

**WILLOW PARK CITY COUNCIL SPECIAL MEETING
516 RANCH HOUSE ROAD WILLOW PARK, TEXAS 76087
MONDAY, APRIL 11, 2011 AT 6:30 PM**

Call to Order

Mayor Hawkins called the Regular Meeting of the City Council to order at 6:51 P.M.

VII. Quorum Check

Mayor Ken Hawkins
Council Member Gene Martin
Council Member Barry Brown
Council Member Mark Hickerson
Mayor Pre-tem Hale Alderman

Also Present:

City Administrator Candy Scott
City Secretary Yael Hoffman

Absent:

Council Member Barry Tatum
City Attorney Rider Scott

VIII. Invocation by

Council Member Brown led the invocation

IX. Pledge of Allegiance

Mayor Hawkins Let the Pledge of allegiance

****Council Member Martin moved to revise the published agenda and move new business Item A before the Mayor's update and the Citizens Presentations, seconded by Council Member Hickerson**

Aye votes: Council Members: Martin, Brown, Hickerson & Alderman

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

VII New Business

A. Discussion – Regional Waste Water Treatment Plant (Mayor Hawkins)

Mr. Bill Smith from the Trinity River Authority updated the Mayor and Council on the Regional Waste Water Treatment Plant for the six (6) cities.

Aledo Mayor Kit Marshal noted the importance of the plant to the region and how it will help the surrounding cities in the future.

Mayor Hawkins called for a break at 7:40 P.M.

Mayor Hawkins reconvened the open meeting at 7:51P.M.

V. Mayor's Update

Mr. Hawkins updated the Council on the very serious possibility that there will be regional rail in the area of the hospital. As part of the negotiations with the City of Fort Worth for surface water discussions include an easement from the West side of Fort Worth to the North/East section where Weatherford, Hudson Oaks and Willow Park abut each other. That area is about where the Willow Park Waste Water Treatment plant is. It is the area north of where the hospital is. Mayor Hawkins stated that the City has lots of acreage and we are going to buy an easement anyway, so the regional authorities are thinking about expanding the easement that we are going to purchase. It is very possible. It is still in the early stages. We have open land and a targeted area close to the access road on the highway. We may have a regional master plan coming to the North/Western part of Willow Park. In the North Texas Council of Governments projection for traffic flow and population expansion, their maps show the densest, extremist density of traffic congestion 20 years from now is right here on our freeway. This is a method by which they can alleviate that in advance by planning ahead. So the City Officials of Fort Worth are very excited about this possibility. The Master Planner of Fort Worth, Fernando Costa is very excited about this. The managing members of the "T" are very excited about this, because we have open land and because we have the opportunity to move ahead of the curve. There is a possibility that we will have the Regional Rail here.

Mayor Hawkins made the following statement on the status of the R-3 zoning questions and the proposed apartments: I want to transparently tell you everything that I have learned in the last few weeks. The developers still want to move forward with the R-3 zoning, though they won't move ahead on it immediately. They are going to wait for a little while. They have considered the possibility to do condos or brown-stones and a mixture of apartments. They are still inclined to build apartments. They haven't heard from the citizens and they haven't heard from the governing body directly. I had meetings scheduled for us to meet with them today, tonight, and tomorrow and they postponed this meeting for scheduling reasons. If we had approved this six months ago when they first made the application, they had Government financing in place called a "Non Recourse Loan". That was 100% financing on the project. Shortly after they made the application the banking rules changed and "Non Recourse Loan" for 100% financing does not exist any more, not even through HUD. They then had private lending and for the first month or two they had a 100% financing available to them. Since then the bank regulations changed again. They are in a current stage now that they need to put up \$8,000,000 of their own money to build the project. Even though they have the financial resources to do that, they don't want to do that. The concept to develop this property is on hold. We are not going to see anything done on this property for many, many months, maybe a year or two. They are going to wait until the bank regulations change.

The other information that I have concerning the property back there which is relevant to know, about 3 years ago there were plans presented to the city for a Best Western Hotel that was going to build directly behind the cleaners. One of the fall-outs that took place when the R-3 zoning was denied is that the owner of this property, that was going through all the procedures to be approved called and said that he is not going to build the hotel in Willow Park. As far as I know this project is dead. It is possible that he was holding this project for

economic reasons, but when the R-3 zoning wasn't approved he had the impression that Willow Park was not going to develop that as a commercial area.

