MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
October 21, 2025 – 6:00 pm

Mayor Johnson called the meeting to order at 6:00 p.m. Assistant Police Chief Jeremy Hamscher led the invocation, which included the recitation of the Pledge of Allegiance to the U.S. and Texas flags.

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

Staff members present were City Manager Jason Weeks, Police Chief Tim Denison, Assistant Police Chief Jeremy Hamscher, Finance Director/Assistant City Manager Aaron Bovos, Building Inspector Michael Dunn, Public Works Director Scott McKennon, Public Works Administration David Morgan, Public Works Staff Member Jetti Brokaw, Public Works Staff Member Charles Tucker, Airport Manager Haley Cuevas, Community Services Manager Carrie Stevenson, Police Officer Brian Boetz, Police Officer Simon Nash, Police Officer Justin Stine, Police Officer Adiran Soto, Police Administration Kelly McGuinness, Finance Staff Member Denise Misner, Finance Staff Member Cindy Pope, Marketing and Communications Manager/PIO Brittany Brown, Administrative Assistant Fern FreemanPratt, and City Attorney Ann Montgomery.

PRESENTATION: There were no presentations.

PUBLIC COMMENT: No one had signed up to speak.

STAFF REPORTS:

1. Introduction of new City employees.

   Mr. Bovos introduced new Finance staff members Denise Misner and Cindy Pope. Police Chief Denison introduced new Police Officer Adrian Soto.

2. Recognition for City employees.

   Police Chief Denison recognized Police Sergeant Justin Stine and presented him with a Life Saving Award.

CONSENT AGENDA: Following a motion by Mr. Kelley and seconded by Mr. Rankin, the Consent Agenda was approved by a vote of 7-0.

3. Consider and take appropriate action on the minutes of the regular meeting held on October 6, 2025.

4. Consider and take appropriate action to approve expenditures to Granicus in an amount

not to exceed $92,000.00 for the fiscal year 2026 for agenda management software and the Swagit System.

5. Consider and take appropriate action to approve expenditures to Visionality in an amount not to exceed $36,007.00 for the fiscal year 2026 for a comprehensive turn-key upgrade to the City Council Chamber's audio-visual system.

6. Consider and take appropriate action to approve expenditures to AutoWorld Chevrolet Buick GMC in an amount not to exceed $51,000.00 for the fiscal year 2026 for a 2025 Chevrolet Silverado 2500HD for the Fire Department.

7. Consider and take appropriate action to approve expenditures to Rush Truck Center in an amount not to exceed $180,000.00 for the fiscal year 2026 for a 2026 Peterbilt 548 Dump Truck for the Public Works Department.

8. Consider and take appropriate action to approve expenditures to Bobcat of North Texas in an amount not to exceed $137,000.00 for fiscal year 2026 for a Bobcat L95 Wheel Loader and an E26 R-Series Compact Excavator for the Public Works Department.

9. Consider and take appropriate action to approve expenditures to PVS DX, Inc. in an amount not to exceed $140,000.00 in fiscal year 2026 for treatment chemicals for the Hilltop Water Treatment Plant, Willow Wastewater Treatment Plant, and the Pollard Creek Wastewater Treatment.

10. Consider and take appropriate action to approve expenditures to Blue Cross Blue Shield of North Texas in an amount not to exceed $1,827,365.00 for the fiscal year 2026 for medical and prescription benefits for City employees.

11. Consider and take appropriate action to approve expenditures to Epic Aviation LLC., in an amount not to exceed $900,000.00 for fiscal year 2026 for AvGas and Jet A Fuel for the Mineral Wells Airport.

12. Consider and take appropriate action to approve expenditures to Atlas Utility Supply Company, in an amount not to exceed $500,000.00 in fiscal year 2026 for water meters and water meter parts.

13. Consider and take appropriate action to approve expenditures to SAFEbuilt Texas, LLC, in an amount not to exceed $125,000.00 for the fiscal year 2026 for plan review and inspection services.

14. Consider and take appropriate action to approve expenditures to Bureau Veritas North America, Inc., in an amount not to exceed $125,000.00 for the fiscal year 2026, for the Plan review and inspection services.

15. Consider and take appropriate action on a cooperative purchasing consortium with Lynx EMS.

16. Consider and take appropriate action on the Mineral Wells Regional Airport being listed as a potential site for the Center for Advanced Aviation Technologies (CAAT) Airspace Laboratory. City staff have been invited to participate in the CAAT Consortium and join the CAAT Infrastructure Working Group.

