'18"W
C92	56°15'45"	60.00'	58.92'	N25°50'14"E
C93	53°58'13"	25.00'	23.55'	S26°59'01"W
C94	31°19'42"	1593.46'	871.27'	S27°20'43"E

Line Table		
Line #	Length	Direction
L6	34.78'	S69°35'15"W
L7	62.07'	S69°35'15"W
L8	35.00'	N90°00'00"E
L9	38.62'	N66°30'32"E
L10	60.96'	S77°12'17"W
L11	14.14'	S45°38'42"E
L12	14.14'	S44°21'18"W
L13	9.78'	N69°35'15"E
L14	9.78'	N69°35'15"E
L15	12.26'	S20°24'45"E
L16	24.80'	N69°35'15"E
L17	34.59'	N69°35'15"E
L18	21.43'	N90°00'00"E
L19	14.18'	S45°08'51"E
L20	14.11'	N44°51'09"E
L21	14.14'	N45°00'00"E
L22	14.14'	S45°00'00"E
L23	14.14'	N45°00'00"W
L24	14.14'	N45°00'00"E

Line Table		
Line #	Length	Direction
L25	14.14'	S45°00'00"E
L26	14.14'	N45°00'00"E
L27	29.95'	N49°52'13"E
L28	39.14'	N37°14'30"W
L29	29.47'	N77°12'17"E
L30	7.92'	N77°12'17"E
L31	53.04'	N77°12'17"E
L32	16.81'	N77°12'17"E
L33	14.14'	N45°00'00"W
L34	14.14'	N45°00'00"E
L35	14.14'	N45°00'00"E
L36	14.14'	N45°00'00"W
L37	18.82'	N28°22'08"E
L38	20.00'	S89°59'53"W
L39	14.14'	N45°00'00"W
L40	14.14'	N45°00'00"E
L41	11.24'	N0°00'07"W
L42	25.00'	N69°21'00"E

LEGAL DESCRIPTION

BEING a tract of land situated within the A. McCarver Survey, Abstract Number 910, the W. Franklin Survey, Abstract Number 468, the J. Wynn Survey, Abstract Number 1637 and the M. Edwards Survey, Abstract Number 1955, Parker County, Texas and being all of a tract of land as described by deed to Crown Valley Acquisitions L.P. as recorded in Volume 2317, Page 1856, of the Deed Records of Parker County Texas (DRPCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground)

BEGINNING at a found 3/8 inch iron rod for a re-entrant corner of Willow Wood, an addition to the City of Willow Park, Parker County, Texas recorded in Volume 361A, Page 32, of the Plat Records of Parker County, Texas (PRPCT), same being the southwest corner of Lot 17, Block 1, said Willow Wood;

THENCE South 89°59'53" West, a distance of 1999.58 feet (Deed N89°28'51"W, 1999.26') to a found 1/2 inch iron rod for the northwest corner of a tract of land described by deed to Trinity Meadows Raceway, Inc. as recorded in Volume 1724, Page 381, DRPCT;

THENCE South 00°18'10" East, a distance of 365.04 feet (Deed S00°11'57"W, 362.99') to a found 1/2 inch iron rod for the southwest corner of the said Trinity Meadows tract, same being in the north line of Lot 1, Block 1, Trinity Meadows an addition to the City of Willow Park, Parker county, Texas as recorded in Cabinet A, Slide 740, PRPCT;

THENCE South 89°42'18" West with the north line of said Lot 1, Block 1, Trinity Meadows, a distance of 780.91 feet (Deed N89°47'35"W, 774.90') to a found 5/8 inch iron rod in the north line of said Lot 1, Block 1, Trinity Meadows;

THENCE North 50°17'00" West departing the said north line, a distance of 407.31 feet (Deed N49°41'32"W, 407.07') to a found 8 inch Metal Post (MP) in the east right-of-way line of Crown Road (a variable width right-of-way);

THENCE with the eastern and southern right-of-way lines of said Crown Road the following courses and distances:

North 17°35'57" West, a distance of 316.43 feet (Deed N17°06'00"W, 303.84') to a found MP;

North 01°54'00" West, a distance of 675.94 feet (Deed N01°41'00"W, 681.11') to a found MP;

North 29°55'36" East, a distance of 56.04 feet (Deed N29°14'15"E, 55.63') to a found MP;

North 46°54'32" East, a distance of 79.13 feet (Deed N47°12'54"E, 82.79') to a found MP;

North 89°21'18" East, a distance of 1080.89 (Deed N89°52'51"E, 1078.72') to a found MP;

