

**MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
April 7, 2026 – 6:00 pm**

Mayor Johnson called the meeting to order at 6:00 p.m. Ms. Karen Horton from the Well of Life 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, Charles Ramsay, Kyle Kelley, Glenn Mitchell, and Mike Rankin. A quorum of City Councilmembers was present. Jonathon Rusher was absent.

Staff members present were City Manager Jason Weeks, Fire Chief Ryan Dunn, Police Chief Tim Denison, Assistant Police Chief Jeremy Hamscher, Finance Director/Assistant City Manager Aaron Bovos, Executive Director of Public Works Howard Huffman, Public Works Director Scott McKennon, Public Works Staff Member Jetti Brokaw, Marketing & Communications Manager/PIO Brittany Brown, Community Services Manager Carrie Stevenson, Administrative Assistant Fern FreemanPratt, City Clerk Sharon McFadden, and City Attorney Eileen Hayman.

PRESENTATION:

Mayor Johnson introduced the Honorary City Councilmember Makayla Young, who attends Mineral Wells Junior High School.

1. Police Chief Denison presented the Life Saving Award to Officer Hernandez.

Mayor Johnson presented proclamations for Child Abuse Awareness Month and designated April 3, 2026, as “Go Blue Day” to the Children’s Alliance Center of Palo Pinto County, CASA – Hope for Children, and the Palo Pinto County Child Welfare Board.

PUBLIC COMMENT: No one signed up to speak.

STAFF REPORTS:

2. Introduction of new City employees. None.
3. Recognition for City employees' years of service. None.

CONSENT AGENDA:

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

4. Consider and take appropriate action on the minutes of the regular meeting held on March 17, 2026.
5. Consider and take appropriate action on Invitation to Bid No. 2026-005 for Mowing and Lawn Care Services, and award of contract to Grass Masters Outdoor Solutions, LLC, as the lowest responsive and responsible bidder, in an amount not to exceed \$115,000 for Fiscal Year 2026.
6. Consider and take appropriate action to authorize the purchase of road base and manufactured sand from Vulcan Materials Company in an amount not to exceed \$67,000 for Water Distribution construction and repair activities.
7. Consider and take appropriate action to approve expenditures to Caldwell County Chevrolet II LLC and Caldwell County Ford in an amount not to exceed \$460,919.00 for the fiscal year 2026 to purchase nine (9) vehicles for the Public Works Department in fiscal year 2026.
8. Consider and take appropriate action to ratify street maintenance expenditures with BMS Contracting LLC in an amount not to exceed \$35,000 for the realignment of SW 28th Street between SW 7th Avenue and SW 8th Avenue.
9. Consider and take appropriate action on the renewal of an On-Airport Memorandum of Agreement (MOA) between the US DOT Federal Aviation Administration and the City of Mineral Wells.
10. Consider and approve a resolution approving the purchase of a 0.184-acre tract out of Block 9, Lynch Addition, City of Mineral Wells, Palo Pinto County, and authorizing the City Manager to finalize and the Mayor to execute documents related to said purchase.
11. Consider and take appropriate action on an ordinance to adopt a Records Management Policy in compliance with the Texas State Library and Archives Commission (TSLAC).

ITEMS FOR INDIVIDUAL CONSIDERATION:

12. Consider and approve an ordinance amending Chapter 90 “Utilities,” Article II “Water and Sewer,” Section 90-52 “Service Lines and Connections” to require separate meters for fire suppression systems.

Mr. Bovos stated that staff recommend the Mayor and City Council approve the resolution authorizing the submission of an application to the Texas Department of Agriculture for the TCDBG Downtown Revitalization Program. The resolution includes a commitment of up to \$50,000 in matching funds, which is a requirement of the program. The specific funding source and allocation will be identified before submission of a full application in Step 2 and before acceptance of

any grant award. No immediate financial expenditure is required with the approval of this resolution. The award under the program could be up to \$1,000,000.00.

Mrs. Watson made the motion to approve, and Mr. Mitchell seconded. Motion carried by a vote of 6-0.

13. Consider and approve an ordinance amending Chapter 90 “Utilities,” Article II “Water and Sewer,” Section 90-52 “Service Lines and Connections” to require separate meters for fire suppression systems.