ITEMS FOR INDIVIDUAL CONSIDERATION

17. **EXECUTIVE SESSION:** In accordance with the Texas Government Code, Section 551.001, et seq., the City Council recessed into Executive Session (closed meeting) at 6:08 p.m. to discuss the following:

    a. § 551.074: To deliberate 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 Charter Commission Appointments.

    b. §551.071(2): Consultation with Attorney on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act, regarding: (i) Issuance of Certificates of Obligation for Texas Water Development Board Drinking Water State Revolving Fund Loan.

18. **RECONVENE INTO OPEN SESSION:** In accordance with the Texas Government Code, Chapter 551, the City Council reconvened into Regular Session at 6:39 p.m. to consider action, if any, on matters discussed in the Executive Session.

    No action was taken on items discussed in the Executive Session.

19. Consider and take appropriate action on authorizing the pledge of water, sewer, and ad valorem tax revenues as security for the repayment of the $59,000,000 Texas Water Development Board (TWDB) Drinking Water State Revolving Fund (DWSRF) loan, and to initiate the issuance process for Certificates of Obligation (COs) to facilitate project funding.

    Mr. Bovos said City staff have been working closely with the Texas Water Development Board (TWDB) to secure approval of the City's Drinking Water State Revolving Fund (DWSRF) loan application, which was submitted last year. This financing package supports three critical water infrastructure projects essential to maintaining reliable, safe drinking water service and ensuring public health protection.

The three projects include:

- Replacement/rehabilitation of the Hilltop Water Treatment Facility
- Replacement of the Brazos Pump Station
- Installation of the Raw Water Transmission Pipeline

A summary of the funding applied for through the DWSRF program is as follows:

- Funding for the Above Referenced Projects $59,000,000.00
- Less Federal Grant ($10,000,000.00)
- Net Loan to the City $49,000,000.00

During a project review meeting on October 10, 2025, TWDB staff informed the City that approval of the loan application (scheduled for TWDB Board consideration in December) requires the City to pledge not only its water and sewer revenues but also its ad valorem (property tax) revenues. This combined pledge enhances repayment security and ensures favorable borrowing terms for TWDB. To meet this requirement, the City must issue Certificates of Obligation (COs) pursuant to Texas Local Government Code Chapter 271. The following steps outline the statutory process for issuing COs:

- Determine Purpose and Authority
- Notice of Intention
- Public Notice
- Council Authorization

Mrs. Watson made the first motion, and Mr. Mitchell seconded. The motion carried by a vote of 7-0.

20. Consider and take appropriate action, and conduct a Public Hearing regarding a Replat of all of Lot 1 through 18, The Dwellings on 25th, according to the Plat recorded in Volume 13, Page 37, Slide 1456, Palo Pinto County, Texas, to remove an easement between Lots 9 and 10.

    Mr. Michael Dunn said that applicant Mike Tincher is requesting a Replat of all of Lot 1 through 18, The Dwellings on 25th, according to the Plat recorded in Volume 13, Page 37, Slide 1456, Palo Pinto County, Texas, to remove an easement between Lots 9 and 10. The purpose of this item is to remove a 50-foot easement previously reserved for a possible future roadway. The Planning and Zoning Commission held a Public Hearing regarding this matter at its meeting on October 6, 2025, and voted unanimously for approval. Police, Fire Department, Public Works, Oncor, and Texas Gas Service has all revised this case and expressed no concerns.

    Mr. Kelley made the first motion approving the replat requested. Mr. Mitchell seconded, and the motion carried 7-0.

21. Consider and take appropriate action, and conduct a Public Hearing regarding a Short Form Plat of a 6.971-acre tract of land out of the northwest one-quarter of the T. & P. R.R. Survey, Section Number 14, Block "A", E.O.B., Abstract No. 944, City of Mineral Wells, Palo Pinto County, Texas, to Lot 1 & 2, Auto World Chevrolet, Mineral Wells, Palo Pinto County, Texas.