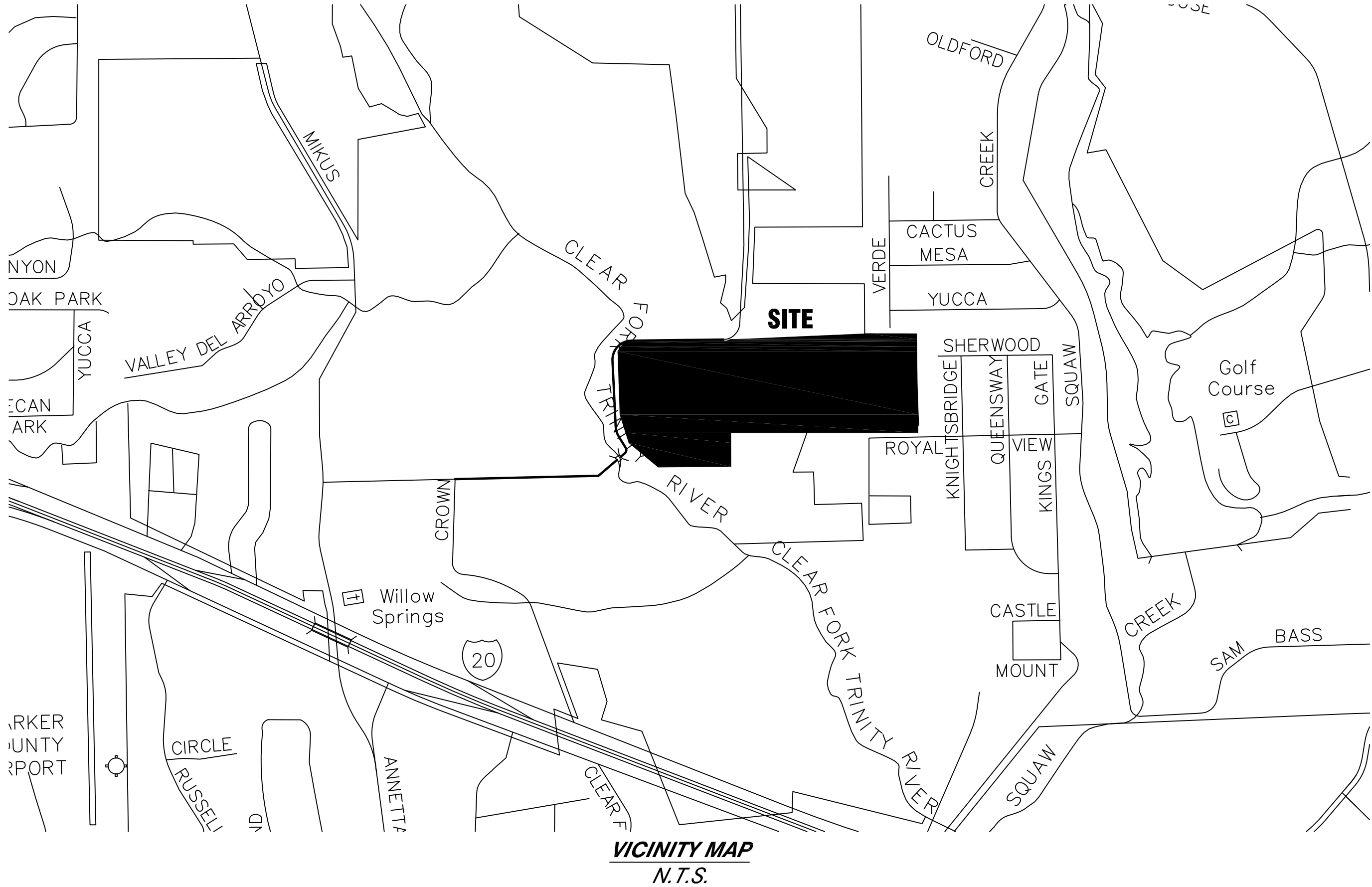
North 66°48'21" East, a distance of 39.94 feet (Deed N67°34'30"E, 39.79') to a found MP;

North 89°23'10" East, a distance of 102.37 feet (Deed N89°59'08"E, 102.20') to a found 1/2 inch iron rod for the southwest corner of a tract of land described by deed to Gary Dale Lee as recorded in Volume 738, Page 27, DRPCT;

THENCE North 87°30'44" East with the south line of the said Lee tract, a distance of 1390.68 feet (Deed N88°04'02"E, 1386.02') to a set 5/8 inch capped iron rod with yellow cap marked "BHB INC" (IRS) for the southeast corner of the said Lee tract, same being the southwest corner of Lot 1, Block 7, Squaw Creek Estates West, an addition to the City of Willow Park, Parker County, Texas as recorded in Volume 359A, Page 87, PRPCT;

THENCE South 89°45'09" East with the south line of the said Squaw Creek Estates, a distance of 499.14 feet (Deed N89°34'52"E, 499.10') to an IRS in the south line of Lot 8, Block 3 of the said Squaw Creek Estates, same being the northwest corner of Lot 13, Block 1 of the aforementioned Willow Wood;

THENCE South 00°51'19" East with the northernmost eastern line of the said Willow Wood, a distance of 1058.28 feet (Deed S00°19'33"E, 1058.28') to the **POINT OF BEGINNING** and containing 3587866 Square Feet or 82.366 acres of land more or less.



