City of Wichita Falls
City Council Agenda

Tim Short, Mayor
Austin Cobb, At Large
Whitney Flack, District 1
Robert Brooks, District 2
Jeff Browning, Mayor Pro-Tem/District 3
Mike Battaglino, District 4
Tom Taylor, District 5

Jeffery Jenkins, City Manager
Kinley Hegglund, City Attorney
Marie Balthrop, City Clerk

Notice Of Regular Meeting Of The Mayor And City Council Of The City Of Wichita Falls, Texas, To Be Held At The MPEC, 1000 Fifth Street, Seminar Room, Pre-Budget Workshop Rooms 8-10, Tuesday, June 17, 2025, Beginning At 8:30 A.M.

This meeting can be accessed and viewed at the following locations:

1. **A livestream will be shown on the Spectrum/Time Warner Cable Channel 1300**
2. **A livestream will be shown on the City's Facebook page (City of Wichita Falls, Texas Government) (https://www.facebook.com/cityofwichitafalls)**
3. **A video of the meeting will be posted on the City's YouTube page (https://www.youtube.com/cityofwf)**

Item #

1. Call to Order

2. (a) Invocation: Dr. Samuel Abbott
   Hospice of Wichita Falls

   (b) Pledge of Allegiance

3. Administration of Official Oath to City Manager Jeffery Jenkins

4. Presentations

   (a) Proclamation – Juneteenth Celebration, Spirit of Excellence

   (b) Proclamation – Drive Your Corvette Day, Wichita County Corvette Association

5. Comments from the public to members of the city council concerning items that are not on the city council agenda. People wishing to address the council should sign up prior to the start of the meeting. A three-minute time frame will be adhered to for those

addressing their concerns. Since comments from citizens are not posted agenda items, the City Council is prohibited from deliberating or taking any action, other than a proposal to place the item on a future agenda. Staff may provide factual statements in response to inquiries or recite existing policy.

CONSENT AGENDA

6. Approval of minutes of the Regular Meeting of the Mayor and City Council.

   (a) May 20, 2025

   (b) June 3, 2025

7. Ordinances

   (a) Ordinance amending Ordinance No. 76-2020 and Ordinance No. 57-2023 declaring certain structures as dangerous by allowing additional time to rehabilitate two structures located at 2118 Roberts Ave. and 5114 Inlet Dr

8. Resolutions

   (a) Resolution authorizing the City Manager to approve Change Order No. 1 for the 2024 Alley Rehabilitation Project to Wilson Contracting in the amount of $70,196.88 to balance final project quantities

   (b) Resolution authorizing award of bid for the City's estimated annual requirement of Ready-Mix Concrete and Flowable Fill to Blue Quill Trucking, LLC dba Falls Redimix in the amount of $697,125.00

   (c) Resolution authorizing the City Manager to award a contract for the construction of a new corridor and office for the Parks and Recreation Department to AOC Construction, Inc in the amount of $55,948

REGULAR AGENDA

9. Public Hearings and Ordinances

   (a) Conduct a public hearing and consider and take action on an ordinance finding certain buildings and/or structures to be dangerous; requiring property owners to demolish said buildings and/or structures within thirty (30) days of the date of this ordinance and declaring an emergency and immediate effective date

      i. Public Hearing
      ii. Take Action

   (b) Public hearing and discussion regarding proposed fare increases for the Wichita Falls Transit System

(c) Ordinance making an appropriation to the Special Revenue Fund for STD/HIV-DIS Prevention Services Program in the amount of $149,955; received from the Department of State Health Services; authorizing the City Manager to execute contract accepting same

(d) Ordinance making an appropriation to the Special Revenue Fund for the Women, Infants, and Children (WIC) Grant Program in the amount of $37,700 received from the Texas Health and Human Services Commission (HHSC), and authorizing the City Manager to execute contract accepting same

10. Resolutions

(a) Resolution authorizing the City Manager to execute a change order to the Construction Manager at Risk contract with Anthony Inman Construction, Inc. in the amount of $388,654

(b) Resolution authorizing the City Manager to formally reject all bids for a restroom addition to the north quadrant at the newly renovated Sports Complex at 1702 Sheppard Access Road

(c) Resolution of the City Council of the City of Wichita Falls, Texas, reappointing Troy Farris to the Wichita County-City of Wichita Falls, Texas, Hospital Board, with a term to expire July 1, 2027

11. Appointments for midterm vacancy on the Central Wichita Falls Revitalization Area Committee

12. Other Council Matters

(a) Announcements concerning items of community interest from members of the City Council. No action will be taken or discussed.