Fire Chief Dunn said this requirement will apply to new construction and to properties obtaining certificates of occupancy following a change in ownership or use after the effective date of the ordinance

Mr. Rankin made the motion to approve the ordinance. Mrs. Watson seconded, and the motion carried 6-0.

14. Consider and take appropriate action on an ordinance amending Chapter 66, "Offenses and Miscellaneous Provisions" of the Mineral Wells Code of Ordinances, regarding physical occupancy within downtown public spaces.

Police Chief Dension said the ordinance seeks to address public health considerations, including instances where public spaces are used in ways that create unsanitary conditions. Overall, this measure is intended to balance compassion with community standards by promoting a cleaner, safer, and more accessible downtown for everyone.

Mr. Kelley made the motion. Mr. Rankin seconded, and the ordinance was approved by a vote of 6-0.

15. Consider and take appropriate action on the approval of the Palo Pinto County Municipal Water District No. 1 Revised Fiscal Year 2025-2026 Budget.

Mr. Huffman stated that in accordance with the contract between the City and the District, the revised budget is presented to the Mayor and City Council for consideration and approval.

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

16. Consider and take appropriate action on an ordinance amending the budget for the Water and Sewer Fund of the City of Mineral Wells for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

a. 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 Fiscal Year
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>.

Mr. Bovos informed the City Council that the amendments ensure that the budget remains a reliable financial planning tool and maintains transparency and accuracy in reporting. Staff recommends that the City Council approve the ordinance amending the Fiscal Year 2025–2026 Water and Sewer Fund budget as presented.

Mr. Kelley made the motion to approve the budget amendment ordinance. Mr. Ramsay seconded, and the motion carried 6-0.

17. Consider and approve an ordinance amending Chapter 90 “Utilities,” Article II “Water,” Section 90-54 of the Code of Ordinances, to establish a water rate for wholesale customers without a valid contract.

Mr. Bovos suggested that this item be tabled until the May 5, 2026, Council meeting. Tabling the item will provide staff time to complete additional evaluation.

No action was taken.

18. Consider and take appropriate action on an ordinance adopting the Master Fee Schedule for the City of Mineral Wells, Texas, reflecting changes to the accepted credit cards for payment, implementing an hourly rate to rent the community room at the library; and to establish a discount for aviation fuel sales.

Mr. Bovos said this version of the Master Fee Schedule incorporates additional updates and codifications. The schedule formalizes that VISA, Discover, and MasterCard are accepted as forms of payment using a credit card. Implements a ten dollar (\$10.00) per hour fee to rent the community room at the library. Establishes aviation fuel discounts for Jet A and AV Gas transactions, and no longer accepts sales on “credit” – fuel shall be paid for when placed in the aircraft. Establishes the Backyard Pickleball Private Rental rates.

Mr. Rankin made the motion to approve amending the ordinance. Mr. Mitchell seconded, and the motion carried 6-0.

19. Consider and take appropriate action on an ordinance amending Chapter 82, Article IV of the Code of Ordinances for the City of Mineral Wells, Texas, regarding hotel/motel occupancy tax.

Mr. Bovos informed the City Council that the proposed amendments are not expected to increase the tax rate; however, they are anticipated to improve compliance and collection efficiency. Strengthened enforcement provisions may result in increased revenue capture from previously uncollected or delinquent taxes.

Mrs. Watson made the motion to approve amending the ordinance. Mr. Kelley seconded, and the motion carried 6-0.

20. Consider and take appropriate action to accept a grant from the Texas Division of Emergency Management (TDEM) in the amount of \$510,000, including a required local match of \$51,000, for the development of a stormwater master plan, and authorize staff to pursue and implement necessary project modifications to ensure compliance with federal and state funding requirements.

Mr. Kelley made the motion to accept the TDEM grant. Mr. Rankin seconded, and the motion carried 6-0.

21. Future Agenda Items/Requests by Councilmembers to be on the next agenda. None.

22. There was no further business, and the meeting was adjourned at 6:54 p.m.

Regan Johnson, Mayor

ATTEST:

Sharon McFadden, City Clerk

APPROVED