DRAFT, 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: April 29, 2016

FINAL PLAT

LOTS 1-16, BLOCK 1, LOTS 1-33, BLOCK 2, LOTS 1-24, BLOCK 3, LOTS 1-21, BLOCK 4, LOTS 1-32, BLOCK 5, LOTS 1-10, BLOCK 6, LOTS 1-11, BLOCK 7, LOTS 1-8, BLOCK 8, LOTS 1-6, BLOCK 9 & LOTS 1-5, BLOCK 10

THE BLUFFS

BEING A 82.336 ACRE TRACT OF LAND SITUATED IN THE ANN McCARVER SURVEY, ABSTRACT NO. 512 AND THE M.M. EDWARDS SURVEY, ABSTRACT NO. 1955
WILLOW PARK, PARKER COUNTY, TEXAS
160 Residential Lots and 8 Open Space Lots

Zoned PD (Planned Development - Single Family Lots, Minimum 9,000 Square Feet Lots)

Owner:

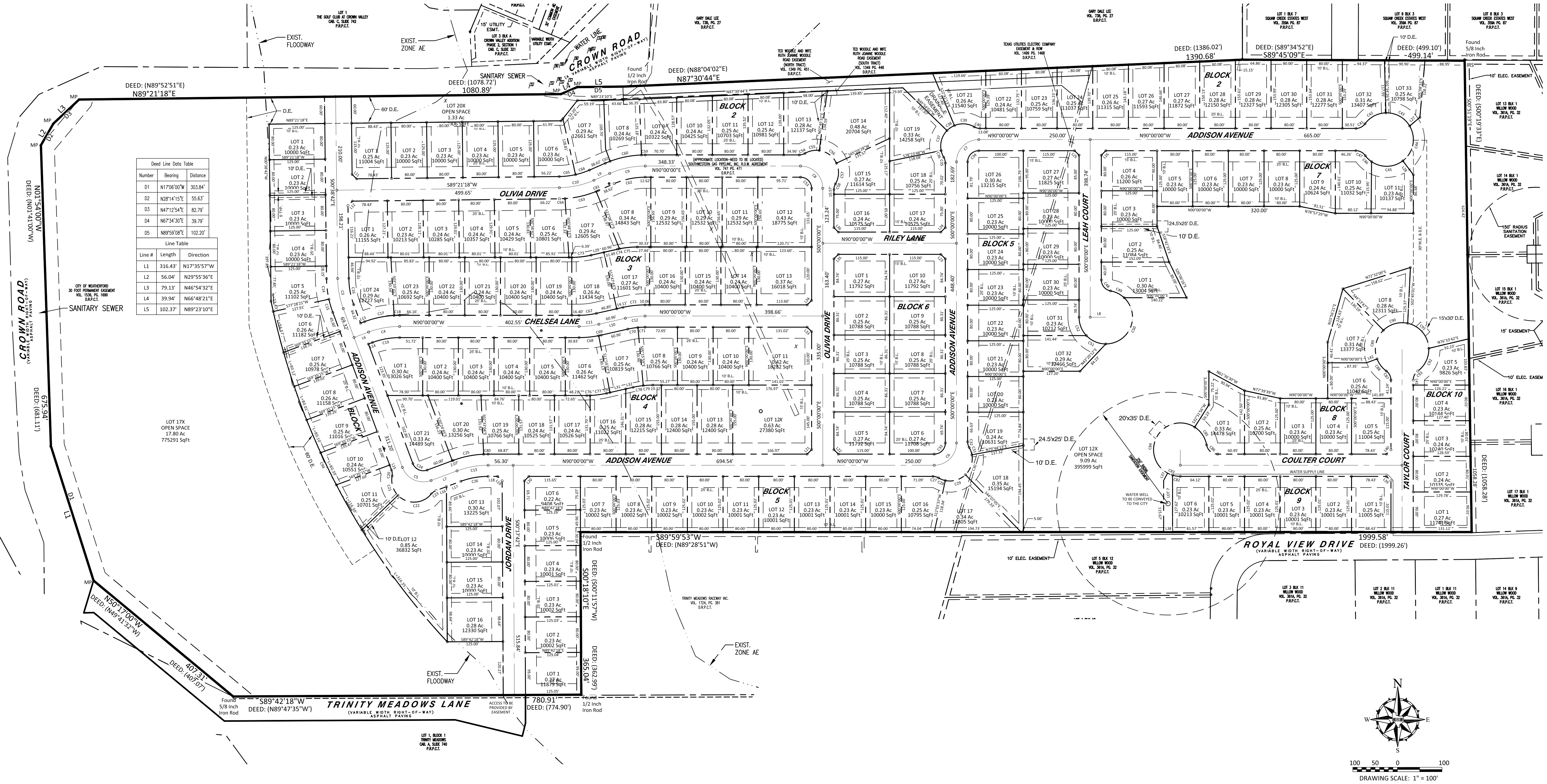
Centurion American
1800 Valley View Lane, Suite 300
Farmers Branch, Tx. 75234
Phone: (469) 892-7200

