



CITY OF WINTERS, TEXAS  
310 S. MAIN ST. WINTERS, TX  
COUNCIL CHAMBERS  
**REGULAR MEETING MINUTES**

March 30, 2026, 6:00 p.m.

**Call meeting to order.** Mayor Chris Bahlman called the meeting to order at 6:00 p.m. and a quorum was established. In attendance were Aldermen Jimmy Butler, Mike Neal and Randy Loudermilk and Alderwoman Zan Jamieson. Alderman Josh Lujano was not in attendance.

**Pledge of Allegiance -US and Texas Flag.** Mayor Bahlman led the pledges and prayer.

**Agenda Item 1. Community Input.** There was no community input. Alderman Loudermilk asked who was responsible for repairing the damage at West Dale Main, Nate Smith stated that it would be TX DOT and he would reach out.

**Agenda Item 2. Approval of Minutes** from February 23<sup>rd</sup>, March 9<sup>th</sup>, March 23<sup>rd</sup>. Alderwoman Zan Jamieson made a motion to approve all the minutes as they are, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 4. Noes 0.

**Agenda Item 3. Department Reports:**

- **City Administrator: Nate Smith**

- A. City Administrator Report. Notes continued concern regarding the Community Center; RFQ for architectural for Community Center and City Hall wants to move forward with reputable builders and not piece meal the project. What do we want to spend? How are we going to pay for it? What do we want it to look like?

Future Land Use Maps, not in report but attached, still in the works. Mr. Smith thanked everyone for his time here with the city as this is his last meeting.

- B. Sales Tax graphics. Discussed attached report.

- **City Secretary: Sheila Lincoln.**

- A. Atmos Rider GCR -Rate Filing. No discussion.

- B. City Hall Report. No discussion.

- C. TexPool Statement. No discussion.

- D. TDLR Bingo License for Winters Sports & Recreation Association, Winters Country Club. Mr. Smith informed the Council of upcoming Bingo event.

- **Public Works Director: Bobby Sanders**
  - **Water/Sewer Department.**
    - A. Projects. A total of 292 service calls.
  - **Street Department**
    - A. Projects. Stove repaired, door purchased for repair for the Community Center, 5 road repairs.
  - **Police Department.**
    - A. Statistics- 137 calls and 9 arrests. Y-T-D 5 cases to DA.
    - B. Code Enforcement Statistics. Attached
    - C. It was noted that with Chief Geyer's absence that several grants are in jeopardy and the Alert Training has been pushed out six weeks. Department is currently short-handed, two applications so far. One local and one from out of area.
- City Judge: Greg Nichols.**
- D. Citation Statistics. Forty-four new citations opened this month, with sixty-seven closed. The city kept \$2,600 with \$1,777 going to the state.
- **Airport Manager: Richard Humphrey.** Not present.
    - A. Projects.
    - B. Events.

**Agenda Item 4. Approval of Bills.** Alderman Jimmy Butler made a motion to approve the bills, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 4. Noes 0.

**Agenda Item 5. Approval of the Financial Statement.** Alderman Jimmy Butler made a motion to approve the financial statement, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Ayes 4. Noes 0.

**Agenda Item 6. Council Report:**

- A. Mission, Vision, and Goal Setting. No discussion.

**Agenda Item 7. Old Business: NA**

**Agenda Item 8. New Business:**

- A. **Presentation of Proclamation to the Pride of West Texas Blizzard Band by Mayor Chris Bahlman.** Mayor Bahlman presented the proclamation and congratulated the Pride of West Texas Blizzard Band.
- B. **Discussion and possible action to approve Annual Audit Presentation from Gayla Thornton.** Ms. Thornton, Partner with Armstrong, Backus presented the annual audit and gave a clean opinion on funds, which is good. A few suggestions on internal controls and recommendations on how to strengthen those to protect staff and funds of the organization. The Government Statement which includes all total assets and liabilities. Total assets combined are \$11,000,000; total liabilities are \$1.9 making the total net position \$9.1 therefore the city has a very healthy net position with almost half of that being unrestricted. General Government net position increased \$217,000 and Business-Type Activities (Waterworks) increased \$710,000. Overall, a good year. Ms. Thornton stated this was their first year to audit the city and Sheila and Sharon do a great job, however, Randy knows a lot about the software, but we need to see someone who knows government accounting and will make government decisions on behalf of the city. She suggested the city seek someone who

can come in and oversee high level accounting and make sure everything is reconciled and the numbers look like they should. An industry standard is often times to hire someone outside of the organization. Mr. Smith stated that he would not be here for the next audit and maybe Randy is not the solution and the city would have to entertain other options. Alderman Jimmy Butler made a motion to accept the audit for 2025, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Ayes 4. Noes 0.

**C. Discussion and presentation from Runnels County Chief Appraiser, Stoney Hariman.**  
Not present.

**D. Public Hearing regarding Substandard Buildings/Dwellings Located at:**

- a. 810 N. Trinity, Lot; 4-6, 7-9; Subd: College VW Hts, N 150' of alley in Blk 24 and N 150' of Sabine St. Between Blks 24 & 43
- b. 812 Manning, Lot 7; PT 8, Blk:3, Subd. Reeves
- c. 714 W. Alexander, Lot: 11, Blk, Subd: Quality Height
- d. 300 Charles, Lot: W PT 12, Blk; 4, Subd: Meeks
- e. 302 Charles, Lot: 10-11; PT 12, Blk: 4, Subd. Meeks

Mayor Bahlman opened the public hearing at 6:26 p.m.

