

**MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
September 16, 2025 – 6:00 pm**

Mayor Johnson called the meeting to order at 6:00 p.m. Mr. Jake Grogan led the invocation, which included the recitation of the Pledge of Allegiance to the U.S. and Texas flags.

Councilmembers present were Mayor Johnson, Jonathon Rusher, Charles Ramsay, Kyle Kelley, Glenn Mitchell, and Mike Rankin. A quorum of City Councilmembers was present. Mayor Pro-Tem Watson was absent.

Staff members present were City Manager Jason Weeks, Fire Chief Ryan Dunn, Police Chief Tim Denison, Finance Director/Assistant City Manager Aaron Bovos, Director of Community Development Nate Dyhre, Main Street Manager Kristen Jaworski, Police Lieutenant Jeremy Hamscher, Building Inspector Michael Dunn, Public Works Director Scott McKennon, Public Works Administration Dakota York, Public Works Administrator Trevor Smith, Public Works Staff Member Jeti Brokaw, Airport Manager Haley Cuevas, Parks & Recreation Superintendent Carrie Stevenson, Police Administration Staff Member Ruth Dunnahoo, Police Administration Staff Member Kelly McGinnis, Administrative Assistant Fern FreemanPratt, City Clerk Sharon McFadden, and City Attorney Eileen Hayman.

PRESENTATION: None.

PUBLIC COMMENT: No one had signed up to speak.

STAFF REPORTS:

1. Introduction of new City employees.

Police Chief Denison introduced Kelly McGuinness, who will be the department administrative assistant.

Fire Chief Dunn introduced two new firefighters, Neil Suffin and Calin Blackman.

Chamber CEO Seth Hobbs introduced the new Tourism Director, Zach Balch.

2. Recognition for City employees' years of service.

None.

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

3. Consider and take appropriate action on the minutes of the regular meeting held on September 2, 2025.

4. Consider and take appropriate action on the 2026 Holiday Schedule.
August 5, 2025.
5. Consider and take appropriate action to move the Tuesday, October 7, 2025, Council meeting to Monday, October 6, 2025, at 6:00 p.m. This will provide the Council members and City staff with the opportunity to participate in the National Night Out community event.
6. Consider and take appropriate action on the Financial Reports for July 2025.
7. Consider and take appropriate action on an agreement with TxDOT Aviation for participation in the Routine Airport Maintenance Program (RAMP) Grant for general maintenance at Mineral Wells Regional Airport and authorize the Mayor to execute.

ITEMS FOR INDIVIDUAL CONSIDERATION

Mayor Johnson announced moving agenda items 20 and 21 to the beginning of Individual Consideration.

20. Consider and take appropriate action, and conduct a Public Hearing regarding a Final Plat, being 10.00 acres situated in the TX & P. R.R. CO. Survey, Section 7, Abstract No. 702, City of Mineral Wells, Palo Pinto County, Texas.

Mayor Johnson opened the Public Hearing at 6:08 p.m.

No one spoke.

Mayor Johnson announced the closing of the Public Hearing at 6:09 p.m.

Mr. Dunn introduced Hubble Allen, appearing on behalf of the applicant, Rustin Kinman, who is requesting approval of the Final Plat. The purpose of the item is to plat the property to construct 46 single-family dwellings. The Planning and Zoning Commission held a Public Hearing on this item at its meeting on September 8, 2025, and voted unanimously for approval. Police, Fire Department, Public Works, Texas Gas Service and Oncor have all reviewed this case and expressed no concerns.

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

21. Consider and take appropriate action, and conduct a Public Hearing regarding a Replat of Lots 9 through 16 in Block 18 of French Addition to the City of Mineral Wells, according to Plat recorded in Volume 2, Page 44 of the Plat Records of Palo Pinto County, Texas, to Block 18, Lots 9-R, 11-R, and 13-R, French Addition, Mineral Wells, Palo Pinto County, Texas.

Mayor Johnson opened the Public Hearing at 6:12 p.m.

No one spoke.

Mayor Johnson announced the closing of the Public Hearing at 6:13 p.m.

Mr. Dunn said Mr. Hubble Allen is representing the applicant Daniel Contreas for the request of replating the property into three (3) lots to construct three (3) new single-family dwellings. A variance was issued by the Board of Adjustments at its June 20, 2025, meeting for the 50' lot width on lots 9-R and 11-R. The Planning and Zoning Commission held a Public Hearing regarding this item at its meeting on September 8, 2025, and voted unanimously for approval. Police, Fire Department, Public Works, Texas Gas Service and Oncor have all reviewed this case and expressed no concerns.