Mayor Hawkins made the following statement on the Citizen's Petition. I would like to update the Council Members that have not had the opportunity to be at the last two (2) open forums and one (1) by invitation only meeting that have been held, and give my impression from these meetings. I think it is fair to say that when the meetings began everybody was of a firm opinion that they don't want any money to be borrowed by the city for road improvements, and that may very well be what the ending position was. The Council over the last 45 open meetings that we have had talked about this particular project in a series of 8 or 10 meetings as to why we had gotten to the point considering road improvements and issuing debt. As we had these discussions the 3 people who are Candidates for Office had the opportunity to express what their ideas or best suggestion for fixing the roads. As we talked about the different things, we talked about the bridge on Ranch House Road, Pitchfork Trail and the \$204,000 of free material. We also talked about El Chico, Sam Bass and Stagecoach. There was less interest to do those roads. Each of those discussions had different reactions from different groups of people. But as the conversations went on the citizens became more aware of what the Council's thinking was and became a little bit more open minded that some of this stuff needs to be done. It was not a unanimous consensus but the open discussions with the citizens have served a valuable purpose.

VI Citizens Presentation

Amy Podany of 167 Overland Trail addressed the Council on the Certificates of Obligation with the following statement: We are going to have more and more items that are going to come up in city council that we will need to spend some money like the Waste Water Treatment Plant, and that is why we, those who have signed the petition are concerned about if we can have a direct voice. From what I gather people still are interested in this petition and willing to go forward with it. We aren't saying that we don't want any thing to be done, we are just saying that the citizens need to have a voice, and want have a choice in what we want how we want the taxes used. I think it would be an excellent goal for the City Council to consider some type of resolution in which we the citizens will have a vote on these issues. These are hard times for everyone and people are concerned but we do realize that there are things that we need to spend money on, just let the citizens have a voice.

VII New Business

- B. Discussion/Action – To consider and authorize execution of a Joint Solid Waste Agreement between City of Willow Park, The City of Aledo, the Town of Annetta, the Town of Annetta North, the City of Annetta South, the City of Hudson Oaks, and Allied Waste Services of Fort Worth LLC (Mayor Hawkins)

Council Member Hickerson moved to authorized the execution of a Joint Solid Waste Agreement between the City of Willow Park, The City of Aledo, the Town of Annetta, the Town of Annetta North, the City of Annetta South, the City of Hudson Oaks, and Republic Services of Texas, seconded by Council Member Brown

Council Member Brown withdrew his second

Council Member Hickerson amended his motion to change the beginning date of the contract from April 1, 2011 to May 1, 2011 and the ending date of the contract from March 31, 2016 to April 30, 2016 seconded, seconded by Council Member Brown

Aye votes: Council Members: Brown, Hickerson & Alderman

Nay votes: Council Member Martin

Abstained: None

Motion passed with a vote of 3-1-0

- C. Discussion/Action - To discuss possible issuance of 2011 Series Certificates of Obligation or other financing options (Mayor Hawkins)

Mayor Hawkins stated that the plan tonight was to reject the issuance of the 2011 Certificates of Obligation, which the city attorney was asked to prepare. Mayor Hawkins said that the good thing that came out of this item is the citizen's involvement in action the Council was taking. Mayor Hawkins said that there are some necessary roads that need to be improved. Mayor Hawkins talked about the 3 things most important. The first item is traffic safety, the bridge in Ranch House road past Fox Hunt Trail. We have \$204,000.00 that needs to be use before July 1st. The last issue is the extension of Pitchfork Trail. If we proceed down this road we will not issue Certificates of Obligation. The way in which we can do this is by Tax Notes. Tax notes must be paid back in a 7 year period of time. A Tax note is not subject to a citizen's petition; never the less we are going to inform the citizen if we are going to do this. Tax Notes will add \$ 0.05 for every \$100.00 of value to cost of the citizens tax liability. We have a week to think about it, the financial expert will be here next week.

