



CITY COUNCIL MEETING FEBRUARY 10, 2026 AGENDA

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

INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

1. **Mayor Comments: Bible Verse**

PROCLAMATION

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

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.

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

REGULAR AGENDA ITEMS

4. **Discussion/Action: Confidentiality Agreement for governing body per Texas Government Code Section 552.404 (Attorney Andy Messer)**
5. **Discussion/Action: City Limits Map (City Planner Chelsea Kirkland, Interim City Manager Toni Fisher)**
6. **Discussion/Action: Parks Board Appointments (Parks Director Mandy McCarley, Interim City Manager Toni Fisher)**
7. **Discussion/Action: P&Z Appointments (City Planner Chelsea Kirkland, Interim City Manager Toni Fisher)**
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)**
9. **Discussion/Action: to consider approval of Willow Park Public Safety Building Lease with Parker County ESD1. (Interim City Manager Toni Fisher)**
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)**
11. **Discussion/Action: Certificate of Obligation for westward extension of E. Bankhead Hwy. (Councilmember Eric Contreras)**
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)

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

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

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)**
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:

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.

- 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)**

INFORMATIONAL COMMENTS

- 28. City Manager Comments:**

Thank you.

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

- 30. Mayor Comments:**

- 31. Items of Community Interest:**

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

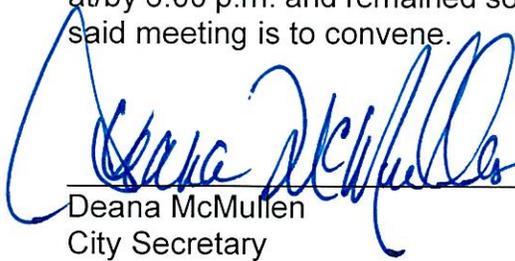
ADJOURN

As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

The City Council may convene a public meeting and then recess into closed executive session, to discuss any of the items listed on this agenda, if necessary, and if authorized under chapter 551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, without limitation; (1) consulting with the Council's attorney to seek or receive legal advice concerning pending or contemplated litigation, a settlement offer, or any other matter in which the ethical duty of the attorney to the Council clearly conflicts with the general requirement that all meetings be open, § 551.071; (2) discussing the purchase, exchange, lease, or value of real property, § 551.072; (3) discussing a prospective gift or

donation, § 551.073; (4) discussing certain personnel matters, §551.074; and (5) discussing security personnel or devices, § 551.076.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times and was posted on the city website, and said Notice was posted on the following date and time: February 4, 2026 at/by 6:00 p.m. and remained so posted continuously for at least three (3) business days before said meeting is to convene.



Deana McMullen
City Secretary



The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at dmcmullen@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://www.willowparktx.gov/>