



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

June 26, 2023, 6:00 p.m.

Call meeting to order. The meeting was called to order at 6:00 p.m. and a quorum was established. In attendance were Mayor Mark Burkhart, Alderman Jimmy Butler, Alderman Mike Neal, Alderwoman Ursula Estrada, Alderwoman Zan Jamieson and Alderwoman Ida Rodriguez. City Attorney Ken Slimp was not in attendance.

Pledge of Allegiance -US and Texas Flag and prayer.

Agenda Item 1. Community Input. Ms. Linda Huckaby spoke of behalf of the Friends of Seniors of Winters regarding the replacement of the air conditioning unit in the Activity Center on Wood St. Ms. Huckaby stated that she had spoken with Ms. Lincoln last week about the heat and getting the replacement done. Ms. Lincoln agreed and stated that she had called the number for Ripple Air and left a message but had not had a response from Mr. Ripple as of date. Ms. Huckaby stated she would give him a call and ask him to call the office. Ms. Lincoln was asked by council what the cost of replacement would be to which the answer was the estimate from AgriPlex Heating & Cooling was \$9070. Ms. Lincoln will follow up with estimates and get replacement initiated.

Agenda Item 2. Approval of Minutes from May 22,2023. Alderwoman Ursula Estrada made a motion to approve the minutes from May 22,2023, Alderwoman Zan Jamieson seconded the motion. Alderman Jimmy Butler noted that he was in attendance of the May 22nd meeting, but his name was not included in the minutes. Alderwoman Ursula Estrada amended the motion to approve minutes with the correction of adding Mr. Butler to the minutes; again, seconded by Alderwoman Zan Jamieson. All in favor, motion carried. Ayes 5, Noes 0.

Agenda Item 3. Department Reports:

***City Secretary: Sheila Lincoln**

- * Atmos Rider GCR -Rate Filing for June 2023. No discussion.
- * Notice of Public Hearing RCAD Budget- Informational Only. No discussion.
- *Statement regarding TCEQ violations and plant management. No discussion.
- * TMRS 2024 Contribution Rate. No discussion.

Ms. Lincoln stated that the annual audit with Merritt, McLane & Hamby is underway. Ms. Lincoln also noted that there had been no bids for the replacement of the roof.

- * **Water Department: Supervisor, Michael Blackshear. No discussion.**

A. Water Usage

B. Sewer Status- Signed Certificate of Completion on CDBG project & final payment due.

No discussion.

C. Projects, New/ Ongoing.

***Street Department: Supervisor, David Lara. Not present.**

A. Projects

***Police Department: Chief Paula Geyer. No discussion.**

A. Statistics

***Code Enforcement: Bobby Sanders** went over stats for the month; 136 letters sent, 43 certified letters. 3 houses have been demolished.

A. Animal Control – Mr. Sanders received 12 dog calls and 28 cat calls and one snake call.

B. Citation Statistics- Mr. Sanders stated that there were five (5) incident reports and four (4) citations given by PD.

***City Judge: Greg Nichols stated he will be in class for Judges the week of July 10th.**

A. Citation Statistics- Mr. Nichols stated that he is working on the backlog of citations with the city.

***Airport Manager: Richard Humphrey.** Mr. Humphrey stated that the Aviation Branch of TDOT received extra funds for the 2024 FY in the amount of \$57,000,000 and \$42,000,000 for 2025 FY in addition to the standard amount they typically give out to airports. The RAMP money has been increased in hopes that airports will fund major projects such as safety or flight items. Mr. Humphrey states he has designated the runway, which needs to be seal-coated and painted with numbers and markings on it with ninety (90%) – ten (10%) money on that. The airport is also in need of a lighting system with estimated costs of \$50,000 with them paying \$45,000 and the city paying \$5,000. Also talking about game fencing around the property to keep wild game off the runway. Mr. Butler asked if the rules had been established to get the RAMP money, Mr. Humphrey replied that he needs to be added as the airport manager to the FAA portal and get it submitted.

A. Projects- Model Airport Rules and Regulations.

B. Events.

Agenda Item 4. Approval of Bills. Alderwoman Ursula Estrada made a motion to pay the bills, Alderman Jimmy Butler seconded the motion. No discussion. All in favor, motion carried. Ayes 5, Noes 0.

