WILLOW PARK CITY COUNCIL REGULAR MEETING
516 RANCH HOUSE ROAD WILLOW PARK, TEXAS 76087
TUESDAY, MAY 8, 2012 AT 7:00 P.M.

MINUTES

I. Call to Order

Mayor Glasgow called the meeting to order at 7:20 P.M.

II. Quorum Check

Mayor Marvin Glasgow
Council Member Richard Neverdousky
Mayor Pro-tem Gene Martin
Council Member Amy Podany
Council Member Esta Austin
Council Member Hale Alderman

Also Present:
City Administrator Candy Scott
City Secretary Yael Hoffman
City Attorney Rider Scott

III. Invocation

Mayor Glasgow gave the invocation

IV. Pledge of Allegiance

Mayor Glasgow led the Pledge of Allegiance

V. Approval of Minutes

A. Regular Council Meeting of April 10, 2012

****Mayor Pro-tem Martin moved to approve the minutes of the Regular Council Meeting of April 10, 2012 as provided in the packets,** seconded by Council Member Neverdousky

Aye votes: Council Members: Neverdousky, Martin, Podany, Austin & Alderman
Nay votes: None
Abstained: None
Motion passed with a vote of 5-0-0

VI. Community Announcements

None

VII. Citizens Presentations

None

VIII. Mayor's Update

Mayor Glasgow reported that a new sound system has been installed to allow for the citizens to better hear the discussions between the Council Members.

Mayor Glasgow made the following statement:

> It has come to my attention that one of the City Council Candidates has been spreading the rumor that more apartments are coming to Willow Park. That is entirely incorrect. Yes, a developer has approached the City regarding some new apartments, but they will be built in the County, not in the City. Unfortunately for us, they are outside our City Limits, but within our CCN (Certificate of Convenience and Necessity), which means that by state law, we are required to furnish them with water and sewer service. We will have little or no input of what type of apartments will be constructed.

IX. City Administrator Update

City Administrator Scott gave the following report:

Council Member Podany asked me to make a list of projects that need to be completed; the list that has been started contains:

1. Zoning Map – Currently being finished by Glen Breisch so it can be submitted to P&Z.

   Cost estimate of $2,500.00 to be ready in 60 days.

2. Capital Improvement Plan – Should have cost estimate and scope of work from Kerry Maroney of Biggs & Mathews this evening.

3. Comprehensive Plan - Should have cost estimate and scope of work from Kerry Maroney of Biggs & Mathews this evening.

4. CCN Map for water & wastewater.

5. Update of Staff Policies & Procedures Manual.

The completion of the bridge destruction has been delayed for a few days while waiting for AT&T to relocate a phone line. This should be done by tomorrow evening.

X. Recess to Noticed Public Hearing

Mayor Glasgow recessed to the Public Hearing at 7:26 P.M.

1. Public Hearing concerning the Proposed annexation of that certain 23.189 acre tract, more or less situated in the Eliza Oxner Survey, abstract number

1034 and the John H. Phelps Survey, abstract number 1046, Parker County, Texas.

There were no comments from the public on this hearing.

2. Public Hearing to consider whether to adopt certain rules or regulations relating to the use or operation of on-site sewage facilities pursuant to statutory delegation in Willow Park, Texas to prevent possible pollution or injury to public health.

   There were no comments from the public on this hearing.

3. Public Hearing concerning a proposed amendment to the Municipal Code of Ordinances Chapter 12 "Zoning", Article 12.500, "Use Restrictions and Zoning Regulations", Section 12.510 Class III-Business: (C) Commercial District to add *Climate-Controlled Self-Contained Public Storage* as a permitted use.

   There were no comments from the public on this hearing.

XI. Close the Respective Public Hearing

Mayor Glasgow closed the Public Hearing at 7:33 P.M.

XII. Reconvene to Open Meeting

Mayor Glasgow reconvened to open Meeting at 7:33 P.M.

