



**City of Willow Park
City Council
Regular Meeting
City Hall
516 Ranch House Road, Willow Park, TX 76087
Tuesday, March 14, 2017 at 7:00 p.m.
Minutes**

Section I – Presentations

1. Call to Order

Mayor Neverdousky called the meeting to order at 7:00 p.m.

2. Determination of Quorum

Mayor Richard Neverdousky
Councilmember Norman Hogue
Councilmember Gene Martin
Councilmember Greg Runnebaum
Councilmember John Gholson
Councilmember Marcy Galle

Staff Present:
City Administrator Scott Wall
Interim City Secretary Candice Scott
City Attorney Rider Scott

3. Invocation & Pledge of Allegiance

Mayor Neverdousky started the meeting with the invocation and by leading the room in the Pledge of Allegiance.

4. Special Recognitions

***None.

5. Proclamation – Poison Prevention Week

***Mayor Neverdousky read the proclamation, determining the week of March 19-25, 2017, as Poison Prevention Week in this City and presented it to North Texas Poison Center at Parkland Hospital.

6. Citizen Presentations & Public Comments

***None.

Section II – Minutes

7. Approve and Act on Minutes

A. Approve City Council Regular Meeting Minutes – February 14, 2017

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

Seconded by Councilmember Galle

Aye votes: Councilmembers Hogue, Martin, Gholson, Galle

Abstain votes: Councilmember Runnebaum

Motion passed with a vote of 4-0

Section III – General Items

8. Financial update by Jake Weber, CPA.

***Jake Weber, CPA gave his report to City Council.

9. Discussion/Action: To consider authorization for the City to enter into a lease purchase agreement with Government Capital Corporation, in the approximate amount of \$406,000, to acquire certain new firefighting equipment and sell or trade-in surplus equipment. (Fire Chief Lenoir)

*** Councilmember Gholson made a motion to authorize the City to enter into a lease purchase agreement with Government Capital Corporation, in the approximate amount of \$406,000, to acquire certain new firefighting equipment and sell or trade-in surplus equipment.

Seconded by Councilmember Galle

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

Motion passed with a vote of 5-0

10. Discussion/Action: To consider Ordinance No. 743-17 providing authorization to amend Chapter 12 “ZONING REGULATIONS” Article 12.500 “USE RESTRICTIONS AND ZONING REGULATIONS, “CLASS II – RESIDENTIAL ‘R-1/S’ SINGLE FAMILY DISTRICT WITH SEWER” to provide for a minimum lot area of 20,000 square feet. (Betty Chew)

A. Opened Public Hearing at 7:22 p.m.

B. Closed Public Hearing at 7:22 p.m.

***Councilmember Runnebaum made a motion to adopt Ordinance No. 743-17 providing authorization to amend Chapter 12 “ZONING REGULATIONS” Article 12.500 “USE RESTRICTIONS AND ZONING REGULATIONS, “CLASS II – RESIDENTIAL ‘R-1/S’ SINGLE FAMILY DISTRICT WITH SEWER” to provide for a minimum lot area of 20,000 square feet.

Seconded by Councilmember Hogue

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

Motion passed with a vote of 5-0

11. Discussion/Action: To consider Ordinance No. 744-17 repealing ARTICLE 3.1200 “GARAGE OPENINGS FACING FRONTAL STREETS” in CHAPTER 3, “BUILDING AND CONSTRUCTION” Municipal; Code of Ordinances. (Betty Chew)

***Councilmember Martin made a motion to approve Ordinance No. 744-17 repealing ARTICLE 3.1200 “GARAGE OPENINGS FACING FRONTAL STREETS” in CHAPTER 3, “BUILDING AND CONSTRUCTION” Municipal; Code of Ordinances.

Seconded by Councilmember Galle

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

Motion passed with a vote of 5-0

***Councilmember Galle made a motion to reconsider the vote by which Item #11 passed.

Seconded by Councilmember Runnebaum

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

Motion passed with a vote of 5-0

***Councilmember Martin made a motion to modify approval of Ordinance 744-17, delaying the effective date of the Ordinance to May 12, 2017.

Seconded by Councilmember Galle

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

Motion passed with a vote of 5-0

12. Discussion/Action: To consider Ordinance No. 745-17 and Ordinance No. 746-17 amending the Zoning Ordinance to add the “Garage Openings Facing Frontal Streets” regulations adopted by ORDINANCE No. 364-94, Code of Ordinances, City of Willow Park, Texas August 16, 1994. (Betty Chew)

A. Opened Public Hearing at 7:31 p.m.

***John Ieronymides, 215 Sam Bass Rd., addressed council regarding garage openings facing frontal streets.

***Dave Henson, 801 Sam Bass Ct., addressed council regarding garage openings facing frontal streets.

B. Closed Public Hearing at 7:45 p.m.

***Councilmember Galle made a motion to table this item until next month’s city council meeting and hold a work session.

Seconded by Councilmember Gholson

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

Motion passed with a vote of 5-0

13. Discussion/Action: To consider Ordinance No. 747-17 providing authorization to amend Chapter 12 "ZONING," Article 12.500 "USE RESTRICTIONS AND ZONING REGULATIONS, by adding a new Section: "CLASS II – RESIDENTIAL 'TH' Townhome District" zoning classification. (Betty Chew)

A. Opened Public Hearing at 8:20 p.m.

***Luanne Stringer, 819 Kings Gate, addressed council regarding the townhome district.

***Dave Henson, 801 Sam Bass Ct., addressed council regarding the townhome district.

***Zach Pettigrew, 311 Bay Hill Ct., addressed council regarding the townhome district.

B. Closed Public Hearing at 8:29 p.m.

***Councilmember Martin made a motion to adopt Ordinance No. 747-17 providing authorization to amend Chapter 12 "ZONING," Article 12.500 "USE RESTRICTIONS AND ZONING REGULATIONS, by adding a new Section: "CLASS II – RESIDENTIAL 'TH' Townhome District" zoning classification with the following amendments:

B. ZONING STANDARDS

(7) Rear yard setback: Twenty (20) foot minimum. If more than one story or adjacent to Single Family District forty (40) foot minimum.