Agenda Item 5. Council's Report:

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

Agenda Item 6. Old Business:

- A. Consider sale of a portion of Pierce St. totally between property owned by A-C Feed LTD, being located in Lot 2, Block 2 and Lot 3, Block 3: Beginning at the Southwest corner of Lot 2, Block 2, Dale Addition to the City of Winters, Runnels County, Texas; THENCE East 208.33 feet with the South Boundary Line of said Lot 2; THENCE South 60.00 feet across Pierce Street with the East Boundary Line of Lots 2 and 3, Block 2 and Lots 2 and 3, Block 3; THENCE West with the North Boundary Line of Lot 3, Block 3, Dale Addition, 208.33 feet to the Northwest corner of said Lot 3; THENCE North 60 feet across Pierce Street, following the West Boundary Line of Blocks 2 and 3 and the East Boundary Line of the closed Prairiedale Street, to the Point of Beginning to John Langemier**
Alderman Mike Neal made a motion to sell the property as stated to A-C Feed Ltd. At the market value (per Runnels County Appraisal District) of \$4,252.02. Alderwoman Ida Rodriguez seconded the motion. All in favor, motion carried. Ayes 5, Noes 0.
- B. Consider and take possible action to approve a quote for Chromebooks for the council.**
Alderwoman Ida Rodriguez made a motion to purchase Chromebooks for the council, Alderwoman Ursula Estrada seconded the motion. After discussion among the council Alderwoman Zan Jamieson made a motion to amend the original motion to not include the Google Chrome OS Management Console License included on quote from Bluum, all in favor for the purchase of 8 HP Chromebooks, without licenses and tax. Motion carried. Ayes 5, Noes 0.
- C. Review letter from the Winters Hotel Group. Discussion only.** No discussion.
- D. Consider and take possible action to approve WO#20 Circle Dr Survey from e-HT.**
Alderwoman Ursula Estrada made a motion to approve WO # 20 Circle Dr. Survey from e-HT, Alderman Mike Neal seconded the motion. All in favor, motion carried. Ayes 5, Noes 0.

Agenda Item 7. New Business:

- A. Recognition of Michael Blackshear for five (5) years of service to the city.**
Mayor Mark Burkhart presented Michael Blackshear with a plaque recognizing five (5) years of service with the city.
- B. Consider and take possible action to suspend all credit card transactions and payments to Comdata due to fraudulent charges and find new credit card company.**
Alderman Jimmy Butler made a motion to not pay Comdata for fraudulent charges and to shop for a new credit card company. Alderwoman Ida Rodriguez seconded the motion. All in favor, motion carried. Ayes 5, Noes 0.
- C. Consider and take action concerning TX Health Benefits Pool for the city of Winters.** Alderman Jimmy Butler made a motion to renew at the existing rate and coverage. Alderwoman Ida Rodriguez seconded the motion. After discussion among the council and input from city employees; all were in favor and motion carried. Ayes 5, Noes 0.
- D. Consider and take possible action to approve the Joint Election Agreement and Contract with Runnels County.** Alderman Mike Neal made a motion to approve the

Joint Election Agreement Contract with Runnels County. Alderman Jimmy Butler seconded the motion, no discussion. All in favor motion carried. Ayes 5, Noes 0.

E. Consider and take possible action to approve quote from USA Bluebook to replace Turbidimeters for the Water Plant. Alderman Jimmy Butler made a motion to approve the quote from USA Bluebook to replace Turbidimeters for the Water Plant, Alderwoman Ida Rodriguez seconded the motion, money will be taken from contingency in the waterworks department. All in favor, motion carried. Ayes 5, Noes 0.

F. Consider and take possible action to approve Pay Scale for the employees of the city of Winters. Alderwoman Ida Rodriguez made a motion to approve the pay scale for the employees of the city of Winters. Alderwoman Zan Jamieson seconded the motion. During discussion, Alderman Jimmy Butler stated that he thinks that the pay scale would be beneficial as it is based on merit upon hire and is more equitable for people in the same position and would give more leeway to directors and supervisors when looking at pay for their department. He states further that it is key to look at pay within the city's market; this pay scale was based on cities with 2,000- 5,000 population the city of Winters will be competitive in pay. Mr. Butler stated that he believes that when Chief Geyer was looking at pay for police officers, she came up with a little bit higher scale but this one is pretty close. Mr. Butler states that for this area and for areas our size we are comparable but when looking at the Houston, Dallas area all bets are off. This is something that would need to be looked at and compared annually with similar markets. Mayor Burkhart stated that there should be a max, to which Mr. Butler stated there would be a max. Chief Geyer asked if upon hire of a new officer would the pay grade increase be based on years of service in that field total or in that field just for the city of Winters. Mr. Butler answered, years of service in another city should apply to total years of experience. Chief Geyer's second question was when will the pay scale begin? Alderwoman Zan Jamieson made a motion to implement the pay scale immediately due to lack of officers. Alderman Mike Neal injected that many are short handed everywhere, not just Winters and raising the pay would not necessarily draw officers in. Chief Geyer stated that it would make a difference, stating that when she advertised for officers on Facebook that she was laughed at in the comments regarding starting pay because it is too low. She is aware that everyone is short-handed but does not feel that she will get new officers at current wages and would like to advertise the new pay scale now for patrol officers. Alderwoman Zan Jamieson asked how many officers had applied, Chief Geyer answered zero (0) in a month. Alderman Mike Neal stated that shortages would likely get worse and states that we could assume that higher pay could bring more officers in but not guaranteed. Alderwoman Zan Jamieson believes that the city has to offer more pay for the officers. Chief Geyer stated that she could guarantee that they would not make it until October 1st if the council decides to wait until then to raise the pay. Alderman Mike Neal asked Chief Geyer what stopped her from increasing the pay now since council approved her budget last year; she answered because the budget was based on current pay for six officers. Mr. Neal said we are not at the end of the year yet and asked if she was not able to increase based on money left in the budget, she answered they are working 24 hour shifts and the money is going to overtime. Mr. Neal noted that the money spent on overtime would ultimately go to the new officers, Chief Geyer responded that it would as

