MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
February 3, 2026 – 6:00 pm

Mayor Johnson called the meeting to order at 6:00 p.m. Mr. Chris Snow of Cityview Community Church 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 Official 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: No one had signed up to speak.

STAFF REPORTS:

1. Introduction of new City employees.

   Mr. Bovos introduced the new IT staff member, Justin Anderson.

2. Recognition for City employees' years of service.

   Fire Chief Dunn mentioned the 20 years of dedicated service by Sam Streun. Mr. Streun was not able to attend the meeting.

CONSENT AGENDA:

Following a motion by Mr. Kelley and seconded by Mr. Ramsay, 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 January 20, 2026.

4. Consider and take appropriate action on the Quarterly Investment Report for the

quarter ending on December 31, 2025.

5. Consider and take appropriate action to approve expenditures to CDW•G in an amount not to exceed $160,000 for the fiscal year 2026 for computer hardware and software, including the purchase of a new server.

6. Consider and take appropriate action to approve expenditures to Infinity Sound, LTD in an amount not to exceed $68,000 in fiscal year 2026 for audiovisual upgrades to the Council Chambers.

7. Consider and take appropriate action to approve expenditures to Firetrol Protection Systems in an amount not to exceed $452,398 for Fire Alarm System Installation for Hangar 5100 (MOOG/Genesys/Stec).

8. Consider and take appropriate action to approve expenditures to Zone Industries in an amount not to exceed $260,045 for replacement and repairs for pumps at the pumping stations.

ITEMS FOR INDIVIDUAL CONSIDERATION:

9. Presentation by Frontier Waste Solutions on 2025 Solid Waste Activities.

   Mr. Mike Gaver, representative for Frontier Waste Solutions, provided a slide presentation and addressed the concerns of the City Council.

   No action taken on this item.

10. Consider and take appropriate action on a Resolution approving the fifth (5th) amendment to the Solid Waste Collection and Disposal Contract with Frontier Waste Solutions (Frontier Texas Ventures I, LLC).

    Mr. Bovos provided an overview of the amendment and addressed the concerns of the City Council.

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

11. Consider and take appropriate action on an Ordinance adopting the Master Fee Schedule for the City of Mineral Wells, Texas, reflecting changes to residential and commercial solid waste fees.

    Mr. Kelley made the motion to adopt the ordinance. Mr. Rankin seconded, and the motion carried 6-0.

Mayor Johnson announced that agenda items 18 through 21 were being moved ahead of agenda items 12 through 17.

18. Consider and take appropriate action to adopt an Ordinance authorizing the Issuance and Sale of City of Mineral Wells, Texas, Combination Tax and Subordinate Lien Revenue Certificates of Obligation, Series 2026A, in the Principal Amount of up to $21,000,000 to Fund Water System Improvements, Including Water Treatment Plant, Raw Water Intake Structure, Pump Station, and Transmission Line; Approving a Notice of Sale and Bidding Instructions, an Official Statement, and Other Agreements in connection with the Issuance of said Certificates; and Enacting other Provisions relating to the Subject.

    Mrs. Watson made the motion to adopt the ordinance as presented, and Mr. Mitchell seconded.

    This item required a roll-call vote.

    - Rusher – Absent
    - Ramsay – Yea
    - Kelley – Yea
    - Mayor Johnson – Yea
    - Mitchell – Yea
    - Watson – Yea
    - Rankin – Yea

    The motion was approved, 6-0-0-1, with Councilmember Rusher absent.

19. Consider and take appropriate action to adopt an Ordinance authorizing the Issuance of City of Mineral Wells, Texas, Combination Tax and Subordinate Lien Revenue Certificates of Obligation, Taxable Series 2026B, in the Principal Amount of $48,780,000 to Fund Water System Improvements, including Water Treatment Plant, Raw Water Intake Structure, Pump Station, and Transmission Line, and Awarding the Sale of such Certificates of Obligation to the Texas Water Development Board.

    Mrs. Watson made the motion to adopt the ordinance as presented, and Mr. Kelley seconded.

    This item required a roll-call vote.

    - Rusher – Absent
    - Ramsay – Yea
    - Kelley – Yea
    - Mayor Johnson – Yea
    - Mitchell – Yea
    - Watson – Yea
    - Rankin – Yea

    The motion was approved, 6-0-0-1, with Councilmember Rusher absent.