This item will be on the next Council meeting

- D. Discussion – 09-10 Fiscal Year Audit (Mayor Hawkins)

Mayor Hawkins reported that he authorized the audit for last year fiscal year to take place. The projections are that we will get a report by April 30th. Mayor Hawkins stated that he would like to establish a committee which would include two Council Members and a citizen to review the audit, maybe make a recommendation how we can improve the accounting that we do at the City. There where suggestions to perform a mid year audit which would cost more money for the city, this item will be on the next agenda for the Council to discuss. Mayor Hawkins commended the staff for doing a good job stating that the staff is tasked to go through this with all the other responsibilities they have, he said they have provided every thing that auditors have needed in a timely fashion, Mayor Hawkins stated that he appreciates the staffs work.

- E. Discussion/Action – To consider and authorize a Change Order to the Stagecoach Trail Construction Contract for the purpose of improving the drainage on the west side of the roadway with monies from the issued road bonds or other available funds (Mayor Hawkins)

This item was postponed to next Council meeting

X. Recess To Executive Session

Mayor Hawkins Recess to Executive Session at 9:19 P.M.

Pursuant to the Provision of Chapter 551, Government Code, Vernon's Texas Codes Annotated, in Accordance with Authority contained in...

A ...Section 551.074 – Personnel Matters

1. Review of Staff Reductions
2. Discussion of Personnel Performance

XI. Reconvene to Open Meeting

Mayor Hawkins reconvened to open meeting at 10:04 P.M.

A ...Discussion/Action – To consider and take action on any item discussed in Executive Session (Mayor Hawkins)

No Action

XII. Adjournment

Council Member Hickerson moved to adjourn the meeting, seconded by Council Member Martin

Aye votes: Council Members: Brown, Martin, Hickerson & Alderman

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

Mayor Hawkins adjourned the meeting at 10:04 P.M.

APPROVED

Kenneth Hawkins, Mayor
City of Willow Park, Texas

ATTEST:

Yael Hoffman City Secretary
City of Willow Park, Texas

**WILLOW PARK CITY COUNCIL REGULAR MEETING
516 RANCH HOUSE ROAD WILLOW PARK, TEXAS 76087
MONDAY, FEBRUARY 7, 2011**

I. Call to Order

Mayor Hawkins called the meeting to order at 6:35 PM

II. Quorum Check

Mayor Ken Hawkins
Council Member Barry Tatum
Council Member Gene Martin
Council Member Barry Brown
Council Member Mark Hickerson
Mayor Pro-tem Hale Alderman

Also Present:

City Administrator Candy Scott
City Secretary Yael Hoffman
City Attorney Rider Scott

III. Invocation by

Mayor Hawkins gave the invocation

IV. Pledge of Allegiance

Mayor Hawkins led the Pledge of Allegiance

V. Mayor's Update

Update on Mayor's Strategic Goals for 2011

Mayor Hawkins reported that due to the weather the meetings with the Cities of Weatherford and Fort Worth had been postponed. They should take place this week and he will update the Council after these meetings.

Council Member Martin addressed the Mayor and the Council on the problem with the Trash pick up on Friday. He stated that Duncan Disposal should notify the city if they are not going to pick up the trash due to weather conditions so the city can notify the residents. Council Member Brown asked if credits would be given for those days. Mayor Hawkins stated that he would bring these items up at the next meeting with Duncan Disposal.

****Mayor Pro-tem Alderman moved to address item B before item A, seconded by Council Member Martin**

Aye votes: Council Members: Martin, Brown, Hickerson & Alderman

Nay votes: None

Abstained: Council Member Tatum

Motion passed with a vote of 4-0-1

VI. New Business

- B. Discussion – To reviews all expenses relating to the City of Willow Park Zoning Map (Mayor Hawkins)

Mayor Hawkins called for a break at 7:32 P.M.

Mayor Hawkins reconvened to open meeting at 7:45 P.M.

There was a short discussion on the Planning and Zoning Map

- A. Discussion/Action – To consider and take action on Resolution No. _____, a Resolution approving and authorizing publication of notice of intent to issue 2011 Series Certificates of Obligation (Mayor Hawkins)

Mayor Hawkins called for a break at 8:47pm

Mayor Hawkins reconvened to open meeting at 8:51pm

This item was postponed until the next regular Council meeting

VII. Adjournment

Mayor Hawkins adjourned to meeting at 9:00 P.M.

I APPROVED

Kenneth Hawkins, Mayor
City of Willow Park, Texas

ATTEST:

Yael Hoffman City Secretary
City of Willow Park, Texas