

**MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
August 4, 2026 – 6:00 pm**

Mayor Johnson called the meeting to order at 6:00 p.m. Pastor Jake Grogan 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, Public Works Administration David Morgan, Community Services Manager Carrie Stevenson, Marketing & Communications Manager/PIO Brittany Brown, Administrative Assistant Fern FreemanPratt, City Clerk Sharon McFadden, and City Attorney Eileen Hayman.

PRESENTATIONS:

Mayor Johnson stated there were no presentations.

PUBLIC COMMENT:

Ms. Jennifer VanDerStok spoke on agenda item #12 regarding the proposed fiscal year 2026-2027 annual budget.

STAFF REPORTS:

1. Introduction of new City employees.

Mr. Weeks stated there were no new employee introductions.

2. Recognition for City employees' years of service.

Mr. Weeks said there were no years of service recognitions.

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

July 21, 2026.

4. Consider and take appropriate action on entering into a mutual aid agreement with Parker County's fire departments, and authorizing the City Manager to execute the agreement if found favorable.
5. Consider and take appropriate action to enter into an interlocal agreement with Mineral Wells Independent School District for emergency medical services standbys as outlined in the agreement during the 2026 football season.
6. Consider and take appropriate action rejecting all bids received in response to Invitation to Bid (ITB) No. 2026-007 for Mowing and Lawn Care Services at the Airport and Miscellaneous Properties for Code Enforcement.
7. Consider and take appropriate action approving an Interlocal Cooperation Contract between the City of Mineral Wells Municipal Court and the Texas Department of Public Safety for participation in the Texas Conviction Reporting system and authorizing the Mayor to execute the agreement.
8. Consider and take appropriate action awarding the Airport Water Line Installation Project to Fambro Construction, LLC, as the lowest responsive and acceptable bidder, in an estimated amount of \$81,652.
9. Consider and take appropriate action to approve Change Order No. 1 to the purchase order with Ergon Asphalt & Emulsions, Inc. in the amount of \$76,000.00 for a total of \$152,000.00 to purchase additional CRS-2 oil used in the City's roadway chip seal program.

ITEMS FOR INDIVIDUAL CONSIDERATION:

10. Consider and receive a presentation regarding the proposed adoption of updated International Building Codes and the National Electrical Code.

Mr. Glass provided detailed explanations regarding the updates for the International Building Codes and the National Electrical Code are to be considered at the next Council meeting (August 18, 2026). Fire Chief Dunn provided details of the necessary changes to the ISO rating.

No action was taken on this item.

11. Consider and take appropriate action to conduct a roll-call vote to approve the 2026 proposed tax rate.

Mr. Bovos reviewed the 2025 tax rate and compared it to the proposed 2026 tax rate.

The Palo Pinto County Tax Assessor Collector, Margaret Griffith, certified the Truth

in Taxation Calculations to the City of Mineral Wells on July 24, 2026. That certification included the following data:

Tax Rates:

- No-New Revenue Rate: \$0.5931530/\$100
- Voter-Approval Tax Rate at 3.5%: \$0.6784828/\$100
- Voter-Approval Tax Rate using Unused Increment Rate: \$0.6912284/\$100
- Voter-Approval Tax Rate at 8%: \$0.7235988/\$100
- De Minimis Rate: \$0.7007075/\$100

Taxable Base Value:

- 2026 Taxable Base Value: 1,114,863,234
- 2025 Frozen Tax Levy: 693,070

OPTION A – NO NEW REVENUE TAX RATE

The no new revenue tax rate of \$0.5931530/\$100, would be more than the current tax rate this year of \$0.02136490 and yield the City's total gross revenue in the amount of \$7,834,797, of which \$481,010 is estimated to go to the Tax Increment Reinvestment Zone, \$6,211,444 would go to the General Fund, and \$889,481 would go to the Debt Service Fund. Under this scenario, the average home would receive a \$9.21 increase from the average home in tax year 2025.

OPTION B – DE MINIMIS RATE

The de minimis tax rate of \$0.70070750/\$100, would be more than the current tax rate this year of \$0.12891940 and yield the City's total gross revenue in the amount of \$9,129,783, of which \$481,010 is estimated to go to the Tax Increment Reinvestment Zone, \$7,454,630 would go to the General Fund, and \$889,481 would go to the Debt Service Fund. Under this scenario, the average home would receive a \$196.30 increase from the average home in tax year 2025.

OPTION C – VOTER APPROVAL TAX RATE

The total voter approval tax rate of \$0.67848280/\$100, would be more than the current tax rate this year of \$0.10669470 and yield the City's total gross revenue in the amount of \$8,862,192, of which \$481,010 would go to the Tax Increment Reinvestment Zone, \$7,197,743 would go to the General Fund, and \$889,481 would go to the Debt Service Fund. Under this scenario, the average home would receive a \$157.64 increase from the average home in tax year 2025.