    Mr. Michael Dunn said Applicant Diab 9, LLC is requesting approval of a Short Form Plat of a 6.971-acre tract of land out of the northwest one-quarter of the T. & P. R.R. Survey, Section Number 14, Block "A", E.O.B., Abstract No 944, City of Mineral Wells, Palo Pinto County, Texas, to Lot 1 & 2, Auto World Chevrolet, Mineral Wells, Palo Pinto County, Texas. The purpose of this item is to Plat a separate parcel for the used car sales lot. The Planning and Zoning Commission conducted a Public Hearing regarding this matter at its meeting on October 6, 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 first motion, and Mr. Rankin seconded. Motion carried 7-0.

22. Consider and take appropriate action, and conduct a Public Hearing regarding (A), an amendment to the City of Mineral Wells Code of Ordinances, Appendix B, Zoning, Section 3-3, Definitions to add a definition for "Medical Cannabis Dispensary". (B) An amendment to the City of Mineral Wells Code of Ordinances, Appendix B, Zoning, Article 3, Permitted Uses, Section 3-1 Use of Land and Buildings, to add "Medical Cannabis Dispensary" as defined by Appendix B, Section 3-3 of the City of Mineral Wells Code of Ordinances as a listed use in the Zoning District(s) that the Planning and Zoning Commission and City Council determine the best fit.

    No action was taken on this item.

23. Consider and take appropriate action on a resolution denying the application to change rates within the City of Mineral Wells, Texas, proposed by Oncor Electric Delivery Company, LLC, in alignment with the Steering Committee of Cities Served by Oncor.

    Mr. Bovos said that on June 26, 2025, Oncor Electric Delivery Company LLC ("Oncor" or "Company") applied to cities retaining original jurisdiction, seeking to increase system-wide transmission and distribution rates by about $834 million, or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about $7.90 per month. In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering

    Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied. Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have thirty (30) days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

Mr. Kelley made a motion to approve the denial of Oncor's request to increase rates. Mrs. Watson seconded, and the motion carried 7-0.

24. Consider and take appropriate action on an ordinance to amend Chapter 58, Article III, to establish the Boyce Ditto Public Library as a fine-free library.

    Mrs. Stevenson said that as part of the fiscal year 2025–2026 budget process, the City Council approved an update to the Master Fee Schedule on October 6, 2025. During that meeting, staff presented the concept of making the Boyce Ditto Public Library a "fine-free" facility. Following Council support, staff have worked to implement the necessary changes to align library operations with this approach. The proposed ordinance eliminates overdue and late fees, replaces existing lost item fees with a new structure based on actual replacement cost plus a processing fee, and introduces a damaged item fee, actual replacement/repair cost plus processing. Transitioning to a fine-free model reflects a growing trend among public libraries to remove financial barriers that discourage library use. This approach promotes equitable access to library resources, supports lifelong learning, and strengthens community engagement. By eliminating overdue fines and simplifying the fee structure for lost or damaged items, the Boyce Ditto Public Library can focus on service, education, and inclusivity, encouraging all residents to utilize its offerings without fear of penalty.

    Mr. Rankin made the first motion, and Mr. Mitchell seconded. The motion carried 7-0.

25. Consider and take appropriate action on an ordinance adopting the Master Fee Schedule for the City of Mineral Wells, Texas, reflecting the elimination of late fees for the Boyce Ditto Library.

    Mrs. Watson made the first motion to adopt the ordinance. Mr. Mitchell seconded, and the motion carried 7-0.

26. Consider and take appropriate action on an ordinance amending Article II of Chapter 90, Utilities, Sections 90-59, of the Mineral Wells Code of Ordinances by revising the parameters associated with disconnected and reconnected service, and providing for an effective date.

    Mr. Kelley made the first motion, and Mr. Rankin seconded. Motion carried 7-0.

27. Consider and take appropriate action on a resolution adopting the City of Mineral

Wells Revenue and Revenue Administration Policy, providing for a repealing clause; providing a severability clause; and providing an effective date.

Mr. Ramsay made the first motion, and Mr. Kelley seconded. Motion carried 7-0.

28. Consider and take appropriate action on a resolution adopting the City of Mineral Wells, Texas Fund Balance and Reserves Policy, providing for a repealing clause; providing a severability clause; and providing an effective date.

    Mrs. Watson made a motion. Mr. Mitchell seconded, and the motion carried 7-0.

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

    Mrs. Watson requested additional information on the Parker County Jail Annex process and the likelihood of moving forward on the project.

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

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Regan Johnson, Mayor

ATTEST:

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Sharon McFadden, City Clerk

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APPROVED