



**City of Willow Park  
City Council  
Regular Meeting  
City Hall  
516 Ranch House Road, Willow Park, TX 76087  
Tuesday, October 11, 2016 at 7:00 p.m.  
Minutes**

**Section I – Presentations**

**1. Call to Order**

Mayor Neverdousky called the meeting to order at 7:04 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  
City Secretary Josh Armstrong  
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**

**5. Citizen Presentations & Public Comment**

\*\*\*Amy Fennell addressed council regarding the investment zone

\*\*\*Lisa Flowers addressed council regarding the investment zone

**Section II – Consent Agenda**

**6. Approve and Act on Consent Agenda**

- A. Approve City Council Regular Meeting Minutes – September 13, 2016
- B. Approve City Council Special Meeting Minutes – September 20, 2016
- C. Approve City Council Special Meeting Minutes – September 27, 2016

\*\*\*Councilmember Galle made a motion to approve the special meeting minutes for September 20 as amended.

Seconded by Councilmember Martin

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

Motion passed with a vote of 5-0

\*\*\*Councilmember Martin made a motion to approve the consent agenda.

Seconded by Councilmember Galle

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

Motion passed with a vote of 5-0

### **Section III – General Items**

7. Discussion/Action: To consider and act on Resolution No. 16-16, a Resolution providing authorization to contract with a public newspaper with general circulation in the City, to be the official paper for the City of Willow Park.

\*\*\*Councilmember Martin made a motion to approve Resolution 16-16.

Seconded by Councilmember Gholson

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

Motion passed with a vote of 5-0

8. Discussion/ Action: To consider and act on Resolution No. 17-16, authorizing the finding of certain facts and based on said facts making a determination that there are 5,000 or more inhabitants in the municipal limits of the City of Willow Park, TX as a prerequisite finding required by Subchapter B, Chapter 42, TEX. LOCAL GOV'T CODE.

\*\*\*Councilmember Runnebaum made a motion to Resolution 17-16.

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 move item #9 after item #12.

Seconded by Councilmember Hogue

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

Motion passed with a vote of 5-0

9. Discussion: Hold a public hearing on the creation of a reinvestment zone and its benefits to the City of Willow Park, TX and to the property in the zone of approximately 230.84 acres generally located in the City of Willow Park, TX Parker County, in and around Willow Park's Crown Point addition and generally located along and north of interstate 20, west of Kings Gate Road and east of Crown Lane.
  - A. Open Public Hearing

- B. Close Public Hearing
- C. Consider Ordinance creating a tax increment reinvestment zone.

\*\*\*Item Moved

**10.** Discussion/Action: To consider and act on Ordinance No. 737-16, an Ordinance to authorizing the vacation and abandonment of that certain remaining segment of Beavers Lane originally platted as part of the CE Beavers Subdivision (1950).

\*\*\* Councilmember Gholson made a motion to approve Ordinance 737-16.

Seconded by Councilmember Galle

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

Motion passed with a vote of 5-0

**11.** Discussion/Action: To consider and act on Resolution No. 18-16, a Resolution authorizing the City to enter into an Agreement with the International City Management Association Retirement Corporation (ICMA) to appoint ICMA as the Retirement Plan Administrator and to make certain payments in accord therewith as a 457 retirement plan for city employees.

\*\*\* Councilmember Martin made a motion to approve Resolution 18-16.

Seconded by Councilmember Runnebaum

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

Motion passed with a vote of 5-0

**12.** Discussion/Action: To consider an act on Resolution No. 19-16, a Resolution of support by the City for the proposed Ben Hogan Learning Center to be constructed, located and operated at the Squaw Creek Golf Course.

\*\*\* Councilmember Hogue made a motion to approve Resolution 19-16.

Seconded by Councilmember Martin

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

Motion passed with a vote of 5-0

\*\*\* Councilmember Galle made a motion to recess into executive session.

Seconded by Councilmember Martin

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

Motion passed with a vote of 5-0

\*\*\* Councilmember Gholson made a motion to reconvene the meeting.

Seconded by Councilmember Galle

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

Motion passed with a vote of 5-0

\*\*\*Amy Fennell addressed council regarding the investment zone

\*\*\* Councilmember Galle made a motion to recess into executive session.

Seconded by Councilmember Martin

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

Motion passed with a vote of 5-0

\*\*\*Mayor Neverdousky recessed to executive session at 7:35 p.m.

\*\*\*Mayor Neverdousky reconvened the meeting session at 8:41 p.m.

\*\*\* Councilmember Galle made a motion to consider agenda item #14 next.

Seconded by Councilmember Gholson

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

Motion passed with a vote of 5-0

**14.** Discussion/Action: To conduct a Public Hearing and then consider and act on Ordinance No. 738-16, an Ordinance authorizing a zoning change from "Class IV - Industrial: "LI" Light Industrial" District to "Class III – Business: "C" Commercial" District, further described as Lot 3R, Block 1, The Village at Willow Park a 1.33 acre tract of land situated in the John Cole Survey, Abstract 218, located in the City of Willow Park, Parker County, Texas, generally located at the northeast corner of Willow Bend Dr. and Willow Crossing Drive.