OPTION D – FY 2027 BUDGET TAX RATE

The tax rate needed to raise enough funds to meet revenue targets in the fiscal year 2027. The recommended budget would be \$0.66422000/\$100. This rate would be more than the current tax rate this year of \$0.09243190 and yield the City's total gross revenue in the amount of \$8,690,463, of which \$481,010 would go to the Tax Increment Reinvestment Zone, \$7,032,884 would go to the General Fund, and \$889,481 would go to the Debt Service Fund. Under this scenario, the average home would receive a \$132.83 increase from the average home in tax year 2025.

Mrs. Watson made the motion: "I move that the proposed property tax rate be increased by the adoption of a tax rate of \$0.70070750, which is effectively an 18 percent increase in the tax rate." Mr. Kelley seconded.

RECORD VOTE by the City Clerk:

Councilmember Rusher: Nay
Councilmember Ramsay: Aye
Councilmember Kelley: Aye
Mayor Johnson: Aye
Councilmember Mitchell: Aye
Councilmember Watson: Aye
Councilmember Rankin: Aye

The motion to approve the 2026 tax rate carried 6-1.

12. Discussion related to the City's Proposed Fiscal Year 2026-2027 Annual Budget.

a. Taxpayer Impact Statement

This statement shows the estimated annual property tax bill for a median-valued homestead in Mineral Wells, Texas (\$173,949), 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 FY
2025 Adopted Rate	\$0.5717881	\$1,022.57	---
No-New-Revenue Rate	\$0.5931530	\$1,031.78	\$9.21
Proposed Rate	\$0.7007075	\$1,218.87	\$196.30

Proposed Budget

A physical copy of the Proposed Budget of the City of Mineral Wells, Texas, for the 2026-2027 Fiscal Year is available at Mineral Wells City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas, and online at

Mr. Weeks stated that the budget for Flock cameras at \$125,000 is inaccurate. He requested Police Chief Denison to speak regarding Flock cameras. Police Chief Denison said there are four Flock cameras within the City and the amount budgeted for those is \$13,000.

Mr. Weeks stated the only change being made is updating the revenue based on the decision to move forward with the De Minimus tax rate and only expenditures/expenses being changed is those reflective of moving TMRS from 5% to 6% employee participation on the 2 to 1 TMRS retirement plan.

No action was taken on this item.

13. Consider and take appropriate action approving a Hangar Lease for Commercial Aviation Use between the City of Mineral Wells and Avrex Aerospace, Inc. for property located at the Mineral Wells Regional Airport.

Mr. Bovos presented the details regarding the Hangar Lease.

Mr. Kelley made the motion to approve the Hangar Lease, and Mr. Rankin seconded. Motion carried 7-0.

14. Consider and take appropriate action on an After-Action Report on the tornadic event on April 28, 2026.

Fire Chief Dunn presented the tornadic event of activities leading up to, during, and after-action. He concluded with the areas of improvement for potential future storms.

No action was taken on this item.

15. Discuss and approve amending Chapter 86 "Traffic and Vehicles", Article III "Operation of Vehicles" of the Mineral Wells Code of Ordinances to add Section 86-68 "Operation of Vehicles on Approach of A Utility Services Vehicle" of the Code to require drivers to slow down or move over when approaching utility service vehicles when using visual signals that comply with Texas Transportation Code § 547.105.

Mr. Huffman presented the additions to the ordinance and stressed the importance of additional safety for water and sewer line staff as well as staff working on streets.

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

16. Consider and take possible action on a resolution establishing a Hilltop Water Treatment Plant CIP Subcommittee for the City of Mineral Wells and appointing members thereto.

Mr. Weeks stated that this item had been previously requested in a recent Council meeting in the future agenda items requested section of the agenda. He said this subcommittee will specifically serve the Hilltop Water Treatment Plant capital project.

Mayor Johnson requested three Councilmembers volunteer. Mr. Kelly, Mr. Rankin, and Mr. Ramsay volunteered. Mr. Mitchell made the motion to appoint Mr. Kelley, Mr. Rankin, and Mr. Ramsay to serve on the committee. Mrs. Watson seconded, and the motion carried 7-0.

17. Consider and take appropriate action on an Interlocal Agreement between the City of Mineral Wells and the Palo Pinto County Municipal Water District #1 regarding staffing-related matters.

Mr. Huffman explained the details of the agreement. He noted that the Palo Pinto Municipal Water District #1 had already approved the agreement in their meeting.

Mr. Kelley made the motion to approve the Interlocal Agreement between the City of Mineral Wells and the Palo Pinto County Municipal Water District #1. Mr. Mitchell seconded, and the motion carried 7-0.

18. Future Agenda Items/Requests by Councilmembers to be on the next agenda. None.
19. There was no further business, and the meeting was adjourned at 7:40 p.m.

Regan L Johnson
Regan Johnson, Mayor

ATTEST:

Sharon McFadden
Sharon McFadden, City Clerk

August 18, 2026
APPROVED

