



CITY COUNCIL MEETING FEBRUARY 10, 2026 MINUTES

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, February 10, 2026 at 6:00 PM

CALL TO ORDER AND DETERMINATION OF QUORUM

Mayor Teresa Palmer called the meeting to order at 6:01 pm and determined there was a quorum present for the meeting.

PRESENT

Mayor Teresa Palmer
Councilmember Eric Contreras
Councilmember Chawn Gilliland (was late as indicated in votes during part of meeting)
Councilmember Buddy Wright
Councilmember Scott Smith
Councilmember Nathan Crummel

STAFF PRESENT:

Interim City Manager Toni Fisher

City Secretary Deana McMullen

City Attorney Andy Messer

INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Mayor Palmer asked a guest to lead the Invocation, the Pledge of Allegiance and the Texas Pledge which was also given by all present.

1. Mayor Comments: Bible Verse

Mayor Teresa Palmer read aloud bible verse: Proverbs 27:1

PROCLAMATION

2. PROCLAMATION - Parker County Brewing Company (Interim City Manager Toni Fisher, City Planner Chelsea Kirkland)

Mayor Teresa Palmer presented the owner of Parker County Brewing Company with a Proclamation from the City of Willow Park.

PUBLIC COMMENTS (Limited to five minutes per person)

To address the City Council, residents must complete a speaker form and turn it in to the City Secretary at least five (5) minutes before the start of the meeting. The Rules of Procedure state that all comments are to be limited to five (5) minutes for each speaker provided that there are no more than ten (10) speakers. If there are more than ten (10) speakers, the Mayor and/or the City Council may reduce the applicable time limits to speak to three (3) minutes. Pursuant to the Texas Open Meetings Act, the Council is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; (3) propose the item be placed on a future agenda (Tex. Govt. Code §551.042). Each speaker shall approach the podium or designated speaker location and state his/her name and address before speaking. Speakers shall address the City Council with civility that is conducive to appropriate public discussion. Speakers may only address the City Council and not individual officials, commission members, committee members, or employees. The public cannot speak from the gallery, but only from the podium or designated speaker location.

Those giving Public Comments:

Michael James

Bill Green

Houston Wingard

CONSENT AGENDA

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

3. Approval of Regular City Council Meeting Minutes:

November 17, 2025 - Regular Meeting

December 9, 2025 - Regular Meeting

December 16, 2025 - Special meeting

Motion was made to approve the consent agenda as presented.

Motion made by Councilmember Contreras, Seconded by Councilmember Crummel.

Voting Yea: Councilmember Contreras, Councilmember Wright, Councilmember Smith, Councilmember Crummel, Councilmember Chawn Gilliland was late getting to the meeting and did not vote.

REGULAR AGENDA ITEMS

4. Discussion/Action: Confidentiality Agreement for governing body per Texas Government Code Section 552.404 (Attorney Andy Messer)

City Attorney Andy Messer went over a new law per Texas Government Code Section 552.040 that started September 1, 2025 regarding a confidentiality agreement for the governing body, with the City Council and answered questions of the Council

No action was needed on this item as it is a State Law.

5. Discussion/Action: City Limits Map (City Planner Chelsea Kirkland, Interim City Manager Toni Fisher)

Motion was made to approve the updated City Limits map that includes the annexations and the 2023 Haney tract along with the Boundary agreements as presented by staff.

Motion made by Councilmember Crummel, Seconded by Councilmember Smith.

Voting Yea: Councilmember Contreras, Councilmember Wright, Councilmember Smith, Councilmember Crummel (Councilmember Chawn Gilliland was late and did not vote on this item.)

6. Discussion/Action: Parks Board Appointments (Parks Director Mandy McCarley, Interim City Manager Toni Fisher)

Parks Director Mandy McCarley addressed the Council regarding appointments to Parks Board. There are 2 vacancies and one up for reappointment.

Staff recommended Jerry Vierling be re-appointed to Place 1 for his continued years of service and experience.

Cynthia Neverdosky for Place 2 - (she served as an alternate member prior)

Jalie Chick to Place 4.

Motion was made to appoint the members of the Parks Board as recommended.

Motion made by Councilmember Crummel, Seconded by Councilmember Contreras. Voting Yea: Councilmember Contreras, Councilmember Wright, Councilmember Crummel, Councilmember Scott Smith. (Councilmember Chawn Gilliland was late and did not vote on this item.)

7. Discussion/Action: P&Z Appointments (City Planner Chelsea Kirkland, Interim City Manager Toni Fisher)

Motion was made to appoint Michael Chandler and Ever Gomez to the Planning & Zoning Board as recommended by staff.