Engineer:

Kirkman Engineering
4821 Merlot Avenue Ste. 210
Grapevine, Tx. 76051
Phone: (817) 488-4960

Land Surveyor:

B. B. BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
mail@bhbinc.com 817-338-1277 www.bhbinc.com
BHB Project #2014.830.071 TBPE Firm F-44 TBPLS Firm 10011300



Owner:

Centurian American
1800 Valley View Lane, Suite 300
Farmers Branch, Tx. 75234
Phone: (469) 892-7200

Engineer:

Kirkman Engineering
4821 Merlot Avenue Ste. 210
Grapevine, Tx. 76051
Phone: (817) 488-4960

Land Surveyor:

B. B. BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
mail@bbhinc.com 817-338-1277 www.bbhinc.com
BBH Project #2014.830.071 TBPE Firm F-44 TBFLS Firm 10011300

LEGEND

CM.....Controlling Monument
IRS.....5/8" Capped Iron Rod Set Marked "BBH INC"
P.R.P.C.T.....Plat Records Parker County, Texas
D.R.P.C.T.....Deed Records Parker County, Texas
POB.....Point of Beginning

NOTES:

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. All distances shown are at ground.
3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.

DRAFT, 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: April 29, 2016

FINAL PLAT
LOTS 1-16, BLOCK 1, LOTS 1-33, BLOCK 2, LOTS 1-24, BLOCK 3, LOTS 1-21, BLOCK 4, LOTS 1-32, BLOCK 5, LOTS 1-10, BLOCK 6, LOTS 1-11, BLOCK 7, LOTS 1-8, BLOCK 8, LOTS 1-6, BLOCK 9 & LOTS 1-5, BLOCK 10

THE BLUFFS
BEING A 82.336 ACRE TRACT OF LAND SITUATED IN THE
ANN MCCARVER SURVEY, ABSTRACT NO. 512 AND THE
M.M. EDWARDS SURVEY, ABSTRACT NO. 1955
WILLOW PARK, PARKER COUNTY, TEXAS
160 Residential Lots and 8 Open Space Lots
Zoned PD (Planned Development - Single Family Lots, Minimum 9,000 Square Feet Lots)



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

To: Honorable Mayor Neverdousky and members of the Willow Park City Council

From: Josh Armstrong

Date: May 16, 2016

Item Number: Council Meeting 5/17/16 – Section 2, Item 11

Subject: Website Design Company

Detail Memo

City Council Action Requested:

To authorize staff to engage Civic Live to design and implement a new website.

Background Information:

City staff and Maverick IT services worked together to make a recommendation on a company to design and implement a new website for the city. The three main criteria for selecting a company were; cost, services offered, and experience. After careful consideration, staff recommends selecting Civic Live to design the new site.

Out of the 6 RFP's received by the city, Civic Live was the 3rd cheapest, but the other two did not have all the services requested by the city listed in their price, nor did they have enough experience. None of the RFP's came in under the \$15,000 from the one time funding listed in the budget to be utilized for this project.

Civic Live meets the city's needs in the list of services they provide, as well as their experience in designing websites for municipalities.

Board/Citizen Input:

N/A

Financial Consideration:

\$20,500

Attachment(s):

N/A

	CivicLive	CivicPlus	E-Govlink	Maple	Fresh Design	Aha! Creative
Implementation:	\$20,500	\$29,330	\$15,415	\$51,240	\$27,400	\$19,650
Annual:	\$3,580	\$8,900	\$3,490	\$30,240	???	\$1,200
First Year Total:	\$24,080	\$38,230	\$18,905	\$81,480	\$27,400	\$20,850
Time line: (Days)	100	112-175	80	180	105	98-112
Other Cities:	Glenn Hieghts, TX Sierra Madre, CA North Little Rock, AR Natrona County, WY Saddle Hills, Alberta	Weatherford, TX Azle, TX Decatur, TX Corinth, TX Brownwood, TX	Angleton, TX Carlsbad, NM Skokie, IL Dearborn Heights, MI Green Township, OH	No City EXP	No City EXP	Lewisburg, TN Monroeville, AL Lawrence County, TN