13. Executive Sessions

(a) Executive Session in accordance with Texas Government Code §551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, dismissal of a public officer or employee (including, but not limited to, boards and commissions such as the City County Hospital Board and TIF#3).

(a) Executive Session in accordance with Texas Government Code §551.071, consultation with attorney on matter involving pending or contemplated litigation or other matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act (including, but not limited to, legal issues related to Lake Ringgold).

14. Pre-Budget Workshop for Fiscal Year 2025-2026 to be held at the MPEC Rooms 8-10

15. Adjourn

Spanish language interpreters, deaf interpreters, Braille copies or any other special needs will be provided to any person requesting a special service with at least 24 hours' notice. Please call the City Clerk's Office at 761-7409.

Every item on this agenda shall be considered a public hearing. Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant law, and City Council may deliberate and vote upon any such subject and resolutions related thereto. Resolutions, ordinances, and other actions concerning any word, phrase, or other subject may be voted upon, regardless of any language of limitation found in this agenda or any document referring to such action. Any penal ordinance, development regulation or charter provision of the City of Wichita Falls or item which is funded by the current or next proposed City of Wichita Falls budget, including, without limitation, any street, water pipe, sewer, drainage structure, department, employee, contract or real property interest of the City of Wichita Falls, may be discussed and deliberated, and the subject is hereby defined as such without further notice. Any item on this agenda may be discussed in executive session if authorized by Texas law regardless of whether any item is listed under "Executive Sessions" of this agenda, regardless of any past or current practice of the City Council. Executive sessions described generally hereunder may include consideration of any item otherwise listed on the agenda plus any subject specified in the executive session notice. Executive sessions described generally hereunder are closed meetings, may include consideration of any item otherwise listed on the agenda plus any subject specified in the executive session notice, and may include items under Texas Government Code Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.084, and/or 551.087.

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at the Wichita Falls Public Library, Wichita Falls, Texas on the 11th day of June, 2025 at 5:15 o'clock p.m.

Marie Balthrop

City Clerk

City of Wichita Falls
City Council Meeting
Minutes
May 20, 2025

Item 1 - Call to Order

The City Council of the City of Wichita Falls, Texas, met in a regular session at 8:30 a.m. on the above date in the Seminar Room at the MPEC with the following members present.

Tim Short	-	Mayor
Austin Cobb	-	At-Large
Whitney Flack	-	District 1
Robert Brooks	-	District 2
Jeff Browning	-	District 3
Mike Battaglino	-	District 4
Tom Taylor	-	District 5
James McKechnie	-	Interim City Manager
Kinley Hegglund	-	City Attorney
Marie Balthrop	-	City Clerk

- - - - - - - -

Item 2a – Invocation

Minister Ken Holsberry, Tenth & Broad Church of Christ, gave the invocation.

- - - - - - - -

Item 2b – Pledge of Allegiance

Mayor Short led the Pledge of Allegiance.

- - - - - - -

Item 3a – Employee of the Month – Jaimie Lee, AT&T

Mayor Short recognized Jaimie Lee as Employee of the Month for May 2025 and shared a brief video. He congratulated Ms. Lee and presented her with a plaque, a letter of appreciation, dinner for two, and a check, and thanked her for her service.

- - - - - - -

Item 3b – Proclamation – Building Safety Month in Wichita Falls, City of Wichita Falls

Mayor Short read a proclamation proclaiming May 2025 as Building Safety Month in Wichita Falls.

- - - - - - -

Item 3c – Wichita Falls Citizens' Academy Graduation

Mayor Short recognized the graduates of the Wichita Falls Citizens' Academy and shared a brief video.