Motion made by Councilmember Crummel, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Wright, Councilmember Smith, Councilmember Crummel (Councilmember Chawn Gilliland was late to meeting and did not vote on this item)

- 8. Discussion/Action: to approve Development Agreement for the proposed residential development (currently known as Clearion) consisting of approximate 82.37-acres, situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, a portion being within the Extraterritorial Jurisdiction and remainder within the city limits of the City of Willow Park, Parker County, Texas. (City Planner Chelsea Kirkland, Interim City Manager Toni Fisher)**

Motion was made to approve Development Agreement for the proposed residential development (currently known as Clearion) consisting of approximate 82.37-acres, situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, a portion being within the Extraterritorial Jurisdiction and remainder within the city limits of the City of Willow Park, Parker County, Texas as presented.

Motion made by Councilmember Smith, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Wright, Councilmember Smith, Councilmember Crummel (Councilmember Chawn Gilliland was late and did not vote on this item)

- 9. Discussion/Action: to consider approval of Willow Park Public Safety Building Lease with Parker County ESD1. (Interim City Manager Toni Fisher)**

On January 9, 2024, the Parker County Emergency Services District, No. 1, and the City of Willow Park entered into a 24-month Lease Agreement for the fire station portion of the Willow Park Public Safety Building. Since the Lessee's formal notification to request an extension of the lease was received after the option period, Staff have created a new Lease with a new start date of February 1, 2026, to expire January 31, 2028, with the same extension clause. A portion of the building was not being used by PCESD1, totaling approximately 1,060 sf, and has been deducted from the leased space and the reduced rent as shown. The extended rate shown in the original lease will be collected for January 2026.

Motion was made to approve the Willow Park Public Safety Building Lease with Parker County ESD1 as presented.

Motion made by Councilmember Contreras, Seconded by Councilmember Smith.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Wright, Councilmember Smith, Councilmember Crummel

- 10. Discussion/Action: to consider approval of a Resolution to participate in a State grant for Rifle and Body Armor for the Willow Park Police Department. (Chief Ray Lacy)**

Motion was made to approve a Resolution 2026-19 to participate in a State Grant for Rifle and Body Armor for the Willow Park Police Department.

Motion made by Councilmember Contreras, Seconded by Councilmember Smith.

Voting Yea: Councilmember Contreras, Councilmember Wright, Councilmember Smith, Councilmember Crummel, (Councilmember Chawn Gilliland was late and did not vote for this item).

11. Discussion/Action: Certificate of Obligation for westward extension of E. Bankhead Hwy. (Councilmember Eric Contreras)

Councilmember Eric Contreras asked for this item to be on the Agenda to discuss as to whether we would want to proceed with issuing CO Bonds for the westward extension of E. Bankhead Hwy. He stated that we need to discuss this and decide if the Citizens want us to move forward on this project, even potentially put it out for a vote. If we want to move forward we need to get the numbers together and have a discussion to consider action on whether we will move forward with the project.

Mr. Ryder Scott talked with the Council in reference to this project and said that the City Engineers have several estimates. This would be a big project. with the Right of Way it would accomodate 4 lanes. Part of the property is in the ETJ and Part is in the City limits. So there would need to be a Volunteer annexation for the balance of the ETJ.

Following discussion, Councilmember Contreras stated that we should have continued discussions on this item and bring it back later. There was no action on this item tonight.

12. Discussion/Action: to consider all matters incident and related to the issuance and sale of "City of Willow Park, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026" including the adoption of an ordinance authorizing the issuance of such certificates in the amount not to exceed \$10,110,000 to finance the costs of paying contractual obligations to be incurred for (i) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving waterworks and sewer system properties and facilities, including the acquisition of land and rights-of-way therefor, (ii) constructing, acquiring, maintaining, improving and equipping streets, roads, and intersections, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization, the relocation of utilities in connection therewith and the acquisition of land and rights-of-way therefor, (iii) designing, constructing, acquiring, improving, enlarging, and equipping the City's municipal drainage utility system and the acquisition of land and rights-of-way therefor, and (iv) professional services rendered in connection with such projects and the financing thereof (Bond Attorney Kristen Savant; Finance Managing Director Erick Macha; Interim City Manager Michelle Guelker)

Erick Macha of Hilltop Financials and Kristen Sevant of Norton and Fulbright were here to discuss the issuance and sale of "City of Willow Park, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026" including the adoption of an ordinance

authorizing the issuance of such certificates in the amount not to exceed \$10,110,000 to finance the costs of paying contractual obligations to be incurred for (i) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving waterworks and sewer system properties and facilities, including the acquisition of land and rights-of-way therefor, (ii) constructing, acquiring, maintaining, improving and equipping streets, roads, and intersections, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization, the relocation of utilities in connection therewith and the acquisition of land and rights-of-way therefor, (iii) designing, constructing, acquiring, improving, enlarging, and equipping the City's municipal drainage utility system and the acquisition of land and rights-of-way therefor, and (iv) professional services rendered in connection with such projects and the financing thereof.

