

**MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
March 18, 2025 – 6:00 pm**

Mayor Johnson called the meeting to order at 6:00 p.m. Mr. Jake Grogan led the invocation. The Pledge of Allegiance to the U.S. and Texas flags were recited.

Councilmembers present were Mayor Johnson, Pro-Tem Beth Watson, Jonathon Rusher, Carlos Maldonado, Kyle Kelley, and Glenn Mitchell. A quorum of City Councilmembers was present.

Staff members present were City Manager Jason Weeks, Fire Chief Ryan Dunn, Police Sergeant Caleb Randall, Public Works Director Scott McKennon, Public Works Administrator Chris Thibault, Director of Community Development Nathan Dyhre, Building Official Michael Dunn, Marketing and Communications Manager/PIO Brittany Brown, Parks and Recreation Superintendent Carrie Stevenson, Airport Manager Haley Cuevas, Chamber CEO Seth Hobbs, City Clerk Sharon McFadden, and City Attorney Robin Cross.

PRESENTATION: None.

PUBLIC COMMENT: No one had signed up to speak.

1. **EXECUTIVE SESSION:** In accordance with the Texas Government Code, Section 551.001, et seq., the City Council recessed into Executive Session (closed meeting) at 6:03 p.m. to discuss the following:
 - a. § 551.071(1): Consultation with Attorney to discuss pending or contemplating litigation or a settlement offer, regarding: (i) PUC Docket No. 55970.
 - b. § 551.071(2): Consultation with 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 Open Meetings Act regarding: (i) Wholesale Water Supply Agreement with Santo Special Utility District.
 - c. § 551.074: To deliberate on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee, regarding: (i) City Boards/Commissions: Tax Increment Investment Zone #2 (TIRZ #2) appointment of an individual to a two-year term ending September 30, 2026, and the appointment of a board chair to a one-year term ending September 30, 2025.

RECONVENE INTO OPEN SESSION: In accordance with the Texas Government Code, Chapter 551, the City Council reconvened into Regular Session at 6:44 p.m. to consider action, if any, on matters discussed in the Executive Session.

Mr. Mitchell made the first motion to appoint Ms. Kelli Buschow as a TIRZ #2 Board member. Mrs. Watson made the second motion, and the motion carried 6-0.

Mr. Mitchell made the first motion to appoint Mr. Troy Huseman as Chair of the TIRZ #2 Board. Mr. Kelley made the second motion, which carried 6-0.

CONSENT AGENDA: Following a motion by Mrs. Watson and seconded by Mr. Kelley, the following Consent Agenda was approved by a vote of 6-0.

2. Consider and take appropriate action on the minutes of the regular meeting held on March 4, 2025.
3. Consider and take appropriate action on an updated agreement with Phillips North America LLC and TCEQ on a restrictive covenant from November 7, 2023.
4. Consider and take appropriate action on the 2024 Racial Profiling Report.
5. Consider and take appropriate action on the resolution that the City Council of the City of Mineral Wells authorizes an Advance Funding Agreement with Texas Department of Transportation relating to a Green Ribbon Landscaping Project along US 281 and US 180 (0902-39-051).
6. Consider and take appropriate action on a hangar lease agreement between the City of Mineral Wells and Genesys AeroSystems.
7. Consider and take appropriate action on budgeted items \$3500 and above.

ITEMS FOR INDIVIDUAL CONSIDERATION

8. Consider and take appropriate action and conduct a Public Hearing regarding a Final Plat being a subdivision of 3.796 acres out of the Fuller Millsaps survey, Abstract Number 322 Palo Pinto County Texas to Lot 1 thru 18 The Dwellings on 25th, Mineral Wells, Palo Pinto County, Texas

Mayor Johnson opened the Public Hearing at 6:45 p.m. Mr. Mike Tincher spoke on the item. No one else spoke. Mayor Johnson announced the closure of the Public Hearing at 6:47 p.m.

Mr. Dyhre said the applicant, Mike Tincher, representing Valley View Developers, LLC is requesting approval of a Final Plat. A variance was granted by the Board of Adjustments for the undersized lots and setbacks at its December 19, 2024 meeting . The Planning and Zoning Commission held a Public Hearing regarding this matter at its meeting on March 3, 2025, and voted unanimously for approval. The only change between the Preliminary and Final Plat is the street name, from Valley View Street to Easy Street. Police, Fire Department, Public Works, Oncor, and Texas Gas have

reviewed this case and expressed no concerns.