- - - - - - -

Item 4 – Comments from Citizens

Sherrie Scott, 4805 Bridge Creek Dr., discussed concerns with the tall grass in the medians in the Bridge Creek Community and multiple potholes in the streets. There is no HOA to maintain the medians, and it is not safe for residents to mow in that area. She does not understand why the City does not maintain the medians, and she asked that the City look into maintaining this area.

- - - - - - -

Item 5-7 – Consent Items

James McKechnie, Interim City Manager, gave a briefing on the items listed under the Consent Agenda.

Moved by Councilor Browning to approve the consent agenda.

The motion was seconded by Councilor Battaglino and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Brooks, Browning, Cobb, Flack, and Taylor.

Nays: None

Item 5 – Approval of May 6, 2025, minutes of the Mayor and City Council

Item 6 – Receive Minutes

- Water Resources Committee, September 30, 2024
- WFMPO Transportation Policy Committee, January 22, 2025
- Lake Wichita Revitalization, April 8, 2025
- Planning & Zoning Commission, March 12, 2025
- Central Wichita Falls Neighborhood Revitalization Committee, April 15, 2025
- Tax Increment Financing #3 Board, April 17, 2025
- Central Wichita Falls Neighborhood Revitalization Committee, April 29, 2025

Item 7a– Resolution 55-2025

Resolution authorizing award of bid for demolition, clearing, and cleaning of 11 properties to Chad & Brandi, Inc., DBA Wilson Contracting, in the amount of $55,433.00.

Item 7b – Resolution 56-2025

Resolution authorizing the City Manager to award bid and contract for the Hike and Bike trail from Camp Fire Property to Lucy Park to JLT Contracting LLC in the amount of $1,885,606.40.

Item 7c – Resolution 57-2025

Resolution reviewing and approving the updated investment policy for the City of Wichita Falls.

- - - - - - -

Item 8a – Ordinance 22-2025

Ordinance amending the code of ordinances Chapter 50, Article II, Section 34 to increase the number in the Firefighter rank from 72 to 76 for the purposes of reducing the use of overtime and to assist with the Crisis Aid Response Team (CART).

Moved by Councilor Battaglino to approve Ordinance 22-2025.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Brooks, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 9a(i) – Public hearing on declaring the City of Wichita Falls' eligibility and intention to participate in the Texas Tax Abatement Program to promote development and redevelopment, and adopt guidelines and criteria for tax abatement in the Heart of the Falls Neighborhood Revitalization Area

Mayor Short opened the Public Hearing at 8:53 a.m.

Fabian Medellin discussed the guidelines and criteria for tax abatement in the Heart of the Falls Neighborhood Revitalization Zone. This program is another tool to provide incentives, stimulate growth, and revitalize the area, including both residential and commercial properties. It is transferable and expires in 10 years.

Mayor Short closed the public hearing at 8:57 a.m.

- - - - - - -

Item 9a(ii) – Resolution 58-2025

Resolution declaring the City of Wichita Falls' eligibility and intention to participate in the Texas Tax Abatement Program to promote development and redevelopment, and adopt guidelines and criteria for tax abatement in the Heart of the Falls Neighborhood Revitalization Area.

Moved by Councilor Battaglino to approve Resolution 58-2025.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Brooks, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 9b– Resolution 59-2025

Resolution authorizing the City Manager or his designee to make application for a grant from the Motor Vehicle Crime Prevention Authority (MVCPA), FY 2026 Request for Application – SB 224 Catalytic Converter Grant in the amount up to $305,000.

Moved by Councilor Battaglino to approve Resolution 59-2025.

The motion was seconded by Councilor Cobb and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Brooks, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 9c – Resolution 60-2025

Resolution announcing the termination of Stage 1 Drought Watch water use restrictions and the resumption of the regular water conservation measures described in Section 106-186(a) of the Code of Ordinances of the City of Wichita Falls.

Moved by Councilor Battaglino to approve Resolution 60-2025.

The motion was seconded by Councilor Taylor.

Linda Brown, 1601 32nd Street, asked how long it would take the Council to reinstate drought restrictions. Mayor Short stated that restrictions go into effect automatically when combined lake levels reach 65%.

