

# CITY OF WELLS

## CITY OF WELLS ANNUAL PARISH MEETING 2025

### Minutes of Wells Annual Parish Meeting

held on Thursday 25<sup>th</sup> September 2025 at 7.00pm in the Main Hall, Wells Town Hall.

**ELECTORS PRESENT:** WCC Cllrs: L Agabani (Mayor), S Cursley, T Kolizeras, D Orrett, S Powell, T Kolizeras,

WCC: H Wilkins (Town Clerk), C Hobbs (Note taker)  
Members of the public: L Byrne, C Simons

**Apologies** WCC Cllrs: J Browne, D Denis, S Eden, G Folkard, T Butt Philip, G Robbins

#### 1. Update of actions of the meeting held on 5th March 2025

H Wilkins updated the meeting on the following:

- B Nuttall requested an update on tree works in the recreation ground at Park Cottage. This will be coming to the next Outside Spaces meeting. A meeting with the Somerset Tree Officer is scheduled for 26th September, and the Outside Spaces meeting will be updated with any actions.
- Mr Reeves on behalf of St Cuthbert Out Parish Council referred to the 80<sup>th</sup> Anniversary of VE Day.  
The event was a great success for both Wells City Council and St Cuthbert Out Parish Council.
- Mr Orrett asked for considerations to be made as part of the minutes with regard to papers being published on the website.  
This is work in progress as there are issues with the website that make this difficult. We are working with the website developers to resolve the issue as well as a wider review of the website.
- MP T Munt asked that there be addition of online access to meetings.  
The Clerk advised that online accessibility is being considered for future meetings of the Council.
- MP T Munt asked that there be a weekly newsletter.  
This is work being progressed, with a wider marketing and communications plan for the council being developed.
- Cllr T Kolizeras asked if members of the public could ask questions in advance of public meetings.  
We haven't put this in place, it remains an open process and questions can be asked right up to the date of the meeting and at public speaking.
- Mr Simons asked about expenditure of the Market provision.  
The RFO has been asked to provide some costings which will be published at the next finance meeting.
- Mr Simons asked for Staffing costs of the Portway Annexe.

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Finance committee members have discussed the issue but the current process for budget requires refinement. Some in year changes are being applied, with greater clarity achieved for the 2026-27 budget/cashbook.

Mr Simons asked about details for the Tender book.

We have reviewed all contractor arrangements starting with the contracts with the largest value first. Re-Procurement of these services is being considered accordingly. This will be an ongoing process for some time.

- Mr Simons asked about the budget provision. Specifically Mr Simons referenced that the council was reliant on income from other sources other than the precept, which may be at risk in the current climate.

The clerk advised that the councils budget does include precept and commercial income, and that forecasting work has been completed by the RFO and Clerk, to better understand impacts and be receptive to any needs or profile changes.

## **2. The Mayor's Bi Annual Report**

The Mayor reported:

- The first 6 months since devolution, Wells City Council are working hard and keeping land assigned to us clean and tidy.
- The Town Clerk has passed her CILCA qualification and working hard with all Councillors and Committees in making the City Council more resilient and efficient.
- The Wells bi-weekly Markets are successful, although some feedback about the Wednesday provision has been received, but work is continuing on making improvements.

## **3. Open Forum**

Mr Simons asked what impact a Section 114 would have on Wells City Council, should Somerset Council invoke it.

The Town Clerk reported should that situation occur, it is likely that a commissioner would be assigned from Central Government to review the processes and services of Somerset Council, statutory services would continue, and engagement with Wells City Council as well as all other parish councils within the County would take place, following which consideration of the impacts could be made.

L Byrne commented that she was impressed by the improvements that had been made to the Wells City Council website of late. She also spoke of her wish to have all assets in the park mentioned as well as the Bishop's Barn, specifically the play park. L Byrne spoke of her appreciation for the greenness of the area and spoke of her fears for grass fires in dry weather when there are barbecues in the park. Would it be possible to have signs/public notification to warn of the risks.

The Town Clerk said there will shortly be a separate tab regarding the Wells Recreation Ground and that there will be consideration of local guidance to the risk of fire and that she will raise at the next Outside Spaces Meeting for consideration.

Cllr P Welch asked what could be done to encourage better public attendance and engagement with Wells City Council at the Annual Parish Council as well as other meetings.

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The Mayor suggested that rather than debate the issue at the meeting, that the subject be discussed further with Wells City Council Staff and Councillors. The timing for advertising the meeting in the Wells Voice did not align on this occasion

Cllr T Kolizeras thanked the Town Clerk for her hard work in all areas of Wells City Council.

Cllr S Powell spoke that Wells City Council Market Wednesday provision used to be more of a Framer's Market style with local produce and food offerings.

The Town Clerk reported that Wells City Council are in the process of tightening up the attendance processes. It was reported that food traders appear to be struggling due to the economic climate. Kipper rents are in place for January and February to assist with a drop in market provision during these months which will aid in us retaining traders.

Wells City Council are holding an extended Christmas Market on the 6<sup>th</sup> December 2025 and in the process of organising this we are engaging with an increased number of stallholders.

Cllr D Orrett asked about the Public Lavatory provision. The Town Clerk advised that a more stringent cleaning regime has been put in place which has seen a greater level of cleanliness and has subsequently seen an increase in compliments, however the toilets are not cleaned over a weekend. A discussion is due to take place at the Estates Committee about future provision.

The Mayor thanked everyone for attending and closed the meeting at 7.55 pm.

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