Mr. Chad Briley who owns 810 N. Trinity stated that vandalism is the root cause of the outside appearance. He has the inside as nice as the Council Chambers; he has had to bar and screw all the outside doors shut. He has reported vandals to the WPD and anytime improvements are made it is torn up. This is an ongoing issue. Angela Preciado stated she was out there earlier today, and the windows and doors are still open in the back. Mr. Briley replied they had been covered for a year. Alderman Loudermilk asked if this was for a private church. Mr. Briley stated that this was purchased from a church but is used for private family events. Mr. Briley asked what is one to do when you make the repairs and report it to the PD. He does not have a timeframe for repairs but does plan to do them when he has time and money.

No other owners showed up.

Angela Preciado reported the state of each of the other properties and reported lack of correspondence from the owners and presented pictures and verification of required correspondence attempts.

**E. Take Public Comment(s) regarding Substandard Buildings/Dwellings.** NA

**F. Close Public Hearing.** Public Hearing was closed at 6:38 p.m.

**G. Discussion and possible action regarding Public Hearing.** Alderman Loudermilk stated that staff should keep an eye on the Trinity property and suggested to give Mr. Briley a reasonable amount of time for repairs. Alderman Mike Neal made a motion to tear down 812 Manning, 714 W.Alexander, 300 & 302 Charles, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Ayes 4. Noes 0.

**H. Discussion and possible action to approve a variance request for Antoinette Mitchell to allow for Manufactured Home at 900 N. Concho which will change the Zoning from SF-2 to SF-2, MH-1 Manufactured Home District for this address only.** Nate Smith stated this has gone through the Planning and Zoning process and was approved to send for Council approval; P & Z member Linda Hucaby was in attendance to answer any questions. Mr. Smith recommended approval. Alderman Randy Loudermilk made a motion to approve, seconded by Alderman Jimmy Butler. Motion carried. Ayes 3. Noes 1, opposed by Alderman Mike Neal.

**I. Discussion and possible action to approve the variance request to a Zoning Ordinance for Home-Based businesses for Demetrio Lara allowing for a “come-and-go” food business.**

Mr. Smith confirmed the address would be at 211 Charles St.; he stated that the food truck would be parallel to the street and has also passed the Planning and Zoning process for approval. Alderman Loudermilk asked if any neighboring homeowner had expressed any concerns, Mr. Smith answered no. Alderman Butler asked if P & Z had approved this, Mr. Smith answered yes. Josie Gonzales asked if the Council is going to start allowing people to put businesses in their homes and stated she was denied two years ago. Alderman Loudermilk addressed Mr. Lara asking if all food prep would be done in the trailer and not in his home, Mr. Lara confirmed it would be done in the food trailer. Ms. Gonzales interrupted, stating again that two years ago she was denied. Alderwoman Zan Jamieson clarified that this particular variance was the current topic of discussion, confirmed by Mr. Smith. Ms. Gonzales continued to chime in about two years ago, to which Alderwoman Jamieson stated that they could not do anything about two years ago. Mayor Bahlman stated that Ms. Gonzales was welcome to bring her request back before the Council and she replied that she was not, to which he asked what was her point. She continued to ask questions to which she was told to go through the process, she continued to be argumentative and the mayor stated the conversation with her was done and redirected to topic at hand. Alderwoman Zan Jamieson made a motion to approve the variance, seconded by Alderman Randy Loudermilk. Motion carried. Ayes 3. Noes 1, Alderman Mike Neal opposed.

**J. Discussion and possible action to approve two loads of oil for seal coating in the estimated amount of \$37,000.** Alderman Mike Neal made a motion to approve two loads of oil not to exceed \$37,000, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 4. Noes 0.

**K. Discussion and possible action to approve eHT to assist with recertification for the Water System RRA-ERP 5-year review in the estimated amount of \$6,000.**

Water Supervisor Jacob Strickland stated this is an EPA requirement and that he personally doesn't have experience in doing this and has reached out for assistance. Alderman Mike Neal made a motion to approve eHT to assist with recertification, in the amount of \$6,000, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Ayes 4. Noes 0.

**L. Discussion and possible action to approve the payment of TRWA membership dues in the amount of \$5,048.80.**

Alderman Jimmy Butler made a motion to approve the payment for TRWA membership dues, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 4. Noes 0.

**M. Discussion and possible action on the annual Consumer Price Index rate adjustment for municipal rights-of-way from the Public Utilities Commission.**

No action.

**N. Discussion and possible action on approving Resolution 2026-04 Adopting the Investment Policy for 2025-2026.**

Mr. Smith noted this is done annually and nothing has changed in the city's current policy. Alderman Mike Neal made a motion to approve Resolution 2026-04 Adopting the Investment Policy for 2025-2026, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 4. Noes 0.

**O. Discussion and possible action to approve Surrender of Title on 1989 Ford Van to the WVFD for scrap.**

Mr. Smith stated the van is past its useful life. Alderman Randy Loudermilk made a motion to surrender the title, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 4. Noes 0.

**P. Discussion and possible action regarding Security in Relation to Community Center Rentals.** Mr. Smith stated there have been questions regarding policy, he recommends that someone drafts one. No action taken, ordinances need to be reviewed. Sgt. Samaniego stated there is currently no enforcement action currently written other than the general agreement.

**Q. Executive Session -In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:**

**a. Section 551.074 Personnel- Interim Police Chief**

**b. Section 551.074 Personnel- City Administrator**

The council went into Executive Session at 6:58 p.m.

**R. Reconvene in Open Session.** The Council reconvened in Open Session at 9:10 p.m.

**S. Discussion and possible action regarding item(s) discussed in Executive Session.** There was no discussion regarding Executive Session.

**Agenda Item 8. Adjourn.** Alderman Randy Loudermilk made a motion to adjourn, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Meeting adjourned at 9:10 p.m.

**ATTEST:**

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Chris Bahlman, Mayor

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Sheila Lincoln, City Secretary