The motion carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Brooks, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 10 – Public hearing and discussion regarding a proposed addition to the City's Circle Trail system adjacent to Lake Wichita within City-owned property.

Mayor Short opened the public hearing at 9:08 a.m.

Kalee Robinson, Parks Director, provided a history of the construction of the Circle Trail, which is over 20 miles long, and most sections are 10 feet wide. Construction on the trail began in 1987, five major sections have been completed, and two sections need to be completed. One section is by Lucy Park, which is currently under construction, and the section by Lake Wichita, which we are discussing today. The majority of the trail has been grant-funded, it is a major part of our Parks Master Plan, and connects green spaces citywide while supporting the mission of high-quality, accessible recreation for all. Ms. Robinson thanked Tyson Traw and Alex Sandstedt for their work on the project and shared a brief video highlighting the Circle Trail.

Councilor Taylor asked about future spurs connecting to the trail, and Ms. Robinson said those are important and would be looked at after the trail is completed.

Tyson Traw, Deputy Director of Public Works, presented details about the history of Lake Wichita, the adjacent property, and the proposed trail extension adjacent to Lake Wichita. He reviewed the project's history, grant funding, alternative routes, and the TxDOT application. Mr. Traw explained modifications made to the lake by the U.S. Army Corps of Engineers (USACE) following the 1995 flood and provided images showing historical and current lake boundaries and property ownership. He outlined the challenges associated with alternative trail routes, including higher costs, the need for right-of-way acquisitions, utility relocations, and safety concerns, all of which could impact grant funding approval. The proposed route is less expensive, requires no right-of-way acquisition or utility relocation, and meets safety standards. Mr. Traw also addressed citizen concerns about the trail's proximity to homes, lighting issues, crime, and loitering. To prevent vehicular access, bollards will be installed along the trail. This new section, approximately 0.09 miles long and will complete the Circle Trail, which was initiated over 20 years ago by Jack Murphy. Staff will be available after the meeting to address any additional community concerns.

Councilor Cobb stated he supports the trail and asked about the impact on wetlands. Mr. Traw stated that wetlands will be avoided or the impact limited with bridges following USACE rules. The section close to Larry's Marina will have a bridge over the connection of the boat launch to the lake, and there is a lease agreement with the City for that area.

Councilor Taylor asked that they expound on right-of-way acquisition. Mr. Traw stated that no right-of-way acquisition is required for the proposed trail. There is one area where we would prefer to have a right-of-way, but we can reroute the trail if needed.

Councilor Flack asked about the grant timeline. Mr. Traw stated that the application will be submitted on June 20th, and we will find out around October if we have been awarded the grant.

Councilor Battaglino thanked staff for their presentation. Since being elected, he has held six town hall meetings, and this issue has come up at every one. He encouraged citizens to meet with staff after the meeting to get answers to any questions they have.

Gary Morath, 5311 Lakeshore Dr., stated that he has had his land surveyed several times, and in one area of his property, there is only 5 feet between his property line and the water, which would require a large bridge to go over the water. He is not against the bike trail, but he purchased lakefront property so he would not have to worry about people in his backyard. He asked why the trail cannot go along the property the city owns along Fairway and the easement across to Barnett. There was a brief discussion regarding the ownership of the land and where the water is currently behind Mr. Morath's property.

Becky Raeke, 2420 Reilly Road, discussed her desire to see the circle trail completed, how it serves our community, the physical and mental benefits of outdoor activities, and how local groups use the trail. She understands concerns regarding the placement of the trail, but the reality is that there are many more citizens who will benefit from the trail and support its completion. She thanked Councilor Battaglino and Mayor Short for how often they use the trail and encourage others to use the trail, and thanked Councilor Taylor for advocating for a connection to the North side of the City. Ms. Raeke discussed statements made by various candidates in 2023 regarding bicycle safety, the completion of the circle trail, connecting the trail to Sheppard Air Force Base, and she requested that rest areas with water be added to the trail.

Moriah Williams, 4806 George, is a trail user and represents the Chamber of Commerce and Economic Development Team. She discussed the trail's importance for quality of life and feels it is important to finish it. The trail drives economic development through various events, and people from all over come to ride and train on it.

