



## CITY COUNCIL MEETING FEBRUARY 24TH, 2026 MINUTES

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

Tuesday, February 24, 2026 at 6:00 PM

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### CALL TO ORDER AND DETERMINATION OF QUORUM

Mayor Teresa Palmer Called the meeting to order at 6:00 pm and confirmed a quorum was present.

### PRESENT

Mayor Teresa Palmer  
Councilmember Chawn Gilliland  
Councilmember Buddy Wright  
Councilmember Scott Smith  
Councilmember Nathan Crummel

### ABSENT

Councilmember Eric Contreras

### STAFF PRESENT:

Interim City Manager Toni Fisher  
City Secretary Deana McMullen  
City Attorney Andy Messer

### INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Chaplain Ken McKay gave the Invocation and led the Pledge of Allegiance and the Texas Pledge given by all present.

#### 1. Mayor Comments

Prayer- Call for Unity

Mayor Palmer cited Bible Verse: Psalm133.1 and asked that we gather in unity and support our local businesses.

### 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.

**Public Comments were given by:**

Roy Ramons

Amy Fennell

Gene Martin

Shannon Brown

Carol Bracken

Marcy Galle

**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.*

**2. Approval of Regular City Council Meeting Minutes:**

January 13, 2026

January 22, 2026

Motion was made to approve the minutes from January 13, 2026 and January 22, 2026 presented on Consent Agenda.

Motion made by Councilmember Crummel, Seconded by Councilmember Smith.

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

**PUBLIC HEARINGS**

**3. PUBLIC HEARING: to consider a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/BD' Planned Development District" for the Beall-Dean Ranch Development, being a**

tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.

**OPEN HEARING:**

**CLOSE HEARING:**

Mayor Teresa Palmer opened the public hearing for anyone wishing to speak for or against considering a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/BD' Planned Development District" for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.

OPEN HEARING: Mayor Palmer opened the Public Hearing at 7:17 pm

Mr. Bill Green of 224 Vista Drive spoke regarding this item (not in favor)

CLOSE HEARING: Mayor Palmer closed the Public Hearing at 7:18 pm

4. **PUBLIC HEARING: to consider a request for change in zoning from "Class III - Business: "C" Commercial District and Class V - IH-20 Overlay District" to "Class II - Residential: "R-3" Multifamily District" for the Christ Church West Assembly of God, being the owner of Lot 1 Block 2 of FAWCETT ADDITION, an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 144, P.R.C.T. within the JOHN H PHELPS SURVEY Abstract Number 1046, Parker County Texas, containing approximately 6.03 acres, more or less, and within the City of Willow Park, Texas.**

**OPEN HEARING:**

**CLOSE HEARING:**

Mayor Teresa Palmer opened the Public Hearing for anyone wishing to speak for or against considering a request for change in zoning from "Class III - Business: "C" Commercial District and Class V - IH-20 Overlay District" to "Class II - Residential: "R-3" Multifamily District" for the Christ Church West Assembly of God, being the owner of Lot 1 Block 2 of FAWCETT ADDITION, an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 144, P.R.C.T. within the JOHN H PHELPS SURVEY Abstract Number 1046, Parker County Texas, containing approximately 6.03 acres, more or less, and within the City of Willow Park, Texas.

OPEN HEARING: Mayor Palmer Opened this Public Hearing at 7:20 pm

Kathy Kenney spoke on this item (not in favor) stating we do not want Apartments in this location.

Candy Nikelson with Willow Park Village HOA - stated that we did not need any more multifamily. It will put a strain on infrastructure, and services such as Police and Fire.

Casey Finne - 204 Faith Hill - spoke not in favor stating this would bring even more traffic issues than we already have.

Marcy Galle - 500 Squaw Creek - spoke on this item, not in favor. Stated Council should vote it down, it does not make sense and is not part of the Future Land Use Plan.

CLOSE HEARING: Mayor Teresa Palmer closed the Public Hearing at 7:34 pm

## REGULAR AGENDA ITEMS

### 5. **Discussion & Action: Rules of Order for City Council Meetings.** *(City Attorney Andy Messer)*

City Attorney Andy Messer discussed the Rules of Order for the City Council meetings.

City Attorney Andy Messer stated that he had put together Rules of Order for City Council meetings for other cities and said it was laminated and placed at the Council table at each spot for Mayor/Council to observe during the meetings, citing it was tools to help with decorum

Motion was made to adopt the Rules of Order for City Council Meetings.

Motion made by Councilmember Crummel, Seconded by Councilmember Wright.

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

### 6. **Presentation: Parker County Water Initiative by Jessica Brown, Frees & Nichols Engineering.** *(Interim City Manager Michelle Guelker)*

Ms. Jessica Brown of Freese & Nichols Engineering firm gave a presentation regarding the future water needs of Parker County. She explained all of the meetings that were being held and stated that Interim City Manager Michelle Guelker would be coming to the Council in the near future to discuss if Willow Park wishes to participate.