Erick Macha stated that moving forward to issue the CO Bonds cannot happen tonight as there has been a petition filed with the City Secretary's office to place this item on a ballot for the citizens to be able to vote for it. There are no numbers for pricing. Pricing cannot occur. The petition puts it on hold. The petition will have to be verified for validity. The deadline for placing anything on the ballot for the May 2, 2026 election is Friday, February 13, 2026 at 5:00 pm. There is no way to get this item on the ballot or to get it verified by that time. Questions were asked about the amount of money that had already been spent on this project, \$350,000 for engineering services and \$21,000 for the rating call. There is a potential if the project was started over or postponed interest could be up high and cost an additional \$500k The petition that is filed has stopped this project.

Motion was made to deny the CO Bonds in light of the petition being filed.

Motion made by Councilmember Contreras, Seconded by Councilmember Wright.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Wright, Councilmember Crummel

Voting Nay: Councilmember Smith

13. Discussion/Action: Home Rule Charter including the presentation of the charter by Chairman Gene Martin. (Mayor Teresa Palmer, City Councilmember Buddy Wright)

Mr. Gene Martin formally presented the final copy of the proposed Home Rule Charter to the City Council to consider approval and place on the May 2, 2026 ballot for the citizens to vote on.

Prior to a vote Council called for discussion. It was asked if a formal meeting was called of the commission to consider recommended changes and approve this as the final document? Mr. Martin said there was no final meeting, he blind copied the Commission to determine if they all approved of the final document. He did receive back a unanimous approval from the Commission.

There was alot of discussion on this item. Mayor Palmer called for a vote to accept the Home Rule Charter. City Attorney Andy Messer stated that a vote was not needed to accept the Charter as it had already been presented.

Councilmember Eric Contreras wanted to make a motion:

Motion was made thanking the Home Rule City Charter Commission for their time and service and discharge them from the Commission as they submitted their final report and this releases them from any other obligation or duty.

Motion made by Councilmember Contreras, Seconded by Councilmember Wright.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Wright, Councilmember Smith, Councilmember Crummel

14. Discussion/Action: to consider approval of Ordinance calling for a Special Election for May 2, 2026 for purpose of consideration of approval of a Home Rule Charter. (Mayor Teresa Palmer)

There was much discussion on this item.

Motion was made to table this item until we get further legal clarity on the items discussed particularly the TOMA issue and bring back to the table to be considered to be placed on the next uniform election date on November ballot for the citizens to vote on.

Motion made by Councilmember Crummel, Seconded by Councilmember Smith.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Wright, Councilmember Smith, Councilmember Crummel

REPORTS- For Information purposes only. If Mayor or Council has any questions Staff will be present to discuss or answer questions.

This item is for discussion with any of the Council or Mayor who have any questions regarding the reports.

Fire Marshal John Schnieder gave an after action report regarding the winter storm the week of Jan 23rd to Jan 29th.

15. Special Staff Report: After-Action Report on City Operations during the Ice Storm (Fire Marshal/Emergency Management Coordinator Charlie Schneider, Interim City Manager Michelle Guelker)

Mayor Teresa Palmer asked for this item to be placed on the Agenda.

Fire Marshal John Schneider stated that the report was in the packet and he was here to answer any questions regarding the report.

Mayor Palmer stated that she was in contact with Parker County Emergency Management and spoke with Parker County Emergency Manager Jason Layne several times. Mayor Palmer asked why she was not included in any of the conversations regarding the emergency situation of the Ice Stor. Mayor Palmer stated that according to the city code the Office of the Mayor is to be the Emergency Management manager and she was not even on the team. Mr. Schnieder explained to

her that she was contacted on January 23, 2026 when the storm began coming into the area. Mayor Palmer asked if he thought a call to the Governor of the State of Texas would be answered if he was the one calling him rather than the Mayor? Mayor Palmer stated she is the one who is supposed to call and declare a state of emergency for the City. Mr. Schnieder replied that in July of 2022 he was appointed as the Emergency management coordinator by the City Council at that time. He would make sure to have her included on any issues or emergencies moving forward. Mayor Palmer stated that she wants to be included as the Mayor.

