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

Mayor Johnson called the meeting to order at 6:01 p.m. Pastor Beate Hall of First United Methodist Church in Mineral Wells 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 Assistant City Manager/Finance Director Aaron Bovos, Fire Chief Ryan Dunn, Police Chief Tim Denison, Development Services Director Richard Glass, Public Works Executive Director Howard Huffman, Building Official Tony Stubblefield, Public Works Staff Member Jetti Brokaw, Marketing & Communications Manager/PIO Brittany Brown, Community Services Manager Carrie Stevenson, Economic Development Executive Director Nate Dyhre, Administrative Assistant Kelly McGuinness, Administrative Assistant Fern FreemanPratt, City Clerk Sharon McFadden, and City Attorney Eileen Hayman.

PRESENTATION/ STAFF REPORTS:

1. Introduction of new City employees.

    a. Development Services Director Mr. Glass introduced the new Building Official, Mr. Tony Stubblefield.

    b. Police Chief Denison introduced the new Dispatch Telecommunicator, Mrs. Lea Reneau.

2. Recognition for City employees' years of service and promotions.

    No recognitions.

PUBLIC COMMENT: Mr. Jared Self spoke in reference to agenda item #7. Mr. Thomas Lively spoke regarding agenda item #8.

CONSENT AGENDA:

Following a motion by Mr. Kelley and seconded by Mr. Ramsay, 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 June 16, 2026.

4. Consider and take appropriate action on an Interlocal Agreement for 9-1-1 addressing and GIS services between Palo Pinto County and the City of Mineral Wells, Texas, authorizing the City Manager to execute the agreement, and subject to review and approval of the City Attorney.

ITEMS FOR INDIVIDUAL CONSIDERATION:

5. Consider and take possible action on an ordinance amending Chapter 26, Article V "Dangerous Buildings and Structures" of the Mineral Wells Code of Ordinances to amend various processes for dangerous building abatement.

   Mr. Glass presented the requested amendments to the ordinance and addressed the concerns of the Council.

   Mr. Ramsay made the motion to approve the amendments to the ordinance as presented. Mr. Mitchell seconded, and the motion carried 7-0.

6. Consider and take appropriate action on a resolution adopting the City of Mineral Wells Investment Policy, declaring that the City Council has completed its annual review of the investment policy and investment strategies, declaring that the policy incorporates all desired revisions; providing a repealing clause; providing a severability clause, and providing an effective date.

   Mr. Bovos presented the resolution and provided the Council with the minor updates to the policy.

   Mr. Kelley made a motion to approve the resolution to adopt the Investment Policy as presented. Mrs. Watson seconded, and the motion carried 7-0.

7. Discuss and consider the adoption of a financial strategy directing staff to prepare the Fiscal Year 2027 Budget and Tax Year 2026 property tax rate utilizing the De Minimis Tax Rate for General Fund operations, transferring eligible financing obligations to the Interest and Sinking (Debt Service) Fund, and levying a debt service tax rate sufficient to fund those obligations.

   Mr. Bovos presented the proposed financial strategy to the Council.

   Mrs. Watson made a motion to adopt the financial strategy for the Fiscal Year 2027 Budget and Tax Year 2026 property tax rate using the De Minimis Tax Rate. Mr. Kelley seconded, and the motion carried 7-0.

8. Discuss the Fiscal Year 2027 Budget Adoption and 2026 Property Tax Rate Setting Calendar.

   Mr. Bovos presented the proposed calendar to the Council and advised that two special-called meetings would be required.

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

   Mayor Johnson requested that an update be provided on the cost of damage caused by the recent tornado. Mr. Bovos stated that Chief Dunn will soon be providing the information to Council.

10. **EXECUTIVE SESSION:** In accordance with the Texas Government Code, Section 551.001, et seq., the City Council recessed into Executive Session (closed meeting) at 6:46 p.m. to discuss the following:

    a. § 551.072: Deliberate the purchase, exchange, lease, or value of real property, regarding: (i) Public Safety Facilities, (ii) 109 SW 1st Street.

    b. § 551.071(2): Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act, regarding: (i) Contract for Financial and Accounting Services.

11. **RECONVENE INTO OPEN SESSION:** In accordance with Texas Government Code, Chapter 551, the City Council reconvened into Regular Session at 7:27 p.m. to consider action, if any, on matters discussed in Executive Session.

12. Consider and take possible action on a resolution authorizing the purchase of property known as 109 SW 1st Street, and authorizing the Mayor to execute all documents for said purchase.

    Mr. Kelley made a motion to approve the resolution authorizing the purchase of property known as 109 SW 1st Street, and authorizing the Mayor to execute all documents for said purchase. Mrs. Watson seconded, and the motion carried 7-0.

13. There was no further business, and the meeting was adjourned at 7:28 p.m.

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Regan Johnson, Mayor

ATTEST:

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Sharon McFadden, City Clerk

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APPROVED