Thomas Murray, 3019 Whitehall Lane, leads the Couch to 5K and Donut Run. He discussed the move of their training to the trail after riders were killed on the road and the growth of the groups since the move. The trail needs to be finished, and he asked that the City keep up with mowing and clean up, keeping the grass and limbs off the trail. He also asked for a bridge over Southwest Parkway and Barnett for safety issues.

Diana Snow, 4811 Marsha Lane, discussed the trail's importance to mental health and challenged the Council to ride or walk the trail. She asked why it had taken this long to complete the trail and emphasized its mental and physical health benefits. She thanked various citizens for their support of and involvement with the trail.

David Coleman, 3719 Cedar Elm Lane, discussed the amazing job the parks department did clearing the trail after the flood, and thanked them for their work, and thanked Public Works for flood mitigation. He supports the application of the grant, he believes cyclists do care about the residents along Lakeshore Drive, he appreciates staff working with Larry’s Marina, and he agrees that bollards are needed to keep vehicles off the trail. He is a big believer in property rights, but the City owns the land and has to use it for the highest and best use. He feels the trail is the best option and is fiscally responsible.

Judy Whittington, 5102 Lakeshore Drive, asked if the meeting after this would be recorded as an official part of this meeting, and was told that it would not. She stated conflicting information has been given over the years, and she believes it is nice to have a record of both sides. Mr. Hegglund stated that legally, it cannot be a part of this meeting. Mr. McKechnie stated that it is a question-and-answer session. It was noted that she can record and keep the information herself. She feels the Lakeshore residents support and use the trail, but feels there is a conflict between the plans residents had when they purchased their property, and the city’s plan.

Brad Fisk, 4115 Stearns Ave., supports completing the trail. As a lifelong cyclist, he has had many negative encounters with vehicles while riding, and has lost friends who were hit by vehicles, and he asked that the trail's safety be considered. He uses the circle trail because he does not have to worry about being hit by a vehicle on it.

Casandra Castro, 1201 Austin Street, a cyclist and runner, is excited about completing the trail and supports it for safety and mental health.

Steve Garner, 2806 South Shepherds Glen, discussed his long-time support of the trail and his passion for Lake Wichita. He discussed improvements made at Lake Wichita to assist with ease of use, the completion of the Veterans Memorial Plaza, and how completing this section of the trail will enhance that even more. He enjoys using the trail several times a week, and having this option for citizens to see wildlife, nature, and have recreational opportunities will be great. He thanked the Council for their work and asked that they move forward with completing the trail.

Linda Brown, 1601 32nd Street, supports the trail but addressed concerns about dogs on it. She believes the trail is a good thing that the entire city can enjoy, but she does not hear anything about continuous upkeep, and expressed concerns about debris on the trail and loose animals. She understands there is a cost to maintain the trail, but asked that it be addressed.

Blake Jurecek, Assistant City Manager, discussed the continual maintenance being done, the solutions they have considered, and the fact that trail maintenance is included in the master plan.

Mike Mitchell, 1805 10th Street, supports the trail and stated that many others use it besides cyclists and runners. He and his family have used the trail and hiked with friends. The Scout Troop meets along the trail, and the troop has used the trail to earn merit badges, and there are many benefits to the trail. Veterans also use the trail for rucking, and he encouraged the Council to complete the trail.

Glen Barham, 3506 Copperas Cove, addressed the trail from the perspective of his time on the Police Department and from his service on the City Council. He said the trail has always been in the Master Plan and has remained in the Capital Improvement Plan, and it is time for this project to be completed. He understands we are waiting on funding, and he encouraged the Council to continue to work toward completing the trail. It is a gem for this community and is priceless from an economic development perspective.