they would have to train new officers. Mr. Butler asked where the current rate of \$18/hour came from to which she replied it was the accumulation of the three (3%) raise over the years. Chief Geyer states that the current pay is a joke. Mayor Burkhart asked if theoretically the pay increase started July 1st would apply to current patrol officers; Chief Geyer did not feel it would be right to keep current officers at \$18 and hire new officers at \$20. After discussion, the motion to approve pay scale effective July 1st made by Alderwoman Zan Jamieson was seconded by Alderman Jimmy Butler. Motion carried. Ayes 3, Noes 2. The original open motion to approve the pay scale for the employees for the city of Winters with the amendment made by Alderwoman Ida Rodriguez and seconded by Alderwoman Zan Jamieson carried with Ayes 3 and Noes 2.

- G. Consider and take possible action to approve Ordinance 2023-03 regarding a City Administrator.** Alderman Mike Neal made a motion to adopt Ordinance 2023-03 regarding the city hiring a City Administrator. Alderwoman Ursula Estrada seconded the motion. Alderman Mike Neal stated he did not agree with the Residence Requirements under Section 3, as allowing others outside of the city to apply. Alderman Jimmy Butler noted that in the employee handbook the residence requirement to live within the city limits was removed. Alderwoman Ursula Estrada stated that she felt that if one is representing the city of Winters they should live within the city. Alderman Mike Neal made a motion to amend the Ordinance to strike the requirement to reside in the city of Winters for thirty-one (31) days preceding appointment to the office Alderman Jimmy Butler seconded the motion. All in favor, amendment motion carried. Ayes 5, Noes 0. Alderman Jimmy Butler made a motion to strike “must live within the city limits. Alderman Mike Neal seconded the motion, motion carried with Ayes 4, Noes 1. Mayor Burkhart noted that all pronouns in the ordinance were “he” and thinks that should be changed. Alderwoman Zan Jamieson made a motion to amend to replace “he” to they/their. Alderman Mike Neal seconded the motion to amend, all in favor. Motion carried. Ayes 5, Noes 0. Alderwoman Ida Rodriguez made a motion to approve Ordinance 2023-03 with amendments, Alderman Mike Neal seconded the motion. All in favor, motion carried. Ayes 5, Noes 0.
- H. Consider and take possible action to change classification to the Zoning Ordinance of the city of Winters to include mobile/manufactured homes (MH-1) in the Reeves Addition, Ease of U.S. Highway 83/South Main St. and South of State Highway 153 to Bishop Ave. Thus, Rezoning area as Single-Family Residential District-1 (SF-1), Commercial District (C-1), Commercial District- General (C-2) and Manufactured Home District (MH-1).** Alderwoman Zan Jamieson made a motion to approve the change of classification to the Zoning Ordinance in the Reeves Addition, Alderman Mike Neal seconded the motion. Ms. Linda Huckaby stated that the Planning and Zoning Committee voted to include Manufactured Homes in the Reeves Addition and had not elected to change any other zoning classifications to the Reeves Addition. After discussion, all were in favor and motion carried. Ayes 5, Noes 0.
- I. Consider and take possible action to change classification to the Zoning Ordinance of the city of Winters to include mobile/manufactured homes (MH-1) in portions of**

the Dale West Addition to include from Quanah St. south to include Majestic St. and from Armbrecht St. on the west to North Arlington on the east. Thus rezoning area MH-1 Manufactured Home District, M-2 Manufacturing/Industrial Heavy District, TF Two Family Residential (Duplex) District and SF Single Family Residential District. Alderwoman Ida Rodriguez made a motion to approve the change in classification to the Zoning Ordinance as written, Alderman Jimmy Butler seconded the motion. Ms. Linda Huckaby of the Planning and Zoning Committee stated that the area had previously been rezoned to include Manufactured Homes and this would only extend that area by including Majestic St. (on the south). All in favor, motion carried. Ayes 5, Noes 0.

J. Executive Session Texas Government Code 551.074


1) Personnel Matters. The council went into executive session at 7:27 p.m.

K. Reconvene in open session. The council reconvened in open session at 7:55 p.m.

L. Consider and take possible action regarding Executive Session. There was no action or discussion.

Agenda Item 8. Adjourn. Alderwoman Zan Jamieson made a motion to adjourn, Alderman Mike Neal seconded the motion. All in favor, motion carried. Ayes 5, Noes 0. The meeting was adjourned at 7:56 p.m.

ATTEST:



Sheila Lincoln, City Secretary



Mark Burkhart, Mayor

