



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

April 27, 2026, 6:00 p.m.

Call meeting to order. Mayor 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 came in later at 6:16 p.m.

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

Agenda Item 1. Community Input. Carolyn Dennis addressed the Council regarding higher water bills, stating that several people she knew had an increase this month and asked if the water rates had been increased. Mayor Bahlman informed Ms. Dennis that the meter reader in the tower had gone down last month but has since been repaired and asked if she had called City Hall to request a re-read, she replied that she had not and did not know that she needed to.

Ms. Linda Catania introduced herself, stating that she is new to the city and would like to be added to next month's agenda as she does a lot of volunteer work, primarily faith based. She has a vision to unite the community and would like to present ideas that are on a positive platform not "rants and raves" and would love to be of service to the city. She stated she has had positive interactions with Sgt. Samaniego and Cpl. Bradshaw and most of the people she has encountered here so far.

Agenda Item 2. Approval of Minutes from March 30, 2026. Alderman Randy Loudermilk made a motion to approve the minutes, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Ayes 4. Noes 0.

Agenda Item 3. Department Reports:

City Secretary: Sheila Lincoln

- A. Atmos Rider GCR. No discussion.
- B. City Hall Report. No discussion.
- C. City Secretary's Report. Ms. Lincoln reported that she had spent the week finishing up the financial statement requirement for the DWSRF Application for \$3,825,000 and was able to meet the April 21st deadline. In addition, there was quite a bit of catch-up work after returning from

vacation including several conversations with the city attorney and Jimmy Butler on the 380 Agreement for Penny Farms and employment agreements for incoming and outgoing employees. Ms. Lincoln reported the updated total for the TexPool account including interest amounts for m-t-d as well as y-t-d which brings the sum to \$2,108,301.11.

Public Works: Bobby Sanders.

Water/Sewer Department. There was a total of 265 service calls; thirty turn-ons, six water leaks, two line locates, ten miscellaneous, thirty-one turn-offs, one vacant with consumption and one hundred seventy-seven re-reads. The water department had a new hire, Michael Willborn.

A. Projects.

Street Department.

A. Projects. There was one service call for the street department, they repaired twenty-two potholes and had two street repairs.

Police Department. Sgt. Samaniego stated that the WPD along with TxDOT and the WISD will be hosting a Bike Rodeo on 04/30/2026 from noon to 3:00 p.m. On May 7th there will be a "sexting seminar" for grades 7-12 will be held in the auditorium where Sgt. Samaniego and Sgt. Justin Baker from the San Angelo DPS will address the consequences of sending or receiving nude photos of themselves and other students.

The WPD will continue to be without a Facebook page until a new Chief is appointed. WISD will be making posts on the events.

A. Statistics. Report attached.

B. Code Enforcement. Report attached.

Municipal Judge: Greg Nichols. Not present.

A. Citation Statistics. There were thirty-nine new violations filed and twenty-nine completed. The city retained \$2,977.29 with \$1,796.48 remitted to the state for a total of \$4,773.77 collected.

Airport Manager: Richard Humphrey. Not present.

A. Projects/Events.

Agenda Item 4. Approval of the Bills. Alderwoman Zan Jamieson made a motion to pay the bills, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 5. Noes 0.

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

Agenda Item 6. City Council Report. N/A.

Agenda Item 7. Old Business. N/A.

Agenda Item 8. New Business:

A. Discussion and possible action to approve or make changes to the City Hall Apartment Lease. Mayor Bahlman stated that he wasn't sure if the Council was aware of this lease and with recent changes within the city he wanted to bring to light for council action. The council agreed they were not aware of the lease and had several questions such as when the agreement come into effect and who authorized it. Sgt. Samaniego stated that when he worked here previously under

Nathan Johnson there was one and when he was re-hired, he requested it for his personal protection and privacy, and it was approved by then Chief Geyer. The question was asked if there is any compensation to the city for the use of the apartment to which Sgt. Samaniego answered no. Another concern was security and the access others would have to City Hall. Alderman Neal stated that he is not in agreement with the lease contract and did not realize that the city was in the real estate building. He questioned if the building was insured for tenants, and what the current zoning is of the building. The Council chose to table this agenda item until questions are addressed.