XIII. New Business

A. Discussion/Action – To receive and/or accept the written resignation of Tim Koirtyohann as Planning & Zoning Commissioner (Chairman Fritz)

****Council Member Neverdousky moved to accept the written resignation of Tim Koirtyohann as a Planning and Zoning Commissioner and thanked him for his service,** seconded by Mayor Pro-tem Martin

Aye votes: Council Members: Neverdousky, Martin, Podany, Austin & Alderman
Nay votes: None
Abstained: None
Motion passed with a vote of 5-0-0

B. Discussion/Action – To consider and take action on the Replat of Lot 9-H and Lot 10-H Laguna Vista Estates, a sub division of Willow Park Texas, into Lot 9-H being that certain 2.151 acres tract of land previously shown as Lot 9-H and Lot 10-H, Laguna Vista Estates as recorded in Volume 359-A, Page 68, Plat Records, Parker County, Texas, (Chairman Fritz)

****Council Member Neverdousky moved to accept the recommendation of the Planning and Zoning Commission on the Replat of Lot 9-H and Lot**

10-H Laguna Vista Estates, a sub division of Willow Park Texas, into Lot 9-H being that certain 2.151 acres tract of land previously shown as Lot 9-H and Lot 10-H, Laguna Vista Estates as recorded in Volume 359-A, Page 68, Plat Records, Parker County, Texas , seconded by Mayor Pro-tem Martin

Aye votes: Council Members: Neverdousky, Martin, Podany, Austin & Alderman
Nay votes: None
Abstained: None
Motion passed with a vote of 5-0-0

C. Discussion/Action – To consider and take action on all matters incident and related to the issuance and sale of "City of Willow Park, Texas General Obligation Refunding Bonds, Series 2012", including the adoption of an ordinance authorizing the issuance of such bond, establishing parameters of the sale and issuance of such bonds and delegating certain matters to authorized official of the city (Mayor Glasgow)

****Mayor Pro-tem Martin moved to adopt and approve Ordinance No. 648-12 an Ordinance authorizing the issuance of "CITY OF WILLOW PARK, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2012", levying a continuing direct annual ad valorem tax for the payment of said bonds; resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds; establishing procedure for the sale and delivery of said Bonds; and delegating matters relating to the sale and issuance of said Bonds and to authorized City Official specifically the Mayor of Willow Park and City Administrator and establishing that the refunding must produce a net present value debt service savings of at least 8%, net of any City contribution,** seconded by Council Member Alderman

Aye votes: Council Members: Neverdousky, Martin, Podany, Austin & Alderman
Nay votes: None
Abstained: None
Motion passed with a vote of 5-0-0

D. Discussion/Action – To consider and take action on acceptance of Bids and consider an award of bid for three Twin Mountain Water Supply Wells for the City to the "best value" proposer from funds invested and sequestered for Water Improvements (Mayor Glasgow)

****Council Member Alderman moved to adopted Resolution No. 04-12, a Resolution providing authorization for the negotiation and execution of a contract by and between the city of Willow Park, Texas, and Tim Hall, INC. for certain improvements to the City Municipal Water Utility**

System, to Wit; drilling, construction and completion of three water wells to the Twin Mountains Aquifer; and all acts or services ancillary and necessary thereto and providing for certain findings and an effective date, seconded by Council Member Neverdousky

Aye votes: Council Members: Neverdousky, Martin, Podany, Austin & Alderman
Nay votes: None
Abstained: None
Motion passed with a vote of 5-0-0

E. Discussion – To discuss authorization to enter into a contract with Biggs and Mathews Inc., Consulting Engineers, for the purpose of: periodic update of land use assumptions and Capital Improvement plan, update or verification of the Municipal Comprehensive plan, or both, for the (Mayor Glasgow)

The Council discussed with Kerry Maroney the proposal for engineering services for the update of the Comprehensive and Capital Improvements Plan.

