

**MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
May 5, 2026 – 6:00 pm**

Mayor Johnson called the meeting to order at 6:00 p.m. Elder Guy Weathers of Indian Creek Baptist 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, Development Services Director Richard Glass, Public Works Executive Director Howard Huffman, Public Works Director Scott McKennon, Economic Development Executive Director Nate Dyhre, Public Works Administration Dakota York, Marketing & Communications Manager/PIO Brittany Brown, Administrative Assistant Fern FreemanPratt, City Clerk Sharon McFadden, and City Attorney Ann Montgomery.

PRESENTATION: Mayor Johnson introduced the Honorary Councilmember Kelly Roach, who attends Mineral Wells High School.

OATH OF OFFICE: Mrs. McFadden conducted the Official Oath and Constitutional Statement with Mayor Johnson, Councilmember Ward 1 Jonathon Rusher, and Councilmember Ward 3 Beth Watson.

PUBLIC COMMENT: No one signed up to speak.

STAFF REPORTS:

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

CONSENT AGENDA:

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

3. Consider and take appropriate action on the March 2026 monthly financial reports.
4. Consider and take appropriate action to approve an engagement for audit services with Patillo, Brown, and Hill, LLP, for the fiscal year 2026, in an amount not to exceed \$66,500.00.

5. Consider and take appropriate action to ratify additional expenditures with Ferguson Waterworks in an amount not to exceed \$30,000 for water meter installation parts, increasing the total Purchase Order amount to \$112,564.14 for Fiscal Year 2026.
6. Consider and take appropriate action on an Amended 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.
7. Consider and take appropriate action to approve expenditures to Caldwell County Chevrolet II LLC in an amount not to exceed \$86,900.00 for the purchase of two (2) vehicles for the Aviation Department in Fiscal Year 2026.

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. Consider and take appropriate action on appointing a Mayor Pro-Tem.

Mayor Johnson recommended reappointing Mrs. Watson due to her knowledge and experience. Mr. Kelley made the motion to appoint Mrs. Watson to continue service as the Mayor Pro-Tem. Mr. Mitchell seconded, and the motion carried 7-0.

9. Consider approval of a resolution declaring certain City-owned real property as surplus and authorizing its disposition.

Mr. Bovos presented the real property surplus and requested the disposition.

Mrs. Watson made the motion to authorize the disposition of certain City-owned real property. Mr. Mithcell seconded, and the motion carried 7-0.

10. Consider and take appropriate action to approve a professional services agreement with A Plus Grants to develop and implement ongoing funding strategies that expand the City's grant capacity, in an amount not to exceed \$39,000 annually.

Mr. Bovos presented the A Plus Grants professional services agreement.

Mr. Kelley made the motion to approve the agreement for professional services with A Plus Grants. Mr. Rankin seconded, and the motion carried 7-0.

11. Consider and take appropriate action on an ordinance amending the budget for various funds for the City of Mineral Wells for the fiscal year beginning October 1, 2025, and ending September 30, 2026; providing for the adoption of such amendments; providing a severability clause; and providing for an effective date.

Mr. Bovos presented the details of the current fiscal year budget amendment ordinance to the Council that included adjustments to the General Fund, Hotel Occupancy Tax Fund, TIF Zone #2, the loan between the TIF Fund and the Airport

Fund, future land acquisition projects, the new Library park, Airport Fund, Grant Fund, General Capital Project Fund, Bond Issuances adjustments, and Economic Development Fund. There are no tax rate changes or water rate changes associated with the mid-year budget adjustments.

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>

Mrs. Watson made the motion to approve the fiscal year budget amendment ordinance. Mr. Kelley seconded, and the motion carried 7-0.

12. Consider and take appropriate action on approval of a Volunteer Policy and resolution for the City of Mineral Wells.

Mrs. Stevenson presented the resolution and Volunteer Policy to the Council.

Mr. Ramsay made the motion to approve the resolution and the Volunteer Policy. Mr. Mitchell seconded, and the motion carried 7-0.

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

14. **EXECUTIVE SESSION:** In accordance with the Texas Government Code, Section 551.001, et seq., the City Council recessed into Executive Session (closed meeting) at 6:39 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 City Boards/Commissions: (i)

Board of Adjustment; (ii) Library Advisory Board; (iii) Mineral Wells Housing Authority; and (iv) Animal Shelter Advisory Committee.

b.§550.087: To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City, with which the City is conducting economic development negotiations; and/or deliberate on the offer of a financial or other incentive to the business prospect, regarding: (i) Project Produce, and (ii) Project Mystery.

15. **RECONVENE INTO OPEN SESSION:** In accordance with Texas Government Code, Chapter 551, the City Council reconvened into Regular Session at 7:30 p.m. to consider action, if any, on matters discussed in Executive Session.

Mr. Rankin stated that the City Council was making the motion for the following appointments:

Animal Shelter
Shoney Rollins

Housing Authority
Ginny Milliken
Raymond Davis

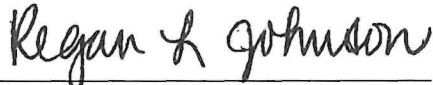
Board of Adjustment
Myra Johnson

Library Board
Rachel Lively

Mrs. Watson seconded the appointments. The motion carried 7-0.

No action was taken on the second Executive Session item for Project Produce and Project Mystery.

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



Regan Johnson, Mayor

ATTEST:



Sharon McFadden, City Clerk



APPROVED