20. Consider and take appropriate action to adopt a Resolution approving the Execution and Delivery of a Principal Forgiveness Agreement for $10,000,000.00 in grant funding from the Texas Water Development Board for Water System Improvements; and resolving other matters relating to the Subject.

    Mr. Mitchell made the motion to adopt the ordinance as presented, and Mr. Kelley seconded.

    This item required a roll-call vote.

    - Rusher – Absent
    - Ramsay – Yea
    - Kelley – Yea
    - Mayor Johnson – Yea
    - Mitchell – Yea
    - Watson – Yea
    - Rankin – Yea

    The motion was approved, 6-0-0-1, with Councilmember Rusher absent.

21. Consider and take action on a resolution authorizing and directing the establishment of three (3) construction accounts with the City's depository banks pursuant to the bond ordinances and principal forgiveness agreement with the Texas Water Development Board; appointing authorized signatories with respect to such accounts; and resolving other matters related to the subject.

    Mr. Ramsay made the motion to adopt the ordinance as presented, and Mr. Rankin seconded.

    This item required a roll-call vote.

    - Rusher – Absent
    - Ramsay – Yea
    - Kelley – Yea
    - Mayor Johnson – Yea
    - Mitchell – Yea
    - Watson – Yea
    - Rankin – Yea

    The motion was approved, 6-0-0-1, with Councilmember Rusher absent.

12. Consider and take appropriate action to adopt a Resolution authorizing the City Manager to execute an Intergovernmental Loan Agreement in the amount of $600,000.00, authorizing Tax Increment Reinvestment Zone No. 2 to provide funds to the Mineral Wells Regional Airport for Hangar 5100 (MOOG/Genesys/Stec)

improvements.

Mr. Kelley made the first motion, and Mr. Rankin seconded. The motion carried 6-0.

13. Consider and take appropriate action to approve a land purchase and sale agreement to acquire real property from John Bumgardner in an amount not to exceed $58,355.00 plus customary closing costs.

    Mr. Hawes presented the request and sale agreement to the City Council.

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

14. Consider and take appropriate action on Change Order #2 to the professional service contract between the City of Mineral Wells, Texas, and Branded CS, for construction management services for TIRZ #2 Parks Plaza Project, reducing the contract by $58,355.00.

    Mr. Hawes presented the request and professional service contract change order to the City Council.

    Mr. Ramsay made the first motion, and Mr. Kelley seconded. The motion carried 6-0.

15. Consider and take appropriate action on the Amended and Restated Interlocal Agreement with the Mineral Wells Independent School District and the TIRZ #2 Board.

    Mr. Hawes presented the request to amend and restate an Interlocal Agreement.

    Mr. Kelley made the motion. Mrs. Watson seconded, and the motion carried 6-0.

16. Consider and take appropriate action on the Order of Election for the May 2, 2026, general election to elect a Mayor and Councilmembers for those with expiring terms. *(Considerar y tomar las medidas apropiadas sobre la Orden de Elección para la elección general del 2 de mayo de 2026, para elegir a un Alcalde y dos Miembros del Consejo para aquellos con mandatos que expiran.)*

    Mrs. McFadden presented the request for an Order of Election.

    Mr. Kelley made the first motion, and Mr. Rankin seconded. The motion carried 6-0.

17. Consider and take appropriate action, hold a public hearing, and adopt an ordinance amending Appendix B, Zoning Ordinance, of the Mineral Wells Code of Ordinances to establish definitions concerning smoke/tobacco shops, cigar shops/lounges, vape shops, head shops, and related items sold at said shops, to prohibit smoke/tobacco shops, vape shops, and head shops in all zoning districts, and

to establish permissible zoning districts for cigar shops/lounges.

Mayor Johnson opened the Public Hearing at 7:11 p.m. No one spoke. Mayor Johnson announced the closure of the Public Hearing at 7:11 p.m.

Mr. Michael Dunn presented the request to the City Council.

Mrs. Watson made a motion, and Mr. Mitchell seconded. The motion carried 6-0.

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

    None.

23. There was no further business, and the meeting was adjourned at 7:21 p.m.

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Regan Johnson, Mayor

ATTEST:

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Sharon McFadden, City Clerk

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APPROVED