Mr. Kelley made a motion to approve the replat, and Mr. Mitchell seconded. The motion carried 6-0.

8. Public Hearing for Fiscal Year 2025-2026 Proposed Budget.

The City Council will hold a public hearing to receive comments regarding its consideration of the Proposed Budget of the City of Mineral Wells, Texas, for the 2025-26 Fiscal Year; followed by discussion and possible action to adopt Ordinance 2025-10, approving the City of Mineral Wells, Texas, Fiscal Year 2025-26 Proposed Budget.

Taxpayer Impact Statement

This statement shows the estimated annual property tax bill for a median-valued homestead in Mineral Wells, Texas (\$178,838.00), comparing the current tax rate, the no-new-revenue rate, and the proposed tax rate.

Tax Rate	Tax Rate per \$100 Valuation	Estimated Annual Tax Bill	Difference from Current FY
2024 Adopted Rate	\$0.57329448	\$1,025.27	---
No-New-Revenue Rate	\$0.55219160	\$987.53	-\$37.74
Proposed Rate	\$0.57177810	\$1,022.57	-\$2.70

Proposed Budget

A physical copy of the Proposed Budget of the City of Mineral Wells, Texas, for the 2025-2026 Fiscal Year is available at Mineral Wells City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas, and online at <https://www.mineralwellstx.gov/documentcenter/view/9210>

Mayor Johnson opened the Public Hearing at 6:15 p.m.

No one spoke.

Mayor Johnson announced the closing of the Public Hearing at 6:16 p.m.

Mr. Weeks provided details, announced final changes, and answered Councilmember concerns on the Proposed Budget for Fiscal Year 2025-2026.

9. Consider and take appropriate action on an ordinance adopting the budget for the City of Mineral Wells for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

Mr. Mitchell made the first motion by stating, "I move to approve the property tax rate ratification resolution setting the adopted tax rate at \$0.57178810, which is effectively a 3.55 percent increase in the tax rate." Mr. Kelley made the second motion.

RECORD VOTE by the City Clerk:

Mayor Johnson: Aye

Councilmember Rusher: Aye

Councilmember Ramsay: Aye

Councilmember Kelley: Aye

Councilmember Mitchell: Aye

Councilmember/Mayor Pro-Tem Watson: Absent

Councilmember Rankin: Aye

The motion carried 6-0-0-1.

10. Consider and take appropriate action on a resolution ratifying the increase in property tax revenue reflected in the approved Fiscal Year 2025-2026 Budget.

Mr. Kelley made the first motion by stating, "I move to approve the property tax rate ratification resolution setting the adopted tax rate at \$0.57178810, which is effectively a 3.55 percent increase in the tax rate." Mr. Mitchell made the second motion, and the motion carried 6-0.

11. Conduct a Public Hearing on the 2025 Property Tax Rate.

Mayor Johnson opened the Public Hearing at 7:01 p.m.

No one spoke.

Mayor Johnson closed the Public Hearing at 7:01 p.m.

12. Consider and take appropriate action on an ordinance levying ad valorem property taxes on property in the City of Mineral Wells for fiscal year 2025-2026.

Mr. Ramsay made the first motion by stating, "I move that the property tax rate be set at a tax rate of \$0.57178810, which is effectively a 3.55 percent increase in the tax rate. Mr. Kelley seconded the motion.

RECORD VOTE by the City Clerk:

Mayor Johnson: Aye

Councilmember Rusher: Aye

Councilmember Ramsay: Aye

Councilmember Kelley: Aye

Councilmember Mitchell: Aye
Councilmember/Mayor Pro-Tem Watson: Absent
Councilmember Rankin: Aye

The motion carried 6-0-0-1.

13. Consider and take appropriate action on a resolution approving an increase to the commercial and industrial sewer surcharge; providing for a repealing clause; providing for a severability clause; and providing an effective date.

Mr. Bovos explained the necessity of the increase and answered the concerns of the City Council.

Mr. Mitchell made the motion to approve the resolution as presented. Mr. Kelley seconded, and the motion carried 6-0.

14. Consider and take appropriate action on a resolution formally requesting that funds be returned to the City of Mineral Wells from the Palo Pinto County Municipal Water District #1 for the reverse osmosis plant.