No action was taken on this item and there were no further discussion/questions on items 17 through 23.

- 16. 2025-2026 1st Quarter Staff Report - Public Works**
- 17. 2025-2026 1st Quarter Staff Report - Engineering Project Update**
- 18. 2025-2026 1st Quarter Staff Report - Development Department**
- 19. 2025-2026 First Quarter Staff Report - Parks Department**
- 20. 2025-2026 1st Quarter Staff Report - Communications Department**
- 21. 2025-2026 1st Quarter Staff Report - Police Department**
- 22. 2025-2026 1st Quarter Staff Report - Municipal Court**

EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Subchapter D, the City Council will recess in Executive Session (closed meeting) to discuss the following:

Mayor Teresa Palmer adjourned the regular meeting of the Willow Park City Council into executive session at 9:53 pm to discuss the items listed on the Agenda. Those in attendance at this meeting were Mayor Teresa Palmer, Mayor Pro Tem Nathan Crummel, City Councilmember Eric Contreras, Councilmember Chawn Gilliland, Councilmember Buddy Wright, Councilmember Scott Smith, Interim City Manager Toni Fisher and City Attorney Andy Messer.

- 23. Section 551.074, Personnel Matters; City Manager Finalist Interviews**
- 24. Section 551.071, Consultation with City Attorney regarding pending or contemplated litigation: Beall Dean Ranch Development and East Bankhead Highway/claims of Aledo, Fort Worth against Willow Park.**
- 25. Section 551.071, Consultation with Attorney; City of Willow Park v. Halff & Associates**
- 26. Consultation with Legal Counsel (Texas Government Code Section 551.071) regarding potential claims, legal duties, and exposure relating to governance and compliance concerns involving use of city resources, handling of city intellectual property/logos, Texas Public Information Act compliance, participation of non-official persons in closed meetings, protection of attorney-**

client privileged communications, and the scope of executive authority under applicable Texas law.

RECONVENE INTO OPEN SESSION

In accordance with the Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

Mayor Teresa Palmer called the regular session of Willow Park City Council meeting back to order at 4 pm.

There was no action taken on the items discussed in Executive Session.

- 27. Discussion/Action: regarding engagement of independent outside counsel to conduct governance/compliance review and investigation regarding identified concerns, including potential of: misuse of city resources; potential creation of a hostile work environment within city operations; improper use of city name, marks, seals or logos; incompliance with the Texas Public Information Act (Govt Code Ch 552); attendance / participation of private persons (including campaign donors) in meetings not open to the public; improper access to, handling of, and dissemination of attorney-client privileged communications for non-government purposes; review of executive authority and compliance with applicable provisions of Texas Law, including Texas Local Government Code Chapter 9 (Councilmember Buddy Wright)**

Motion was made to table this item to the March 24, 2026, Regular City Council meeting.

Motion made by Councilmember Wright, Seconded by Councilmember Crummel.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Wright, Councilmember Smith, Councilmember Crummel

INFORMATIONAL COMMENTS

- 28. City Manager Comments:**

Thank you.

Interim City Manager Toni Fisher gave a Thank you to the staff that continued to work during the Ice/Winter Storm in January. Staff: Public Works Director Chase McBride and Public Works Staff; Communications Officer Rose Hoffman; Fire Marshal and Emergency Management Director Charlie Schnieder, Finance Director Andi Saylor, Chief Ray Lacy and Police Department all working to keep the City running during the storm.

- 29. City Council Comments: Reaction/Response to meeting**

Councilmember Buddy Wright stated that he had asked for this item to say reaction/response to meeting so that the Council can offer an explanation of things

that are going on such as with Squaw Creek. We were not allowed to respond and give comments for things happening during the meeting.

Councilmember Scott Smith - Wanted to publicly apologize to Fire Marshall Charlie Schnieder for the way he was talked to. He was doing his job assigned to him and he did not deserve to be treated like he was.

No other Council or Mayor Comments

30. Mayor Comments:

31. Items of Community Interest:

There were no items of community interest brought up at this meeting.

32. Future Agenda Items Requested by Mayor, City Council or City Staff

There were no Future Agenda items requested by the Mayor, City Councilmembers or City Staff.

ADJOURN

Mayor Teresa Palmer called for a motion to adjourn this regular meeting of the Willow Park City Council.

Motion was made to adjourn this meeting at 11:19 pm

Motion made by Councilmember Contreras, Seconded by Councilmember Crummel.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Wright, Councilmember Smith, Councilmember Crummel

THESE MINUTES WERE APPROVED BY WILLOW PARK CITY COUNCIL:

Mayor

Date

City Secretary