

REGULAR MEETING OF THE
GOVERNING BODY OF THE CITY OF WELLS
WELLS CITY HALL – WELLS, TEXAS
MONDAY, MAY 11, 2026
MINUTES

1. CALL TO ORDER

Mayor Tony McKnight called the meeting to order at 7:00 p.m.

2. FIRST ORDER OF BUSINESS

a) ROLL CALL, ESTABLISHMENT OF QUORUM.

Members present at the Regular Meeting were Mayor Tony McKnight, Councilmembers Eva Alexander, Billie Petty, Gordon Cole, Wes Matchett, and Robert Kalka.

Employees: Melanie Pounds and Harold Rapsilver.

b) INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG.

Mayor Tony McKnight gave the invocation and Councilmember Robert Kalka led the pledge of allegiance to the American flag.

c) RECOGNITION OF VISITORS.

Mayor Tony McKnight welcomed the visitor and acknowledged the visitors signed up to speak. No one signed up to speak. Visitor (s): Billie Petty, Claudia Warren, Kelvin, Ratcliff, Darrell Cranford, and Tangel Cranford.

d) APPROVE MINUTES OF REGULAR MEETING APRIL 13, 2026.

Councilmember Robert Kalka made a motion and Councilmember Eva Alexander made a second to approve the Regular Minutes for April 11, 2026, as written. The motion carried unanimously.

3. ADMINISTER OATH OFFICE TO NEWLY ELECTED MAYOR AND COUNCILMEMBERS.

The city secretary administered the oath of office to Mayor Tony McKnight (Incumbent), Councilmember Robert Kalak (Incumbent) and Wes Matchett.

4. VOTE ON APPOINTMENT OF VACANT COUNCILMEMBER SEAT FOR ONE YEAR TERM.

Councilmember Robert Kalka made a motion to appoint Gordon Cole as Mayor Pro-Tem for the 2026-2027 election term. Voting "AYE" for Gordon Cole as Mayor Prom Councilmember Kalka, Alexander, Petty and Alexander. The motion carried unanimously.

5. ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED COUNCILMEMBER.

The city secretary administered the oath of office to Councilmember Billie Petty.

6. NOMINATIONS FOR AND APPOINTMENT OF MAYOR PRO-TEM.

Councilmember Gordon Cole made a motion to appoint Billie Petty to the vacant council seat.

Councilmember Robert Kalka made a motion to appoint Kelvin Ratcliff to the vacant council seat.

Voting for Billie Petty: Councilmember Gordon Cole and Wes Matchett.

Voting for Kelvin Ratcliff: Councilmember Robert Kalka and Eva Alexander.

Due to a voting tie, Mayor McKnight cast the tie breaking vote for Billie Petty. The motion carried.

7. PRESENTATION OF CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER POLITICAL REVIEW.

This item was presented to the council and is a discussion item only.

8. APPROVE ELECTION ORDINANCE NO. 2026-511.

Councilmember Gordon Cole made a motion and Councilmember Robert Kalka made a second to approve Election Ordinance No 2026-511. The motion carried unanimously.

9. DESIGNATION OF COMMERCIAL BANK AS OFFICIAL DEPOSITORY FOR 2025-2026.

Councilmember Wes Matchett made a motion and Councilmember Robert Kalka made a second.

Approving Commercial Bank of Texas as the official depository of the City of Wells for the 2025-2026 election year. The motion carried unanimously.

10. DESIGNATION OF CHEROKEEAN HERALD AS THE OFFICIAL NEWSPAPER FOR 2026-2027.

Councilmember Wes Matchett made a motion and Councilmember Robert Kalka made a second, approving The Cherokeean Herald as the official newspaper of the City of Wells for the 2025-2026 election year. The motion carried unanimously.

11. DEPARTMENT REPORTS - WATER/SEWER. POLICE, EMS/FIRE, CITY HALL

a) POLICE DEPARTMENT - Harold Rapsilver, Chief:

Chief Harold Rapsilver was not in attendance; the monthly report was given to the council.