Mr. Bovos said that during the Utility Rate Study this fiscal year, it was determined that cash funding for the RO project jeopardized the cash reserves of the City's Water & Sewer Fund. Debt issuance for this project is more financially prudent, allowing future ratepayers to pay the cost of the project. Therefore, in the best interest of the rate payers, the City has requested the District to return the \$8 million transferred in the prior fiscal year, back to the City to replenish cash reserves and move forward immediately with a Revenue Bond debt issuance in November 2025 to fund the RO project.

Mr. Kelley made the first motion, and Mr. Mitchell seconded to approve the resolution. Motion carried 6-0.

15. Consider and take appropriate action on the Mineral Wells Economic Development Corporation Budget for the Fiscal Year 2026.

Mr. Dyhre said that the Economic Development Corporation discussed portions of the proposed fiscal year 2025-26 budget at the August 1, 2025, EDC Board meeting. On September 3, 2025, the new Executive Director of the EDC presented to the EDC Board the Proposed FY 2025-26 EDC Budget, which was approved at the same meeting. As mentioned at the September 2, 2025, City Council meeting, there were a few changes and cost savings from the salary/retirement and benefits portion, with the reshuffling of the organization. The only other significant change comes from the transfer of the airport infrastructure costs (listed as "other") for economic development projects, specifically Project Flying Car. Lastly, we are anticipating an increase in sales tax this year that originally was projected to be a small decrease from last year's sales tax collected.

Mr. Rankin made the first motion to accept the Mineral Wells Economic Development Corporation Budget for the Fiscal Year 2026. Mr. Mitchell seconded, and the motion carried 6-0.

16. Consider and take appropriate action on the Tax Increment Reinvestment Zone #2 Budget for Fiscal Year 2026.

Mr. Bovos presented on behalf of Mr. David Hawes. The Tax Increment Reinvestment Zone No. 2 (“TIRZ”) has completed the development of its Fiscal Year 2025-2026 budget. Mr. David Hawes presented the budget to the Mayor and Council on August 19, 2025, for first review.

Mr. Kelley made the first motion, and Mr. Mitchell seconded the acceptance of the TIRZ Fiscal Year 2025-2026 budget.

17. Consider and take appropriate action on the Palo Pinto County Municipal Water District #1 Budget for Fiscal Year 2026.

Mr. Bovos presented on behalf of Mr. Howard Huffman. The Palo Pinto County Municipal Water District No. 1 (“District”) completed the development of its Fiscal Year 2026-2026 budget. Mr. Howard Huffman presented the budget to the Mayor and Council on August 19, 2025, for first review. At this meeting, the Mayor and Council will consider the budget for adoption. However, based on the decisions made at the special City Council meeting on September 15, 2025, a revised budget that has not been approved by the Water District Board is included for action. The difference in the original budget and the revised budget is the reduced debt service payments in Fiscal Year 2026, since the District will not be accepting the next \$100 million draw on the CIP projects.

Mr. Kelley made the first motion to approve the Palo Pinto County Municipal Water District No. 1 Budget, and Mr. Rankin seconded. Motion carried 6-0.

18. Consider and take appropriate action on the Mineral Wells Chamber of Commerce Tourism Services Fiscal Year 2025-2026 Budget.

Mr. Seth Hobbs said that, as required, the Mineral Wells Area Chamber of Commerce Tourism Budget for Fiscal Year 2025-2026 is to be approved by the City Council. The approval of the attached Mineral Wells Area Chamber of Commerce Tourism Budget for Fiscal Year 2025-2026 is reflective of and pursuant to the proposed agreement between the Chamber and the City.

Mr. Rankin made the first motion, and Mr. Kelley made the second to accept the Mineral Wells Area Chamber of Commerce Tourism Budget for Fiscal Year 2025-2026.

19. Consider and take appropriate action on the Municipal Hotel Occupancy Tax Funding Agreement for Tourism and Promotional Services between the City of Mineral Wells and the Mineral Wells Chamber of Commerce.

Mr. Seth Hobbs presented the agreement for consideration.

Mr. Kelley made the motion to approve the funding agreement. Mr. Rankin seconded, and the motion carried 6-0.

Agenda items 20 and 21 were moved to the top of the Individual Consideration section.

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

No agenda items/requests were provided.

Mr. Weeks reminded the Councilmembers that the next Council meeting has been moved from Tuesday, October 7, 2025, to Monday, October 6, 2025, at 6:00 p.m.

23. There was no further business, and the meeting was adjourned at 7:39 p.m.

Regan Johnson, Mayor

ATTEST:

Sharon McFadden, City Clerk

APPROVED