A. Open Public Hearing at 8:43 p.m.

B. Close Public Hearing at 8:44 p.m.

\*\*\*Councilmember Hogue made a motion to approve Ordinance 738-16.

Seconded by Councilmember Runnebaum

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

Motion passed with a vote of 5-0

**9.** Discussion: Hold a public hearing on the creation of a reinvestment zone and its benefits to the City of Willow Park, TX and to the property in the zone of approximately 230.84 acres generally located in the City of Willow Park, TX Parker County, in and around Willow Park's Crown Point addition and generally located along and north of interstate 20, west of Kings Gate Road and east of Crown Lane.

A. Open Public Hearing at 8:47 p.m.

\*\*\*Misty Ventura addressed council regarding the investment zone

\*\*\*Mitzi Gholson addressed council regarding the investment zone

\*\*\*Amy Fennell addressed council regarding the investment zone

B. Close Public Hearing at 9:10 p.m.

C. Consider Ordinance creating a tax increment reinvestment zone.

\*\*\*Councilmember Martin made a motion to table this item until Tuesday October 25, 2016 at 6:30 p.m. and to be considered in a special called meeting and a posted town hall meeting to further resolve the development project.

Seconded by Councilmember Galle

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

Motion passed with a vote of 5-0

**13. Discussion/Action:** To consider rescheduling the November regular city council meeting from November 8 to November 15.

\*\*\* Councilmember Gholson made a motion to change the date to the 15<sup>th</sup> of November.

Seconded by Councilmember Martin

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

Motion passed with a vote of 5-0

#### **Section IV- Planning & Development Items**

**14. Discussion/Action:** To conduct a Public Hearing and then consider and act on Ordinance No. 738-16, an Ordinance authorizing a zoning change from “Class IV - Industrial: “LI” Light Industrial” District to “Class III – Business: “C” Commercial” District, further described as Lot 3R, Block 1, The Village at Willow Park a 1.33 acre tract of land situated in the John Cole Survey, Abstract 218, located in the City of Willow Park, Parker County, Texas, generally located at the northeast corner of Willow Bend Dr. and Willow Crossing Drive.

A. Open Public Hearing at 8:43 p.m.

B. Close Public Hearing at 8:44 p.m.

\*\*\*Moved before Item #13

**15. Discussion/Action:** Approve a request for a Specific Use Permit to operate a Day Spa in the “R-1” Single Family District, a 3.00-acre tract of land in the J.A. Pritchard Survey, Abstract 1092, Parker County, Texas, known as 3011 Ranch House Road.

A. Open Public Hearing at 9:18 p.m.

B. Close Public Hearing at 9:20 p.m.

\*\*\*Councilmember Runnebaum made a motion to approve the specific use permit as amended to include the conditions of no signage, limited parking to five cars, and a 2 year renewal.

Seconded by Councilmember Gholson

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

Motion passed with a vote of 5-0

**16. Public Hearing:** To consider a request to rezone to “Class I – Special Purpose: “PD” Planned Development District” a 140.3 acre tract of land being situated in the A. McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract 468, the I. Hendley Survey, Abstract 619, the M. Edwards Survey, Abstract 1955, and the J. Froman Survey, Abstract 471, Parker County, Texas, also being a

portion of that certain tract described in DOC #201612056, Official Public Records, Parker County, Texas, generally ,located north of I-20 Service Road between Kings Gate Road and Crown Road.

- A. Open Public Hearing at 9:27 p.m.
- B. Close Public Hearing at 9:29 p.m.

\*\*\*No action taken

**17.** To Consider Public Hearing – the creation of a new zoning classification district by adding a new Section to Chapter 12 “ZONING” of the Municipal Code of Ordinances, providing for a “ Single Family Half Acre” zoning classification

- A. Open Public Hearing at 9:30 p.m.
- B. Close Public Hearing at 9:34 p.m.

\*\*\*No action taken

## **Section V – Council Requested Items**

### **Section VI - Informational**

**18.** Mayor & Council Member Announcements

**19.** City Administrator’s Report

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

\*\*\* City Administrator Scott Wall noted that CPA Jake Weber would be engaged to assist with financial reporting and audits for the city.

\*\*\*City Administrator Scott Wall presented council with a new process for staff to provide a systemic process for agenda preparation.

### **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 9:40 p.m.

\*\*\*Mayor Neverdousky reconvened the meeting session at 10:00 p.m.

**20. Executive Session**

- A. Consultation with Attorney
- B. Contemplated Litigation
- C. Real Property
- D. Economic Development

### **Section VIII – Adjournment**

#### **21. Adjournment**

\*\*\*Councilmember Martin made a motion to adjourn.

Seconded by Councilmember Runnebaum

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

Motion passed with a vote of 5-0

Mayor Neverdousky adjourned the meeting at 10:01 p.m.

APPROVED

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Richard Neverdousky, Mayor  
City of Willow Park, Texas

ATTEST:

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Josh Armstrong, City Secretary  
City of Willow Park, Texas