Ms. Brown answered questions of the City Council on the presentation.

No action was taken on this item.

**7. Presentation: Quarterly Financial Report. (Jake Weber, CPA)**

Jake Weber, CPA gave a presentation of the quarterly financial report to the Council stating that everything seems to be on track. Sales tax has increased by \$67,000 from last year. Water Department revenues were flat, (where they should be) Waste Water revenues and expenditures are also flat (where they should be). The only concern is the \$790,000 that has been spent so far on the Halff lawsuit that is ongoing. We need to keep an eye on this.

There was no action on this item.

**8. Discussion & Action: to consider a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/BD' Planned Development District" for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas (City Planner Chelsea Kirkland, Interim City Manager Toni Fisher).**

Motion was made to approve the request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/BD' Planned Development District" for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas

Motion made by Councilmember Wright, Seconded by Councilmember Gilliland.

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

**9. Discussion & Action: to consider a request for change in zoning from "Class III - Business: "C" Commercial District and Class V - IH-20 Overlay District" to "Class II - Residential: "R-3" Multifamily District" for the Christ Church West Assembly of God, being the owner of Lot 1 Block 2 of FAWCETT ADDITION, an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 144, P.R.C.T. within the JOHN H PHELPS SURVEY Abstract Number 1046, Parker County Texas, containing approximately 6.03 acres, more or less, and within the City of Willow Park, Texas. (City Planner Chelsea Kirkland, Interim City Manager Toni Fisher)**

Motion was made to table the request for change in zoning from "Class III - Business: "C" Commercial District and Class V - IH-20 Overlay District" to "Class II - Residential: "R-3" Multifamily District" for the Christ Church West Assembly of God, being the owner of Lot 1 Block 2 of FAWCETT ADDITION, an addition to the City of Willow Park, Parker

County, Texas, according to the plat thereof recorded in Cabinet D, Slide 144, P.R.C.T. within the JOHN H PHELPS SURVEY Abstract Number 1046, Parker County Texas, containing approximately 6.03 acres, more or less, and within the City of Willow Park, Texas.

Motion made by Councilmember Smith, Seconded by Councilmember Wright.

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

- 10. Discussion & Action: to consider a Resolution accepting petition and calling public hearing for the proposed annexed property of approximately 61.405 acres of land, out of the w. franklin survey, abstract no. 468 and in the A. McCarver survey, abstract no. 910, Parker county, Texas, being generally located at the northeast corner of crown road and meadow place drive (Clearion), City Council may adopt a Resolution that: sets public hearing date and authorizes the publication and mailing of notice of the public hearing. LGC 43.0673(d). (City Attorney Andy Messer)**

Motion was made to approve a Resolution accepting petition and calling public hearing for the proposed annexed property of approximately 61.405 acres of land, out of the w. franklin survey, abstract no. 468 and in the A. McCarver survey, abstract no. 910, Parker county, Texas, being generally located at the northeast corner of crown road and meadow place drive (Clearion), City Council may adopt a Resolution that: sets public hearing date and authorizes the publication and mailing of notice of the public hearing. LGC 43.0673(d) as presented.

Motion made by Councilmember Crummel, Seconded by Councilmember Smith.

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

- 11. Discussion & Action: to consider Mowing & Landscaping RFP bids, select and approve 2026-2028 Contract. (Parks Director Mandy McCarley, Interim City Manager Toni Fisher)**

Parks Director Mandy McCarley addressed the Council asking for consideration of the Mowing & Landscaping RFP bids, to select a vendor and approve a contract for 2026-2028. RFP's were sent out and we received two (2) bids. One from I&E Services, and Davidson Lawn Care. Staff recommends the contract be awarded to I&E Services in the amount of \$88,360 per year and to approve the additional items listed for extra mowing on Sam Bass Court, Trinity Drive, Trinity Court and Crown Road for an additional amount of \$13,500 annually.

Motion was made to award the Mowing and Landscaping contract to I&E Services as presented including the extra mowing mentioned.

Motion made by Councilmember Wright, Seconded by Councilmember Crummel.

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

**12. Discussion & Action: for approval of a Policy and Sponsorship Request Application regarding Hotel Occupancy Tax (HOT) funds.** (*Communications Director Rose Hoffman, Councilmember Eric Contreras*)

Communications Director Rose Hoffman asked the Council for approval of a Policy and Sponsorship Request Application regarding the Hotel Occupancy Tax (HOT) funds as discussed in a previous meeting.

Interim City Manager Toni Fisher stated that this was a project completed by Communications/Marketing Director Rose Hoffman and Ms. Hoffman could not be here tonight because she is ill. Ms. Fisher requested the Council table this item until Ms. Hoffman can be at the meeting to present the item herself.

