



CITY COUNCIL MEETING SEPTEMBER 22, 2026 AGENDA

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

Tuesday, September 22, 2026 at 6:00 PM

CALL TO ORDER AND DETERMINATION OF QUORUM

INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Pastor Clark Boshier of Willow Park Baptist Church will give the Invocation.

- 1. Mayor Comments: 1) Bible Verse 2) Business Recognition**

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

All items listed below are considered routine or "housekeeping" by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Council Member requests, in which event the item will be removed from the general order of business and considered in its normal sequence. Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendation.

- 2. Approval of Regular City Council Meeting Minutes: September 8, 2026**
- 3. Approval of a Resolution appointing a Voting Member and Alternate to the Fort Worth Water and Wastewater Wholesale Advisory Committee. (Public Works Director Chase McBride, Assistant City Manager Michelle Guelker)**

4. **Approval of the Weatherford Mountain Bike Club (WMBC) User Agreement renewal.** *(City Manager Toni Fisher; Parks Director Mandy McCarley; Public Works Director Chase McBride)*

REGULAR AGENDA ITEMS

5. **Discussion/Action: to consider approval of a Resolution to participate in the Parker County Utility Agency program.** *(Freese & Nichols; Assistant City Manager, Michelle Guelker)*
6. **Discussion/Action: to consider approval of the Interlocal Agreement for the creation of the Parker County Utility Agency.** *(Freese & Nichols; Asst City Manager Michelle Guelker)*
7. **Discussion/Action: to consider appointments of a Director and an Alternate for the Parker County Utility Agency** *(Freese & Nichols; Assistant City Manager Michelle Guelker, City Manager Toni Fisher)*
8. **Notice of Public Hearing: to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.82 acres of land, more or less, currently located within the city limits of the City of Willow Park, TX. The property being legally described as being situated in the James Oxer Survey, Abstract No. 1029, Parker County, Texas. (Owner: BAR-KO Land Company, LLC)**

OPEN HEARING:

CLOSE HEARING:

9. **Discussion/Action: to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.82 acres of land, more or less, currently located within the of the City of Willow Park. The property being legally described as being situated in the James Oxer Survey, Abstract No. 1029, Parker County, Texas. (Owner: BAR-KO Land Company, LLC)** *(City Planner Chelsea Kirkland; City Manager Toni Fisher)*
10. **Notice of Public Hearing: to consider the establishment of an initial zoning classification of Class III Business: “C” Commercial District upon approximately 0.33 acres of land, more or less, currently located within the city limits of the City of Willow Park. The property being legally described as being situated in the James Oxer Survey, Abstract No. 1029, Parker County, Texas, and being a portion of Lot 2, Block 1, in the Bankhead Commons Addition, an addition to Willow Park, Texas, as recorded in Cabinet F, Slide 494, in the Parker County, Texas Plat Records. (Owner: Willow Park Services, LLC)**

OPEN HEARING:

CLOSE HEARING:

11. **Discussion/Action:** to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.33 acres of land, more or less, currently located within the city limits of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas, and being a portion of Lot 2, Block 1, in the Bankhead Commons Addition, an addition to Willow Park, Texas, as recorded in Cabinet F, Slide 494, in the Parker County, Texas Plat Records. (Owner: Willow Park Services, LLC) (*City Planner Chelsea Kirkland; City Manager Toni Fisher*)
12. **Discussion/Action:** to consider approval of the Final Plat for Tractor Supply Addition being 8.441 Acres, Lot 1 and Lot 2, Block 1, in the James Ozer Survey, Abstract No. 1029 City of Willow Park, Texas. Property ID: 118980 (*City Planner, Chelsea Kirkland; City Manager Toni Fisher*)
13. **Discussion/Action:** to consider appointment of 7-11 members of the Comprehensive Planning Advisory Committee (*City Manager Toni Fisher*)
14. **Discussion/Action:** to consider approval of Information Technology 2026-2027 Annual Contract with Covington Services. (*Assistant City Manager Michelle Guelker; City Manager Toni Fisher*)
15. **Discussion/Action:** to authorize Jacob & Martin Engineering to solicit bids for the replacement of the ground storage tank at the El Chico Pump Station. (*Jacob & Martin; Public Works Director Chase McBride*)
16. **Discussion and Action:** to consider approval of Utility Fee Ordinance for Fiscal Year 2026-27. (*Public Works Director Chase McBride; Assistant City Manager Michelle Guelker*)
17. **Discussion/Action:** Consideration and approval of a voter information document for the November 3, 2026 special election regarding certificates of obligation, including the adoption of an ordinance pertaining thereto. (*Assistant City Manager Michelle Guelker*)

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:

18. **Section 551.071, Consultation with City Attorney:** City of Aledo, Texas and City of Fort Worth, Texas v. City of Willow Park, Texas, Beall-Dean Ranch and Parker County cause number: CV26-0175 in Parker County District Court, 43rd District; Mediated Settlement Agreement & Mutual Release.
19. **Section 551.074 Personnel; Section 551.071 Consultation with Attorney:** Police Chief Position
20. **Section 551.071(2):** Consultation with the City Attorney on a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the

Texas Open Meetings Act regarding: Discussion regarding employee complaints.

21. **Section 551.071 (2): Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding: Discussion of Mayor requests for confidential documents.**
22. **Section 551.074 Personnel Matters: (a) (2) to hear a complaint or a charge against an officer of employee and 551.074 (b) Subsection (a) does not apply if the officer or employee who is the subject to the deliberation or hearing requests a public hearing; Public hearing to discuss a complaint submitted by the City Manager against the Mayor.**

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.

23. **Discussion/Action: to consider action related to the complaint submitted by the City manager against the Mayor. (Mayor Teresa Palmer)**

INFORMATIONAL COMMENTS

24. **City Manager Comments - Staff Thanks/ Recognition(s); Response/Reaction to meeting.**

Community Interest - "National Night Out Event "- October 6, 2026, 6-8 pm at The District at Willow Park

25. **City Council/Mayor Comments: Response/Reaction to meeting**
26. **Future Agenda Items requested by Mayor, City Council Members or City Staff.**

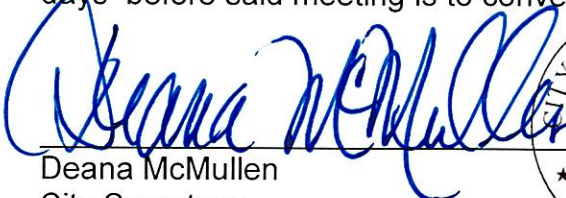
ADJOURN

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: September 16, 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 dmcullen@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/>