



**MINUTES  
WATAUGA CITY COUNCIL  
REGULAR MEETING  
CITY HALL COUNCIL CHAMBER,  
7105 WHITLEY ROAD,  
MONDAY, JULY 13, 2026  
6:30 PM**

**CALL TO ORDER**

Mayor Arthur Miner called the meeting to order at 6:30 p.m.

**ROLL CALL**

The meeting was convened with the following members present:

Arthur L. Miner  
Mark Taylor  
Pat Shelbourne  
Cris Blackburn  
Lovie Downey  
Andrew Neal  
Stephen Welch  
Jan Hill

Mayor  
Mayor Pro Tem Place 6  
Council Member Place 1  
Council Member Place 2  
Council Member Place 3  
Council Member Place 4  
Council Member Place 5  
Council Member Place 7

and

Sandra Gibson  
Linda Proskey  
Randy Barkley  
Paul Hackelman  
James Lewis  
Jennifer Calvert  
Timothy Hamilton  
Julie Rodriguez  
Lana Ewell  
Taylor Alvarez

City Manager  
City Secretary  
Asst. City Manager/Fire Chief  
Asst. City Manager/Public Works Director  
Police Chief  
Finance Director  
Parks Director  
Human Resources/Civil Service Director  
Library Director  
Utility Superintendent

## **INVOCATION**

Pastor Samuel of Lius Church gave the invocation

## **PLEDGE OF ALLEGIANCE United States and Texas Flags**

Mayor Miner led the Pledge of Allegiance

## **ANNOUNCEMENTS**

Councilmember Blackburn announced the Animal Shelter's Doggie Daycare Program, which allows residents to temporarily take shelter dogs on outings to provide enrichment and increase adoption opportunities. She also noted that it is kitten season, with many adoptable kittens available, and encouraged residents to consider adoption.

Councilmember Neal encouraged residents to adopt a pet, praised the July 1 Fireworks and Drone Show, and recommended the Splash Pad, and Library as great places to stay cool and enjoy activities during the summer.

Councilmember Taylor encouraged residents to consider adopting two cats, noting they are a lot of fun to watch.

Councilmember Hill highlighted the Community Center, noting it offers a variety of activities for residents of all ages.

Mayor Miner recognized Army veteran Melvin Lewis Tucker who passed away on May 3, 2026, through the Gone but Not Forgotten Veteran Program and encouraged families to submit information honoring deceased veterans.

## **PRESENTATIONS**

### **1. Presentation of Employee of the Month Award for the month of July**

City Manager Sandra Gibson and Mayor Miner presented the Employee of the Month award to Ethan Moran, Firefighter and Paramedic

### **2. Presentation of Service Awards for the City of Watauga Employees celebrating a Milestone Anniversary during the month of July**

City Manager Sandra Gibson and Mayor Miner recognized employees for their years of service, presenting awards to Lorenza Zavala for five years of service, Corporal Tyler de Havilland for 15 years of service, and Assistant Chief Kevin Meade for 20 years of service.

### **3. Presentation of a Proclamation for Parks and Recreation Month**

Mayor Miner presented a proclamation recognizing Parks and Recreation Month and highlighted the Parks and Community Services Department's role in promoting health, wellness, community engagement, and economic vitality. He also recognized the success of Watauga Fest, which welcomed approximately 27,000 visitors this year.

### **PUBLIC COMMENT**

There was no request for public comment

### **PUBLIC TESTIMONY FOR ACTION ITEMS**

The following individuals spoke in opposition to SUP 26-01 for property located at 6600 Bursey Road regarding the proposed tire shop, citing concerns related to noise, enforcement challenges, and impacts to quality of life. Speakers questioned the effectiveness of the proposed conditions and mitigation measures and requested denial, stating the business was not appropriate for the Durham Farms community.

