

**MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
January 6, 2026 – 6:00 pm**

Mayor Johnson called the meeting to order at 6:00 p.m. Ms. Hannah Burkhall 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, Fire Chief Ryan Dunn, Police Chief Tim Denison, Finance Director/Assistant City Manager Aaron Bovos, Economic Development Director Nate Dyhre, Public Works Director Scott McKennon, Public Works Director Nathan Buschow, Assistant Fire Chief Dusty Benthall, Public Works Administration David Morgan, Public Works Administration Dakota York, Public Works Staff Member Jetti Brokaw, Building Inspector Michael Dunn, Marketing & Communications Manager/PIO Brittany Brown, Administrative Assistant Fern FreemanPratt, City Clerk Sharon McFadden, and City Attorney Eileen Hayman.

PRESENTATION: None.

PUBLIC COMMENT: Mr. Thomas Gonzales spoke regarding agenda item #4. No others had signed up to speak.

STAFF REPORTS:

1. Introduction of new City employees.

Police Chief Denison introduced new Police Officers Ron Moore, Davin Hunt, and Erick Gonzales.

Police Chief Denison recognized Detective Corporal Juan Saucedo for his service. Mr. Saucedo will be working for the Aledo Police Department.

2. Recognition for City employees' years of service.

No staff members were recognized.

CONSENT AGENDA:

Mr. Weeks addressed the comments made by Mr. Gonzales during the Public Comment. Following a motion by Mrs. Watson and seconded by Mr. Mitchell, 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 December 2, 2025.
4. Consider and take appropriate action on Invitation to Bid 2026-003 – Road Maintenance Supplies (Asphalt) to the lowest responsive and responsible bidder, Zack Burnett Company, in an amount not to exceed \$900,000.00 for the fiscal year 2026.
5. Consider and take appropriate action on awarding Request for Proposal 2026-004 – Vehicle and Equipment Financing to Baystone Government Finance, a division of KS State Bank.
6. Consider and take appropriate action to approve expenditures to Pace Analytical in an amount not to exceed \$115,000.00 for the fiscal year 2026 for influent and effluent sampling and testing.

ITEMS FOR INDIVIDUAL CONSIDERATION:

7. Consider and take appropriate action, and conduct a Public Hearing regarding a Final Plat, being a subdivision of 6.611 acres out of the southwest ¼ of section number 26, T. & P. RR. Co. Survey, Block “A”, E.O.B., Abstract number 426, Palo Pinto County, Texas to Lot 1 Through 4, Withers Estates, Mineral Wells, Palo Pinto County, Texas.

Mayor Johnson opened the Public Hearing at 6:21 p.m.

Mayor Johnson closed the Public Hearing at 6:22 p.m.

Mr. Michael Dunn said that Applicant Vincent Keis is requesting approval of a Final Plat. The purpose is to plat the property into four lots to sell them for the construction of new single-family dwellings. The Planning and Zoning Commission held a Public Hearing regarding this request at its meeting on December 2, 2025, and voted unanimously for approval. Police, Fire Department, Public Works, Oncor, and Texas Gas Service has all reviewed this case and expressed no concerns.

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

8. Consider and take appropriate action on a resolution adopting the City of Mineral Wells, Texas, Debt and Debt Monitoring Policy; providing for a repealing clause; providing a severability clause; and providing an effective date.

Mr. Bovos said that the City of Mineral Wells issues debt on occasion to fund major capital improvements, equipment acquisitions, and long-term infrastructure needs. As the City continues to grow and modernize its financial practices, maintaining a comprehensive and clearly defined debt management framework is essential for ensuring long-term fiscal sustainability, transparency, and compliance with federal and state regulations. The proposed Debt Issuance and Monitoring Policy establishes a formal structure for how the City will issue, manage, monitor, and report on outstanding debt obligations. The policy is designed to support the City’s mission of

responsible stewardship of public resources while maintaining strong credit ratings and minimizing borrowing costs.

Mr. Kelley made the first motion. Mr. Mitchell made the second motion, and the motion carried 7-0.

9. Consider and take appropriate action on a discussion of call relief and revenue enhancements from the Fire Department and Police Department.

Fire Chief Dunn said that false or nuisance calls for service for fire and EMS place a significant strain on the fire and departments, which contributes to increased response times, personnel fatigue, apparatus wear, and overall operational costs. While public safety agencies must always prioritize access to emergency services, the growing volume of preventable false calls presents an opportunity for municipalities to implement measured accountability strategies.

Police Chief Denison explained burglar alarm statistics and the effects on personnel.

Mr. Weeks said the staff will bring the item back for the Council's consideration.

No action was taken on this item.

10. Discuss and seek direction from the City Council on the regulations associated with camping in public places.

Police Chief Denison suggested discussing ongoing safety, health, and accessibility concerns in our downtown area by approving targeted restrictions on sitting, sleeping, and lying down in specific public spaces. These measures are intended to preserve the safe and intended use of sidewalks, rights-of-way, and public parking areas while balancing the needs of residents, visitors, and businesses. Discussing prohibiting sleeping in vehicles in public parking lots and rights-of-way, as well as restrictions preventing property owners from allowing camping in public areas of their property.

Mr. Weeks said the staff will bring the item back to the Council for consideration.

No action was taken on this item.

11. Future agenda items/Requests by Councilmembers to be on the next agenda.

None.

12. **EXECUTIVE SESSION:** In accordance with the Texas Government Code, Section 551.001, et seq., the City Council recessed into Executive Session (closed meeting) at 7:07 p.m. to discuss the following:

- a. § 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 Manager.

13. **RECONVENE INTO OPEN SESSION:** In accordance with Texas Government Code, Chapter 551, the City Council reconvened into Regular Session at 7:16 p.m. to consider action, if any, on matters discussed in Executive Session.

14. There was no further business, and the meeting was adjourned at 7:16 p.m.

Regan Johnson, Mayor

ATTEST:

Sharon McFadden, City Clerk

APPROVED