Motion was made to table this item.

Motion made by Councilmember Crummel, Seconded by Councilmember Smith.

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

**13. Announcement: "Sponsorship Recipient" [using Hotel Occupancy Tax (HOT) funds] in the amount of \$10,000 to "The Promise" Artistic Production.** (*Johnathan Stickland to present "The Promise". (Mayor Teresa Palmer, Communications Director Rose Hoffman, Finance Director Andrea Saylor, Interim City Manager Toni Fisher)*)

John Stricklan wanted to thank the Council and Willow Park for considering allowing the use of the Hotel Occupancy Tax Funds for "The Promise" Artistic Production. The deadline to get this approved is March 30th. This production was in Willow Park last year at the Willow Park Baptist Church and we had a lot of visitors from out of town. It was very well intended and we look forward to the show coming in the Spring.

There was no motion on this item.

**14. Racial Profiling Report** (*Willow Park Police Chief Lacy, Commander Hamilton*)

Commander Quincy Hamilton presented the annual Racial Profiling report to the City Council as required by law. The report shows that there were no issues and no racial profiling for 2025. This report was sent to the State of Texas as required.

No action was taken on this item.

**15. Discussion & Action: City Council and Mayor Pay** (*City Attorney Andy Messer*)

City Attorney Andy Messer addressed the Council regarding a discussion that was previously brought up regarding City Council and Mayor Pay. Mr. Messer stated that if the City Council and the Mayor were paid a nominal fee they would be considered paid employees and would then be covered under the City Liability Insurance for any legal actions that could be brought on them.

Motion was made to approve that the Mayor and City Council be paid a nominal fee of \$1.00 for each meeting that they are in attendance.

Motion made by Councilmember Gilliland, Seconded by Councilmember Smith.

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

## **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 council meeting into Executive Session at 8:43 pm to discuss items listed on the Agenda.

Those in attendance were Mayor Teresa Palmer, Mayor Pro Tem Nathan Crummel, Councilmember Chawn Gilliland, Councilmember Buddy Wright, Councilmember Scott Smith, Interim City manager Toni Fisher, Interim City Manager Michelle Guelker, City Secretary Deana McMullen and City Attorney Andy Messer.

**16. Section 551.074, Personnel Matters; City Secretary.**

**17. Section 551.071, Consultation with City Attorney regarding City of Aledo, Texas and City of Fort Worth, Texas v. City of Willow Park, Texas, cause number CV26-0175 in Parker County District Court 43rd District.**

**Police Investigation.**

**18. Section 551.071, Consultation with City Attorney; Legal Fees by Ed Huddleston incurred by Mayor Teresa Palmer.**

**19. Section 551.071. Consultation with City Attorney; Legal Services Provided in Protection of Mayor Teresa Palmer in her Official Capacity regarding councilmember Wright's February 10, 2026, agenda item numbers 26 and 27.**

## **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 reconvened the regular session of the Willow Park City Council meeting at 9:43 pm

On Item Number 17 Motion was made to hire Andy Sims to Team up with Messer Fort to represent Willow Park in the Ft. Worth/Aledo lawsuit.

Motion made by Councilmember Crummel, Seconded by Councilmember Gilliland.

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

**20. Discussion & Action: consideration of Legal Fees by Ed Huddleston incurred by Mayor Teresa Palmer.** *(City Attorney Andy Messer, Interim City Manager Toni Fisher)*

There was no action on this item.

**21. Discussion & Action: Legal Services Provided in Protection of Mayor Teresa Palmer in her Official Capacity regarding councilmember Wright's February 10, 2026, agenda item numbers 26 and 27.** *(Mayor Teresa Palmer)*

There was no action on this item

**INFORMATIONAL COMMENTS**

**22. City Manager Comments**

Public Comments vs. Citizen Comments

Interim City Manager Toni Fisher commented on Public Comments vs. Citizen Comments reminding everyone that you do not have to be a Citizen to speak under the Citizen Comment Section of the Agenda. This item is open to anyone who would like to speak.

**23. City Council/Mayor Comments**

Response/Reply to Meeting Items/Comments

Mayor Pro Tem Nathan Crummel asked for staff to look at items coming up for Agenda's to see if they can move things around to possibly limit the number of items on each Agenda.

Mayor Teresa Palmer did not have any additional comments.

**24. Items of Community Interest**

Save the Date - July 4, 2026 @ The District of Willow Park. More details coming soon!

Interim City Manager Toni Fisher announced a July 4th Celebration being planned at the District of Willow Park and informed everyone to save the date on the calendar to join in the Celebration. More details will be coming soon.

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

Mayor Teresa Palmer asked for an item be added to take a look at the Emergency Management Policy. Also, we need to schedule or reschedule the meeting with the candidates for the City Manager position.

