

STATE OF TEXAS
COUNTY OF CHEROKEE
CITY OF WELLS

SEPTEMBER 19, 2022

Members present at the Special Meeting were Mayor Tony McKnight, Councilmembers Billie Petty, Eva Alexander, and Gordon Cole. Clint Smith and Robert Kalka were not in attendance.

Employees: Melanie Pounds, Harold Rapsilver and Roy Shanks

Visitors: None

The meeting was called to order at 7:03 pm to replace the canceled regular meeting from September 12, 2022.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Billie Petty to approve the Special Meeting minutes for August 15, 2022, to replace the Regular meeting for July 11, 2022, Special Meeting minutes for August 15, 2022, to replace the Regular meeting for August 8, 2022, and Budget Workshop meeting for August 27, 2022. Motion carried unanimously.

Convened to executive session at 7:04 pm per Texas Government Code ANN 551.074 to discuss personnel.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Eva Alexander to approve a pay rate increase approved at the budget workshop for the city secretary from \$19.03 to \$20.00; this is a .97 cent increase and a pay rate increase for the municipal court clerk from \$12.69 to \$15.00; this is a \$2.31 increase.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Eva Alexander to adopt the rate increase. Voting "AYE" Councilmembers Cole and Alexander, Voting "Nay" Councilmember Petty. Motion carried.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Eva Alexander to adopt the 2022 Tax rate. Motion read as follows, "I, Gordon Cole, move that the property tax rate be increased by the adoption of a tax rate of \$0.481290, which is effectively a 4.04 percent increase in the tax rate". Motion carried unanimously.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Eva Alexander to adopt the Tax Ordinance No. 2022-2. Motion carried unanimously.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Eva Alexander to adopt the 2022-2023 budget for the City of Wells. Motion carried unanimously.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Eva Alexander to pay the monthly bills. Motion carried unanimously.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Eva Alexander to amend water and sewer regulations pertaining to the installation of personal shut-off valves. Motion carried unanimously.

A motion was made by Councilmember Billie Petty and a second by Councilmember Eva Alexander for the City of Wells to opt-out of participation in the October Teacher Appreciation Day. Motion carried unanimously.

A motion was made by Councilmember Billie Petty and a second by Councilmember Eva Alexander for the City of Wells to opt-out of participation in the November Municipal Court Clerk Week. Motion carried unanimously.

A motion was made by Councilmember Billie Petty and a second by Councilmember Eva Alexander to table the discussion for selling vacant city streets and alleyways. Motion carried unanimously.

A motion was made by Councilmember Billie Petty and a second by Councilmember Eva Alexander to table the discussion for creating a code enforcement officer position. Motion carried unanimously.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Billie Petty to pay the monthly bills. Motion carried unanimously.

The council reviewed the General and Water Sewer Budgets. No action was taken.

Department Reports:

Water and Sewer – Roy Shanks, Operator: The plants are both running great.

The water department has been filling work orders and changing out meters that are not working correctly.

Police Department – Harold Rapsilver, Chief: Chief Harold Rapsilver thanked the council for their support.

August Reports

Type of calls	Totals
Assisted Cherokee County	2
Arrest – Traffic/Warrant	2
Calls inside the city limits of Wells	11
Traffic Stops	282
Citations Issued	317

VFD – Kelly Collins, Chief

Robert Kalka, Assistant Chief – was not in attendance

JUNE REPORT EMS Report	16 calls, 30 Man-hours 16 Inside City Limits 0 In County 0 Training hours	30 Total Man-hours
FIRE Report	2 call, 16 Man-hours 300 gallons - water used 0 Inside City Limits 2 In County 16 Training hours 300 gallons - water used	28 Total Man-hours 1,900 Total Water Used
JULY REPORT EMS Report	20 calls, 39 Man-hours 8 Inside City Limits 10 In County 240 Training hours-School	279 Total Man-hours
FIRE Report	2 call, 6 Man-hours 2,000 gallons - water used 1 Inside City Limits 1 In County 450 Training hours-School 0 gallons - water used	456 Total Man-hours 2,00 Total Water Used
AUGUST REPORT EMS Report	11 calls, 32 Man-hours 5 Inside City Limits 6 In County 0 Training hours	32 Total Man-hours
FIRE Report	3 call, 12 Man-hours 300 gallons - water used 0 Inside City Limits 3 In County 0 Training hours 0 gallons - water used	12 Total Man-hours 600 Total Water Used

City secretary - Melanie Pounds: August 2022 – Four \$100.00 nonpayment fees were applied; One disconnect. 11 trash care fees were applied to customers not removing their trash carts from the city right of way.

DeEtta Morrison has requested five more days to pay her water leak billing. Mayor McKnight stated October 1, 2022, would be the final day to pay. Failure to pay would result in the disconnection of services.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Billie Petty to hire D and H Services to make the needed repairs to the elevated water tower and secure the \$44,200.00 loan from Commercial Bank of Texas that is needed for the repairs. Motion carried unanimously.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Billie Petty to amend the rules and regulations and Ordinance No. 2018-06 to install personal shut-off valves and valve boxes on all meters that have to be replaced or turned off due to a leak or serviced. Customers needing assistance with turning off their personal shut-offs will not be charged. Motion carried unanimously.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Eva Alexander to hire Forrest White to replace the roof of the library that was damaged by a falling tree. The bid amount of \$14,400.00 is the lowest and best option for the library. Motion carried unanimously.

A motion was made by Councilmember Billie Petty Cole and a second by Councilmember Eva Alexander to schedule the 2022-2023 budget workshop for August 27, 2022 @ 11:00 am. Motion carried unanimously.

A motion was made by Councilmember Gordon Cole and a second by Councilmember Billie Petty to adjourn. Motion carried unanimously.

Meeting adjourned at 8:06 pm.

Mayor

Secretary

APPROVED 10/17/2022; ORIGINAL SIGNATURES LOCATED IN CITY HALL