Type of calls	Totals
Assisted Cherokee County	2
Arrest Traffic/Warrant	3
Calls inside the city limits of Wells	17
Traffic Stops	286
Citations Issued	333
Warnings Issued	14

b) WATER AND SEWER - Roy Shanks, Operator:

The Water plant and Sewer plant are both running well. We had a pump go out at the sewer plant and has now been replaced.

c) VOLUNTEER FIRE AND EMS - Fire Chief Assistant Chief Robert Kalka.

APRIL 2026				TOTALS	
EMS REPORT	CALLS	TYPE OF CALL		25	Man-Hours
	3	2	City Limits		
		1	County		
	15	Man-Hours			
	10	Training Hours			
	CALLS	TYPE OF CALL		TOTALS	
VFD REPORT	0	2	City Limits	44	Man-Hours
		5	County		
	0	Man-Hours		0	Gallons of Water Used
	0	Gallons of Water Used			
	20	Training Hours			
	0	Gallons of Water Used			

d) CITY SECRETARY -Melanie Pounds:

APRIL 2026	
6	Trash Cart left in ROW by customers
7	\$100.00 Non-Payment Fee applied to unpaid accounts
2	\$50.00 Partial Payment Fee applied to partial paid accounts
0	Accounts Disconnected for non-payment
0	Accounts disconnected at the time of the meeting

e) HENSON PROPERTY REPORT

APRIL 2026	
6	Tree Waste Dumped
0	Dumps for the City of Wells

12. CONVENE TO EXECUTIVE SESSION PER TEXAS GOV. CODE WHEN CALLED BY MAYOR.

Government Code items: (1) Legal - 551.071; (2) Personnel - 551.074; (3) Real Estate - 551.072.

The mayor convened into executive session at 7:25 p.m. reconvened to the regular meeting at 7:41 p.m., The council discussed city property disposal and the sell of city property. No action was taken.

13. APPROVE PLANS AND AUTHORIZE GLS TO ADVERTISE FOR BIDS FOR TDA PROJECT CDV23-0437 – WRIGHT PATMAN STREET IMPROVEMENTS.

Councilmember Gordon Cole made a motion and Councilmember Billie Petty made a second approving GLS to advertise for bids for TSA Project DCV23-0437–Wright Patman Street Improvement. The motion carried unanimously.

14. PRESENT CERTIFIED ESTIMATE OF 2026 APPRAISAL ROLL FOR CITY OF WELLS.

This item was presented to the council and is a discussion item only.

15. REVIEW AND APPROVE FIVE YEAR EASEMENT TO VICTORIA L. GREGORY W 4TH STREET PROPERTY THAT IS LAND LOCKED BY UNDEVELOPED ALLEYWAYS.

Councilmember Robert Kalka made a motion and Councilmember Billie Petty made a second to change the easement to a one (1) year easement to be renewed at the request of the property owner Victoria L. Gregoey would need to request yearly. The vacant alleyway would need to be maintained by the current listed property owner and a roadway to access the property needs to be developed by the current property owner. When the property is sold, the new owner would need to request an easement in their name with the same requirements. The motion carried unanimously.

16. OPEN AND APPROVE SEALED BIDS FOR 2013 DODGE TRUCK SALE.

The city secretary opened a sealed bid. Councilmember Wes Matchett made a motion and Councilmember Billie Petty made a second approving the sale of the 2013 Dodge Truck to Tony McKnight in the amount of \$500.00. The motion carried unanimously.

17. DISCUSS AND ACTION ON TAKING SEALED BIDS FOR THE SALE OF A 2017 CHEVROLET TAHOE.

Councilmember Wes Matchett made a motion and Councilmember Gordon Cole made a second approving the city secretary to run a 30-day sealed bid ad for the sale of the 2017 Chevrolet Tahoe with the starting bid being \$5, 600.00 and sold as is. The motion carried unanimously.

18. APPROVE PAYMENT OF MONTHLY BILLS FOR APRIL 2026 SPENDING.

Councilmember Gordon Cole made a motion and Councilmember Billie Petty made a second to approve the payment of the monthly bills. The motion carried unanimously.

19. REVIEW APRIL BUDGET COMPARISON FOR GENERAL AND WATER & SEWER.

This is a discussion item only.

20. ADJOURN.

Councilmember Billie Petty made a motion and Councilmember Gordon Cole made a second to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at 8: 07 p.m.

MAYOR

ATTEST