(12) Minimum masonry coverage: Seventy-five percent (75%) of the total exterior walls above grade level excluding doors and windows.

Seconded by Councilmember Runnebaum

***Councilmember Hogue made a motion to amend Ordinance 747-17 with the following:

B. ZONING STANDARDS

(6) Front yard setback: Twenty (20) feet unless sidewalk is adjacent to property line. If sidewalk is adjacent to property line, then twenty (25) feet to prevent bumper overhang.

Seconded by Councilmember Martin

***Councilmember Galle made a motion to amend Ordinance 747-17 with the following:

B. ZONING STANDARDS

(12) Minimum masonry coverage: Eighty-five percent (85%) masonry of the total exterior walls above grade level excluding doors and windows. Masonry for the 'TH' District is defined as brick or stone.

Seconded by Councilmember Martin

Aye votes: Councilmembers Hogue, Martin, Runnebaum, Gholson, Galle
Motion passed with a vote of 5-0

14. Discussion/Action: To consider a Site Plan for “Crown Pointe Dental Clinic, Lot 5, Block B, Crown Pointe Addition located at 221 Shops Blvd. (Betty Chew)

A. Opened Public Hearing at 8:44

***Chuck Starke with Barron Stark & Swift gave his presentation.
***Dave Henson, 801 Sam Bass Ct., addressed council regarding the site plan.
***Fred McCully, 433 Crown Rd., addressed council regarding the site plan.

B. Closed Public Hearing at 8:51

***Councilmember Runnebaum made a motion to approve a Site Plan for “Crown Pointe Dental Clinic, Lot 5, Block B, Crown Pointe Addition located at 221 Shops Blvd.

Seconded by Councilmember Gholson

Aye votes: Councilmembers Hogue, Martin, Runnebaum, Gholson, Galle
Motion passed with a vote of 5-0

15. Discussion/Action: To consider Ordinance No. 748-17 providing authorization to amend Chapter 9 “Subdivisions” by adding a new Article 9.1500 “Administrative Approval” delegating to a City Officer the ability to approve certain minor plats. (Betty Chew)

A. Opened Public Hearing at 8:54

B. Closed Public Hearing at 8:54

***Councilmember Runnebaum made a motion to approve Ordinance No. 748-17 providing authorization to amend Chapter 9 “Subdivisions” by adding a new Article 9.1500 “Administrative Approval” delegating to a City Officer the ability to approve certain minor plats with amendments.

Seconded by Councilmember Martin

Aye votes: Councilmembers Hogue, Martin, Runnebaum, Gholson

Nay votes: Councilmember Galle

Motion passed with a vote of 4-1

16. Discuss/Action: To consider authorizing the execution and receipt of certain special warranty deeds by and from the City with WPD Trinity, LLC. for the exchange, sale or transfer of certain tracts of land related to the operation of municipal utilities. (Mayor Neverdousky)

***Councilmember Martin made a motion to postpone this item following Executive Session.

Seconded by Councilmember Galle

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

Motion passed with a vote of 5-0

***Councilmember Martin made a motion to take no action on Item #16 at this time.

Seconded by Councilmember Gholson

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

Motion passed with a vote of 5-0

Section IV- Council Requested Items

17. Discuss/Action: To approve Ordinance No. 749-17 changing the appointment and supervision of the City Attorney. (Councilmember Gholson)

***Councilmember Galle made a motion to approve the Ordinance No. 749-17 changing the appointment and supervision of the City Attorney.

Seconded by Councilmember Martin

Aye votes: Councilmembers Hogue, Runnebaum, Gholson

Abstain votes: Councilmembers Martin, Galle

Motion passed with a vote of 3-2

Section V - Informational

18. Mayor & Council Member Announcements

***Councilmember Hogue will not be available for the Regular Council meeting on May 9, 2017 due to giving an out of town conference presentation.

19. City Administrator's Report

***City Administrator Scott Wall read an open letter of commendation for Police Chief Carrie West.

***City Administrator Scott Wall delivered his CIP report to council.

Section VII – 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.

***Mayor Neverdousky recessed to executive session at 9:24 p.m.

***Mayor Neverdousky reconvened the meeting session at 9:56 p.m.

20. Executive Session

- A. Consultation with Attorney, pending Litigation
- Weatherford vs. Willow Park

Section VIII – Adjournment

21. Adjournment

***Councilmember Martin made a motion to adjourn.

Seconded by Councilmember Gholson

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

Motion passed with a vote of 5-0

Mayor Neverdousky adjourned the meeting at 9:57 p.m.

APPROVED

Richard Neverdousky, Mayor
City of Willow Park, Texas

ATTEST:

Candice Scott, Interim City Secretary
City of Willow Park, Texas

Minutes Prepared By:

Kandice Garrett