F. Discussion – To discuss Resolution No. ____, a Resolution authorizing the acceptance of dedicated streets in Stagecoach Estates Phase I and Phase II, a subdivision of The City, to include: Carriage Drive, Overland Trail, Pony Express Trail, Singletree Lane, Spoke Trail and Wagon Wheel Road (Mayor Glasgow)

There was a short discussion on this Resolution.

G. Discussion/Action – To consider and take any action appropriate or necessary that relates to the Texas Gas Service Company filing of a Statement of Intent to change or alter rates for Gas Service or consumption within the City of Willow Park (Mayor Glasgow)

****Mayor Pro-tem Martin moved to adopted Resolution No. 07-12, a Resolution providing authorization to suspend the effective date of Texas Gas Service Company (TGS) requested 2012 rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with other cities in the TGS service area to negotiate with TGS; requiring reimbursements of "Cities" rate case expenses; finding that the meeting where this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and ACSC's legal counsel,** seconded by Council Member Neverdousky

Aye votes: Council Members: Neverdousky, Martin, Podany, Austin & Alderman
Nay votes: None
Abstained: None

Motion passed with a vote of 5-0-0

H. Discussion - To discuss the annexation of that certain 23.189 acre tract situated in the Eliza Oxner survey, abstract number 1034 and the John h. Phelps survey, abstract number 1046, Parker County, Texas (Mayor Glasgow)

This item was moved to the June Council meeting agenda.

I. Discussion/Action – To consider and take action on Ordinance No. ____, authorizing the adoption of certain rules or regulations relating to use or operation of on-site sewage facilities pursuant to statutory delegation in Willow Park, Texas to prevent possible pollution or injury to public health (Mayor Glasgow)

There was no action taken on this item.

J. Discussion – To discuss Ordinance No. ___, authorizing a propose amendment to the Municipal Code or Ordinances Chapter 12, Article 12.500, "Use Restrictions and Zoning Regulations", Section 12.510 Class III-Business: (C) Commercial District. To add *Climate-Controlled, Self-Contained Public Storage* as a permitted use. (Mayor Glasgow)

There was no action taken on this item. This will be addressed at the June Council meeting.

K. Discussion – to discuss Resolution No. ____, a Resolution authorizing the execution of an Interlocal Cooperation Agreement by and between the County of Parker and the City relating to certain developments in the Extraterritorial , Jurisdiction of the City (Mayor Glasgow)

This item was moved to the June Council meeting agenda.

L. Discussion/Action - Monthly update on FY 2011-2012 Budget, assumptions, projections and actual revenues and expenditures incurred (City Administrator Scott)

City Administrator Scott updated the Mayor and Council on the Budget performance through April.

XIV. Recess To Executive Session

Mayor Glasgow recessed to Executive Session at 9:44PM

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

A. ....Section 551.071 – Consultation with Attorneys: Legal Advice and Pending or Contemplated Litigation

1. Republic Waste Services; TCEQ Docket No.: 2009-2058-MSW

2. *ES&CM v. Willow Park*, No CV11-1093, 43rd District Court, Parker County

B. ....Section 551.074 – Personnel Matters

1. Fire Department Personnel
2. Administration and staff personnel

C. ....Section 551.072 – Real Property

XV. Reconvene to Open Meeting

Mayor Glasgow reconvened to open meeting at 9:42PM

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

****Council member Podany moved to authorized the City Attorney to interview and recommend a Financial Advisor for the City regarding the Fire Department,** seconded by Council Member Neverdousky

Aye votes: Council Members: Neverdousky, Martin, Podany, Austin & Alderman
Nay votes: None
Abstained: None
Motion passed with a vote of 5-0-0

XVI. Adjournment

Mayor Glasgow adjourned the meeting at 9:44 P.M.

APPROVED

Marvin Glasgow

Marvin Glasgow, Mayor
City of Willow Park, Texas

ATTEST:

Yael Hoffman

Yael Hoffman, City Secretary
City of Willow Park, Texas