Benjamin Bisby, 8244 Courtney Way, Watauga  
Vanessa Camacho-Bisby, 8244 Courtney Way, Watauga  
Joesph Jarboe, 8241 Courtney Way, Watauga  
Erin Welch, 8236 Courtney Way, Watauga  
Cristina Aponte, 8240 Courtney Way, Watauga  
Rafael Aponte, 8240 Courtney Way, Watauga  
Nicholas Burke, 8233, Courtney Way, Watauga

### **CONSENT AGENDA**

- 1. Consider action on approval of the Monthly Financial Report for the period ending May 31, 2026.**
- 2. Consider action on the approval of the May 11, 2026, Workshop Meeting Minutes**
- 3. Consider action on approval of the April 13, 2026, Regular City Council Meeting Minutes**
- 4. Consider action on approval of the June 8, 2026, Workshop Meeting Minutes**



**5. Consider action on approval of the June 1, 2026, Budget Workshop Meeting Minutes**

Mayor Miner asked if any Council member wished to pull an item for discussion. Hearing none, he called for a motion.

Councilmember Hill made a motion to accept the consent agenda as presented. Councilmember Downey seconded the motion

Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Welch

**ACTION ITEMS**

**1. Consider action on approval of an ordinance granting a franchise agreement between the City of Watauga and Atmos Energy Corporation to construct, maintain, and operate pipelines and equipment within the City of Watauga.**

Finance Director Jennifer Calvert presented the Atmos Energy franchise agreement, which was reviewed and approved by the City Attorney. The 20-year agreement extends through 2045, maintains the 5% franchise fee, includes annual capital improvement plan requirements, and outlines provisions for relocation costs, annexation, and termination.

Mayor Miner called for a Motion. Councilmember Shelbourne made a motion to approve as presented. Councilmember Neal seconded the motion

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Welch

**2. SUP. 26-01: Consider action of a specific use permit on request from Bright Bay 2 Investments LLC on property located at 6600 Bursey Road, described as Lot 4R Block 1 of the Stringer Addition, and approval of an**

**ordinance allowing for retail tire sales and light auto repair services in a General Business (GB) zoned district. Applicant/Agent: Ameer Adel on behalf of Mahmoud Abuzaid.**

Assistant City Manager/Public Works Director Paul Hackleman presented the item and reviewed staff-recommended changes to the SUP conditions, including updates to hours of operation, noise requirements, overhead bay doors, signage, lighting, fencing, and terminology. He noted the removal of the five-year SUP term, as it is not consistent with other SUPs in the City. From an economic development perspective, he highlighted potential benefits including maintaining property value, estimated sales tax revenue, supporting nearby businesses, reducing property vacancy, and allowing the City to require additional site improvements through the SUP process.

Mayor recommended tabling the item until the August 10th meeting due to a missing Councilmember, the magnitude of the issue, and the super majority (6 votes) requirement to override P&Z.

Mayor Miner called for a Motion. Mayor Pro Tem Taylor made a motion to table the item until the August 10th meeting. Councilmember Blackburn seconded the motion

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Welch

**3. Discuss and consider action to approve an ordinance amending Section 12-42 ("Utilities") to revise connection and meter fees for water services, meter investigations, meter tampering, and meter bypassing.**

Finance Director Jennifer Calvert presented the item regarding updates to the City's water utility fee schedule to align with a cost recovery model, incorporate Advanced Metering Infrastructure (AMI) changes, and update meter-related fees. Staff reviewed proposed ordinance revisions, including updates to meter sizes, tap requirements, testing procedures, tampering fees, and damage recovery. The proposed changes replace flat meter fees with a cost-plus pricing model, establish staff labor charges, and clarify policies for meter testing and replacement.

Mayor Miner called for a Motion. Councilmember Neal made a motion to approve as presented. Councilmember Downey seconded the motion

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Welch

### ITEMS FOR FUTURE AGENDAS

Mayor Miner requested that the Planning and Zoning Ordinance be updated to remove the supermajority requirement, as it is no longer required under state law.

### ADJOURNMENT

Mayor Miner adjourned the meeting at 7:52 p.m.

Approved: this 3 day of July, 2026

Signed: this 3 day of July, 2026

APPROVED:

/s/ Arthur L. Miner

Arthur L. Miner, Mayor

ATTEST:

/s/ Linda Proskey

Linda Proskey, City Secretary