- B. Discussion and possible action to move the May 25th City Council Meeting to May 18, 2026, due to the Memorial Day Holiday. Alderman Mike Neal made a motion to move May's meeting due to the Memorial Day holiday, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 5. Noes 0.

- C. Discussion and possible action to approve Pivot Repair with Leonard Water Services estimated cost \$53,828.84. Jacob Strickland, Water plant Supervisor, addressed the Council stating the excess at the sewer lagoons is either removed by pumping or evaporation, last year it was primarily removed by evaporation. Currently with the amount of recent rain, they are full. If the city pumps it off, then soil sampling must be done. He stated the north side needs nozzle repair, and the south side does not work. Mayor Bahlman asked if any of this could be filed on insurance, Mr. Strickland replied that it possibly could be. Alderman Mike Neal made a motion to approve pivot repairs not to exceed \$56,000 pending insurance claim, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 5. Noes 0.

- D. Discussion and possible action to approve repair of the bar screen at the Main Sewer Lift Station in the amount of \$5,279. to Huber Technology. Jacob Strickland informed the Council that the quote was for an onsite diagnostic with possible repair if parts were on hand and it was a simple fix. Alderman Randy Loudermilk made a motion to approve the quote from Huber Technology, seconded by Alderman Jimmy Butler. Alderman Mike Neal asked if the quote could change if they were not able to fix onsite, Mr. Strickland stated that it could. Alderman Neal made a motion to amend the motion to approve repair amount not to exceed \$10,000, seconded by Alderman Josh Lujano. All in favor, motion carried. Ayes 5. Noes 0.

- E. Discussion and possible action to approve Messer * Fort invoice in the amount of \$12,556.94 for the month of March. Alderman Jimmy Butler made a motion to pay the invoice for Messer Fort, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 5. Noes 0.

- F. Discussion and possible action to approve Axon Invoice for annual maintenance for \$9,484.81. Alderman Mike Neal made a motion to approve the Axon invoice for annual maintenance for the PD, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Ayes 5. Noes 0.

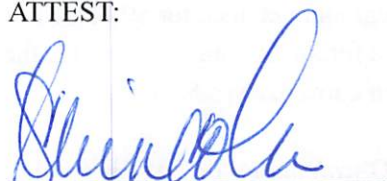
- G. Discussion and possible action to approve advertising for an RFQ *with quote* for City Hall/Police Station Complex and Community Center Renovations. Alderman Mike Neal made a motion to

approve advertising for an RFQ with quote for City Hall/PD and Community Center renovations, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Ayes 5. Noes 0.


- H. Discussion and possible action to address moving PD staff to current City Hall offices and Admin staff to the old pharmacy building due to black mold issues in PD building. After discussion from PD staff about the state of the building and suspicion of black mold in addition to many other issues. Sgt. Samaniego stated that Chief Geyer and Nate Smith were both aware of the conditions and he is concerned about their health. The Council decided that the first thing to do is to test the mold. If necessary, the PD can move temporarily to the old pharmacy building owned by the city.
- I. Discussion and possible action to approve the Environmental Review, Environmental Assessment, Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 for the Winters Housing Authority. Alderman Jimmy Butler made a motion to approve the Environmental Review, Environmental Assessment, Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 for the Winters Housing Authority, seconded by Alderwoman Zan Jamieson. All in favor, motions carried. Ayes 5. Noes 0.
- J. Executive Session, in accordance with the Texas Government Code, Section 551.001 the City Council will recess into Executive Session to discuss the following.
 - a. Section 551.074-Personnel Matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officer or employee – Interim Police Chief, Advertising for/filling open positions.
 - b. Section 551.074 – Personnel Matters &/or Section 551.072 Deliberation Regarding Real Property; Lease Agreement, Sharon Miller.
The Council went into Executive Session at 6:58 p.m.
- K. Reconvene in Open Session. The Council reconvened in open session at 7:25 p.m.
- L. Discussion and possible action regarding item(s) discussed in Executive Session. There was not discussion regarding a.
Alderman Mike Neal made a motion for a new ten-month lease for Sharon Miller beginning 05/01/2026- 02/2027, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 5. Noes 0.

Agenda Item 9. Adjourn. Alderwoman Zan Jamieson made a motion to adjourn, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 5. Noes 0. Meeting adjourned at 7:25 p.m.

ATTEST:


Sheila Lincoln, City Secretary




Chris Bahlman, Mayor