

Members present at the Regular Meeting were Mayor Tony McKnight, Councilmembers Billie Petty, Eva Alexander, Clint Smith, and Robert Kalka.

Employees: Melanie Williamson, Carl Pennington, and Roy Shanks.

Visitor: Devin Baker, Misty Shanks, Stacey McKnight, Gordon Cole, Bill Fraker, Brother Wes Matchett, and Sonny Vann.

The meeting was called to order at 7:00 pm.

Councilmember Brother Wes Matchett led the Invocation, and Councilmember Billie Petty led the Pledge of Allegiance.

A motion was made by Councilmember Clint Smith and second by Councilmember Billie Petty approving minutes of special meeting December 14, 2020. The meeting for January 11, 2021, was canceled due to weather, and the Special meeting was canceled due to COVID19. Motion carried unanimously.

Mayor McKnight welcomed the visitors and asked if anyone had signed up to speak to address the council.

Mayor McKnight asked the council for nomination to fill the vacant council seat. A motion was made by councilmember Eva Alexander and second by Councilmember Robert Kalka to nominate Gordon Cole to fill the vacant council seat. Motion carried unanimously.

City secretary Melanie Pounds administered the Oath of Office to Gordon Cole, and Mr. Cole took his council seat.

Devin Baker with LCJ Corporation presented the council with his proposal to renovate Wright Patman Rd. Property and rebuild the damaged apartments on Manor Loop.

Mr. Baker asked for the City of Wells Support to apply for USDA funds for these projects. A motion was made by councilmember Clint Smith and second by Councilmember Robert Kalka to give the City of Wells' support and a one-time waiver to the utility bills at the Wells Manor Office/Landy mat once the project has been funded. This waiver will cover the \$250.00 monetary donation requested from Mr. Baker. Motion carried unanimously.

#### **Department Reports:**

**Water and Sewer – Carl Pennington, Operator:** The plants are both running great. Roy Shanks updated the council on the Forest Rd/Preston Rd lift station. He requested approval to buy the same pumps that are being used in the other lift station. This would help with parts being interchangeable and cheaper for the city in the long run. The skimmer arm should be ready in two weeks.

The engineer will attend the March council meeting; the sewer project will have some revisions and start in the next few months.

The city will start smoke testing in March and continue by zones throughout the year.

A motion was made by councilmember Robert Kalka and a second by Councilmember Clint Smith approving the purchase of equipment to repair the lift station on the corner of Forest Rd. and Preston Rd. Motion carried unanimously.

**Police Department – Harold Rapsilver, Chief:** Chief Harold Rapsilver thanked the council for their support. Chief Rapsilver notified the council that the traffic was average for the month. The speeders have picked up, but there were no vehicle accidents in Wells's city limits for December or January.

December 2020 closed out with 51 report calls, less than half of the report calls for 2019.

Type of calls	Totals December	Totals January
Assisted Cherokee County	2	2
Arrest	12	14
Calls inside the city limits of Wells	11	12
Traffic Stops	193	188
Citations Issued	233	214

**VFD - Robert Kalka, Chief:** Chief Kalka

EMS – December Report	8 calls, 32 man-hours 3 Inside City Limits 4 In County 0 Training hours	32 Total Man Hours
FIRE – December Report	7 calls, 49 man-hours 2,200 gallons - water used 0 Training 0 gallons - water used	49 Total Man Hours 2,200 Total Water Used
EMS – January Report	12 calls, 16 man-hours 16 Inside City Limits 0 In County 0 Training hours	16 Total Man Hours
FIRE – January Report	7 calls, 27 man-hours 0 gallons - water used 0 Training 0 gallons - water used	7 Total Man Hours 0 Total Water Used

**City secretary - Melanie Pounds:** Customers receiving the \$100.00 Nonpayment customers in December, No customers and January, Ten customers.

A motion was made by councilmember Clint Smith and second by Councilmember Eva Alexander to table the budget amendment until all fire hydrant repair bills are received. Add to the March 2021 agenda. Motion carried unanimously.

A motion was made by councilmember Robert Kalka and a second by Councilmember Gordon Cole to revise the rules and regulations charges for base rate customers that use zero water will not be charged a base rate sewer charge or trash charge. Once usage starts at the property base rate, the sewer will be charged. If the property becomes occupied, the trash service will be charged. Motion carried unanimously.

A motion was made by councilmember Clint Smith and second by Councilmember Billie Petty approving the annexation of the 50 acres and 20 acres of city land into the City Limits of Wells. A portion of the annexation was done in 1981 and wasn't files with the appraisal district. Motion carried unanimously.

A motion was made by councilmember Clint Smith and second by Councilmember Eva Alexander to table the budget amendment until all fire hydrant repair bills are received. Add to the March 2021 agenda. Motion carried unanimously.

A motion was made by Councilmember Clint Smith and second by Councilmember Billie Petty to pay the monthly bills. Motion carried unanimously.

The January 2020 budget comparisons for the General Fund and the Water and Sewer Fund were discussed. No action was taken as this is a discussion item only.

Convened to executive session at 8:16 pm per Texas Government Code ANN 551.074 to discuss employee benefits

Minutes from the executive session are recorded and are on file in the city secretary's office. The meeting reconvened from the executive session at 9:28 pm for action relative to the discussion in the executive session.

1. A motion by Councilmember Robert Kalka and second made by Councilmember Gordon Cole made a motion to put in place the employee COVID19 plan. When an employee provides a positive test result, the employee will receive ten days of paid leave from the City of Wells. A negative test is needed to return to work. Motion carried unanimously.
2. A motion by Councilmember Eva Alexander and a second made by Councilmember Clint Smith made a motion to purchase the desktop version of Quickbooks and pay Gollob Morgan Peddy to train the city secretary to use the program. Motion carried unanimously.
3. A motion by Councilmember Billie Petty and a second made by Councilmember Clint Smith made a motion to stop comp time for the Wells Police Department, pay the officers overtime, and each officer uses the acquired comp time that is on the books. Motion carried unanimously.
4. A motion by Councilmember Billie Petty and a second made by Councilmember Gordon Cole made a motion to open city hall at 7:30 am and close city hall at 5:00 pm, with each office employee taking a one-hour lunch. The office employees will also alter weeks so that one employee can get off at 2:00 pm every other Friday. The employee that is getting off early on Friday will open city hall at 7:30 am the other employee will clock in at 8:00 am. The city secretary will purchase an out to lunch sign so that customers know when an employee is at lunch. Motion carried unanimously.
5. A motion by Councilmember Gordon Cole and a second made by Councilmember Billie Petty made a motion to cancel the sick pool between employees and return any time in the pool to the employees. Motion carried unanimously.
6. A motion by Councilmember Robert Kalka and a second made by Councilmember Billie Petty made a motion to increase the hourly pay for Roy Shanks from \$11.00 to \$20.00 effective February 15, 2021. After Mr. Shanks passes his certification test, there will be an additional \$2.00 raise and a 3-year contract with the City of Wells to work as the city operator. Motion carried unanimously.
7. A motion by Councilmember Robert Kalka and a second made by Councilmember Billie Petty made a motion all employees that are off for three consecutive days must provide a note from their physician before they can return to work. Motion carried unanimously.

A motion was made by Councilmember Billie Petty and second by Councilmember Eva Alexander to adjourn. Motion carried unanimously.

Meeting adjourned at 9:40 pm.

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Mayor

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City Secretary

APPROVED BY COUNCIL 3/8/2021, ORIGINAL SIGNATURES STORED IN CITY HALL