MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
July 21, 2026 – 6:00 pm

Mayor Johnson called the meeting to order at 6:00 p.m. Pastor Guy Weathers from 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, and Glenn Mitchell. A quorum of City Councilmembers was present. Mike Rankin was absent.

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, Public Works Administration David Morgan, Community Services Manager Carrie Stevenson, Economic Development Executive Director Nate Dyhre, Marketing & Communications Manager/PIO Brittany Brown, Library Manager Katy Lipsey, City Clerk Sharon McFadden, and City Attorney Lisa Mares.

PRESENTATION:

1. Representatives from the United Way presented a check to the Mineral Wells Police Department in support of the upcoming National Night Out event.

2. The Mayor presented a proclamation designating July as Parks & Recreation Month.

STAFF REPORTS:

3. Introduction of new City employees.
   a. Police Chief Denison introduced Police Patrol Officer, Jeremy Martin.
   b. Police Chief Denison introduced Part-Time Kennel Technician, Ms. Katiyanna Stivers.

4. Recognition for City employees' years of service and promotions.
   There were none to present.

PUBLIC COMMENT: No one signed up to speak.

CONSENT AGENDA:

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

5. Consider and take appropriate action on the minutes of the regular meeting held on

July 7, 2026.

6. Consider and take appropriate action on the approval of the Investment Report for the quarter ending June 30, 2026.

7. Consider and take appropriate action on the May 2026 monthly financial report.

8. Discuss and take appropriate action to approve a resolution authorizing the Mayor, City Manager, and/or Assistant City Manager, to negotiate and execute a Staff Augmentation Services Agreement with Strategic Government Resources (SGR) for an amount not to exceed $172,800 annually, subject to review and approval by the City Attorney.

9. Consider approval of a resolution supporting the implementation of the Mineral Wells Regional Airport Airfield Drainage Improvement Project, accepting the proposed project, committing the City's required local matching funds, acknowledging the Texas Department of Transportation Aviation Division as the administering agency for applicable federal and state funding, and authorizing the execution of related project documents.

10. Consider and take appropriate action approving a resolution authorizing the exchange of certain real property with the Texas Parks and Wildlife Department, authorizing appropriate City officials to finalize negotiations, and authorize the Mayor to execute all documents necessary to complete the exchange.

11. Consider and take appropriate action on Task Order No. 2 with HDR Engineering, Inc. for planning services for the Hilltop Water Treatment Plant, Brazos Pump Station, and Raw Water Transmission Main Project, in an amount not to exceed $400,000, and authorize the Mayor to execute the Task Order.

12. Consider and take appropriate action approving a Water Line Easement Agreement with Famous Water Holdings, LLC for the installation, operation, and maintenance of a private water transmission line across City-owned right-of-way.

13. Consider and take appropriate action approving Change Order No. 1 to Purchase Order No. 24750 with Atlas Utility Supply Co. in the amount of $198,000, increasing the total purchase authorization to $393,000, for the purchase of water meters and related components.

14. Consider and take appropriate action to accept the 2026 Texas Book Festival Library Grant and authorize the City Manager to execute all necessary documents related to the grant award.

ITEMS FOR INDIVIDUAL CONSIDERATION:

15. Consider and take appropriate action to conduct a public hearing and approve an

ordinance to rezone property located at 706 NW 2nd Avenue, 605 NW 2nd Avenue, and 302 NW 5th Street from SF-6 (Single Family Residential) District to C (Commercial) District.

Mr. Glass presented the ordinance and details regarding the rezoning request.

Mayor Johnson opened the Public Hearing at 6:14 p.m. No one spoke. Mayor Johnson announced the closing of the Public Hearing at 6:15 p.m.

Mr. Kelley made the motion to approve the ordinance to rezone the property located at 706 NW 2nd Avenue, 605 NW 2nd Avenue, and 302 NW 5th Street from SF-6 (Single Family Residential) District to C (Commercial) District. Mr. Ramsay seconded, and the motion carried 5-0-1. Mr. Mitchell abstained due to a conflict of interest.

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

17. **EXECUTIVE SESSION:** In accordance with the Texas Government Code, Section 551.001, et seq., the City Council recessed into Executive Session (closed meeting) at 6:16 p.m. to discuss the following:

    a. § 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) Millsap Water Supply Wholesale Water Contract.

    b. § 551.072: Deliberate the purchase, exchange, lease, or value of real property, (i) Public Safety Facility, (ii) 50.3-acre landfill site, and (iii) 105-109 SW 1st.

18. **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.

    Mrs. Watson made a motion to authorize the City Manager to execute an amendment to extend the term of the current Millsap Water Supply Contract by 30 days, thereby extending the contract under the same terms and conditions. Mr. Mitchell seconded, and the motion carried 6-0.

19. There was no further business, and the meeting was adjourned at 7:31 p.m.

ATTEST: ______________________________
Regan Johnson, Mayor

____
Sharon McFadden, City Clerk

____
APPROVED