Mr. Kelley made the first motion to approve the final plat request. Mr. Mitchell seconded, and the motion carried 6-0.

9. Consider and take appropriate action and conduct a Public Hearing regarding a Mineral Wells City Council Agenda Page 3 of 4 Replat of all of Lot 2-B-R-1 and Lot 3-B-R-1 of Western II Addition to the City of Mineral Wells, according to the Plat Records in Volume 9, Page 124, Slide 690 of the Plat Records of Palo Pinto County, Texas to Lot 2-B-R-2 and Lot 3-B-R-2, Western II Addition, Mineral Wells, Palo Pinto County, Texas.

Mayor Johnson opened the Public Hearing at 6:45 p.m. Mr. David Belote spoke on the item. No one else spoke. Mayor Johnson announced the closure of the Public Hearing at 6:47 p.m.

Mr. Dyhre said that applicants Kristi & David Belote are requesting a Replat. The Planning and Zoning Commission held a Public Hearing regarding this matter at its meeting on March 3, 2025, and voted unanimously for approval. Police, Fire Department, Public Works, Oncor, and Texas Gas Service have all reviewed this case and expressed no concerns.

Mr. Mitchell made the motion to approve the replat as requested. Mr. Maldonado seconded, and the motion carried 6-0.

10. Consider and take appropriate action for acceptance of 0.343 acres of real property containing “dog park” at the address of 116 NW 4th Street, Mineral Wells, Texas 76067, currently owned by Crazy Water Hotel PBC, Inc. to donate, assign, convey, and deliver ownership of Property and Dog Park to the City.

Mr. Weeks informed the Council that the Mineral Wells Chamber of Commerce Leadership Class #27 in 2022, sought donations to design and construct a dog park on the Crazy Water Hotel Property at 116 NW 4th Street. Construction began in May 2023 and has now been completed. Envision Mineral Wells and Friends of the Dog Park will continue to raise money, maintain the upkeep, and perform maintenance of the Dog Park for three (3) years. Those responsibilities will pass to the City of Mineral Wells Parks and Recreation Department. During the three years, Envision Mineral Wells will comply with the Parks and Recreation Department's guidelines in maintaining the park. Beginning in Year four (4) the City will be responsible for all costs to maintain the park, including utilities, routine maintenance, cleaning, mowing, and any issues that may arise. Mr. Weeks mentioned the agreements he has received and the concerns related to the Dog Park. The City Attorney recommended reviewing and addressing any potential changes to the agreement and presenting the agreement for consideration at the next Council meeting (April 1, 2025).

Mayor Johnson announced the agreement is tabled and would be considered at the next City Council meeting on April 1, 2025.

11. Consider and take appropriate action on the city-wide rebranding.

Mrs. Brown presented details of the process for the city-wide rebranding. She said the committee formed to assist with the project determined that BLKDOG best fit the City's expectations for city-wide branding.

Mrs. Brown informed the City Council that 28 applications were submitted during the (Request for Proposal) RFP process. A 9-person review committee was formed to review the applications and met on Tuesday, March 4th, 2025, to begin reviewing proposals. The committee narrowed the list to the top five applicants. The committee then selected three finalist agencies to interview on Wednesday, March 12, 2025. The three finalists are AcrobatAnt, BLKDOG, and STAV Creative. The committee's final recommendation is BLKDOG. Ms. Brown requested that the City Manager, Jason Weeks, be given the authority to finalize and sign the contract.

Mr. Kelley made the first motion to approve BLKDOG as the final choice and authorize the City Manager to move forward with contract negotiations. Mr. Maldonado seconded, and the motion carried 6-0.

12. Consider and take appropriate action on an update of the recommendations provided by the EMS committee.

Fire Chief Dunn provided the Council with an update on the EMS committee.

13. Future Agenda Items/Requests by Councilmembers to be on the next agenda.

Mr. Maldonado suggested that the next agenda include appointing new Councilmembers to participate on the EMS sub-committee. Mr. Maldonado said with the resignation of Mr. Tomlin and the soon-to-be ending of his term of service on the City Council, new appointments need to be made.

14. There was no further business, and the meeting was adjourned at 7:28 p.m.

Regan Johnson, Mayor

ATTEST:

Sharon McFadden, City Clerk

APPROVED: _____