

**MINUTES REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
August 18, 2026 – 6:00 pm**

Mayor Johnson called the meeting to order at 6:00 p.m. Pastor Chris Snow of Cityview Community 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, Glenn Mitchell, and Mike Rankin. A quorum of City Councilmembers was present. Mike Rankin attended virtually. Kyle Kelley was absent.

Staff members present were City Manager Jason Weeks, 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, Public Works Director Scott McKennon, Public Works Administration David Morgan, Public Works Administration Dakota York, Community Services Manager Carrie Stevenson, Economic Development Executive Director Nate Dyhre, Marketing & Communications Manager/PIO Brittany Brown, Library Manager Katy Lipsey, Police Officer Thomas Lively, Police Officer Nathan Groce, Police Officer Ron Moore, Police Officer Travis Adkins, Police Officer Brian Boetz, Police Officer Gabrielle Ragle, Police Officer Caleb Randall, Firefighter Zach Hill, Firefighter Bryce Smith, Firefighter Josh Arnold, Firefighter Neal Sutfin, Firefighter Jaxon DeLuna, Firefighter Josh Peralta, Firefighter Randal Noe, Firefighter Taylor Ward, Firefighter Bryson Nix, Chamber CEO Seth Hobbs, Main Street Manager Kristin Jaworksi, Tourism Director Zach Balch, Technology Assistant Zachery Shirley, Administrative Assistant Fern FreemanPratt, City Clerk Sharon McFadden, and City Attorney Lisa Mares.

PRESENTATION/ STAFF REPORTS:

1. Recognize Katy Lipsey, Boyce Ditto Library Assistant, for her recent achievement.

Mrs. Stevenson and Mr. Bovos recognized Mrs. Lipsey for earning the Master of Library Science (MLS) degree. Mrs. Lipsey will assume the position of Library Manager on October 1, 2026.

2. Introduction of new City Employees. There were none.
3. Recognition for City employees.

Mr. Weeks recognized Mrs. Brown for her service as the Marketing & Communications Manager and acknowledged her resignation.

PUBLIC COMMENT: No one signed up to speak.

CONSENT AGENDA:

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

4. Consider and take appropriate action on the minutes of the Special City Council Budget Workshop meeting held on July 28, 2026.
5. Consider and take appropriate action on the minutes of the regular meeting held on August 4, 2026.
6. Consider and take appropriate action on the June 2026 Monthly Financial Report.
7. Consider and reject all proposals received in response to Request for Proposals No. 2026-006 – Demolition Services.
8. Consider and take appropriate action on ratifying the approval of an Interlocal Agreement between the City of Mineral Wells and Palo Pinto County Municipal Water District #1 regarding staffing-related matters.

ITEMS FOR INDIVIDUAL CONSIDERATION:

9. Conduct a public hearing and discuss and approve amending Chapter 26 "Buildings and Building Regulations" of the Mineral Wells Code of Ordinances to update the City's adopted International Code Council (ICC) building codes from the 2012 editions to the 2024 editions, adopt the 2024 International Swimming Pool and Spa Code (ISPSC), and update the adopted National Electrical Code (NEC) from the 2011 edition to the 2026 edition.

Mr. Glass said at the August 4, 2026 Council meeting that he provided a brief overview of the Building Code updates staff is recommending. He provided the details for the updates. Mr. Glass stated the updates would go into effect on January 1, 2026.

Mayor Johnson opened the public hearing at 6:13 p.m. No one spoke. Mayor Johnson closed the public hearing at 6:13 p.m.

10. Conduct a public hearing and receive comments regarding the City of Mineral Wells Proposed Fiscal Year 2026–2027 Annual Budget.

This statement shows the estimated annual property tax bill for a median-valued Homestead in Mineral Wells, Texas (\$146,650), 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	\$535.95	---
No-New-Revenue Rate	\$0.5931530	\$869.86	\$333.90
Proposed Rate	\$0.7007075	\$1027.59	\$491.63

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

<https://www.mineralwellstx.gov/DocumentCenter/View/9758/FY-2026-2027-Proposed-Budget>

Mr. Weeks briefly reviewed the proposed Fiscal Year 2026-2027 Budget to the City Council.

Mayor Johnson opened the public hearing at 6:52 p.m. Mr. Taylor Ward, representing the Mineral Wells Professional Firefighter's Association Local 4674, spoke. Mr. Thomas Liveley, President of the Mineral Wells Police Officers Association, spoke. Mayor Johnson announced closure of the public hearing at 6:56 p.m.

No action was taken.

11. Continued discussion on the 2026 Tax Rate.

Mr. Bovos recapped the recent history of the tax rate calculations and recognized Mrs. Margaret Griffith for her timely assistance in providing the calculations.

No action was taken.

12. Consider and take action on the adoption of the Fiscal Year 2026–2027 Tourism Budget from hotel occupancy tax funds pursuant to the terms of the agreement between the City of Mineral Wells and the Chamber of Commerce.

Mr. Hobbs presented the highlights for the Chamber of Commerce. Mr. Zach Balch provided details on the events their budget supports in the community.

Mrs. Watson moved to accept the 2026-2027 Tourism Budget as presented. Mr. Mitchell seconded, and the motion carried 6-0.

13. Consider and take action on the adoption of the Palo Pinto County Municipal Water District No. 1 Fiscal Year 2026–2027 Budget pursuant to the terms of the agreement between the City of Mineral Wells and the Palo Pinto County Municipal Water District No. 1.

Mr. Huffman presented the Palo Pinto County Municipal Water District No. 1 Fiscal Year 2026–2027 Budget to the City Council.

Mrs. Watson made the motion to adopt the Palo Pinto County Municipal Water District No. 1 Fiscal Year 2026–2027 Budget. Mr. Mitchell seconded, and the motion carried 6-0.

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

15. There was no further business, and the meeting was adjourned at 7:23 p.m.

Regan Johnson, Mayor

ATTEST:

Sharon McFadden, City Clerk

APPROVED