Randy Ledford, 5127 Lakeshore Dr., expressed his support for completing the trail, but stated reports say the lake is one of the nastiest in Texas. Mr. Ledford said most of the residents in the area are seniors, and they feel bullied. The trail will block off access to his dock, and said that cannot be done in Lakeside City East or West. He said they have lived there for twenty-five years and paid for curbs and gutters, but none were installed, and he would like to see citizens reimbursed. One of the biggest travesties is that this

could put a boat service out of business, and the City helps big business, but will destroy Larry's Marina or other small businesses. He feels there should be more research on the wetlands, endangered species, and expressed concerns for his access to the lake. He discussed eminent domain and right-of-way that would have to be acquired, and it was noted that there is no eminent domain or acquisition of land for this portion of the trail. Mr. Ledford expressed concerns with the trail being on his property, and it was noted that his dock is on city property.

Mr. Schreiber stated that the entire trail will be on city property, and the intent is not to acquire any land. He will be happy to discuss the changes from the last proposed trail location and the current proposed location with Mr. Ledford.

Michael Kurts, 3215 Idlewood Drive, a member of the American Legion Post and frequent user of the trail, stated that his biggest concerns are the area behind the Post and safety. He asked how the City would protect people on the trail and discussed issues with burglary and loose dogs. Mr. Kurts discussed environmental concerns, trash, and difficulties installing fences due to the ground there, and asked how the City plans to protect the citizens and enforce ordinances.

Mayor Short stated that there are twenty miles of trails behind other homes, and these issues are not new. When he sees dogs, he calls and reports them.

Councilor Taylor stated that the trash issue is not just along the trail; it is an issue throughout the city, and individuals need to report areas that need to be addressed.

Mayor Short closed the public hearing at 10:28 a.m.

- - - - - - -

Item 11a – Staff Reports – Update and Discussion on the Current Downtown Master Plan– Paul Menzies

Paul Menzies, Assistant City Manager, presented an update on the 2018 Downtown Master Plan. The Strategic Plan includes determining the need to update the 2018 Downtown Master Plan, and that is the discussion point for today. He discussed the previous Downtown Steering Committee, the consultant that was hired to develop a Streetscape Plan, the failed bond election in 2018, and the expense involved in making the area more pedestrian-friendly. Mr. Menzies discussed code enforcement efforts, funding opportunities, including TIF #4, and Downtown Zoning. He discussed progress that has been made on the Downtown Master Plan and the need to discuss the plan moving forward.

Councilor Cobb discussed the improvements that have been made and the need for further discussions about updating the plan.

Councilor Flack asked about the progress in the streets and lights program. Mr. Jurecek stated that a decision was made in February to focus on a smaller area downtown. The boring work is about 85% completed, and lights will be set in the near future. There is also an ongoing intersection project.

Mayor Short said he appreciates the work and believes we need to update the plan.

- - - - - - -

Item 11b – Announcements concerning items of community interest from members of the City Council. No action will be taken or discussed.

Councilor Cobb thanked everyone who attended today. He discussed the comment regarding Lake Wichita being one of the dirtiest lakes and said that the video is from the 2015 drought and does not represent the current status. He got to ride the new Riptide Racer and encouraged everyone to visit Castaway Cove and to be safe this Memorial Day weekend.

Councilor Brooks thanked everyone who attended today and thanked everyone who participated in the cleanup with Adrian Colbert.

Councilor Flack encouraged everyone to use the Circle Trail, stop at the splash pad in Hamilton Park, and enjoy the outdoors. She enjoys using the trail several times a week. The splash pad is free and a great place to cool off. She congratulated all of the high school and college graduates and encouraged them to apply for jobs in Wichita Falls.

Councilor Browning wished everyone a happy Memorial Day weekend.

Councilor Taylor reminded everyone to use Access City Hall to report complaints. He encouraged staff to continue to work on the customer service culture and to keep up the good work. He encouraged citizens to volunteer to participate in boards and commissions, and said he will be holding a Town Hall meeting on June 24th for District 5. He congratulated Jaimie for being the employee of the month, and said he was excited to see the properties on the demolition list. Councilor Taylor encouraged everyone to continue to conserve water and discussed sidewalk gap concerns in District 5 and on the Eastside. He recently talked with Dr. Lee about support for sidewalks leading to schools, and will also visit with the Burkburnett ISD. He asked for an update on the Conoco Dog Park at a future meeting.

Councilor Battaglino thanked Ashley Sisk, Bike Friendly Wichita Falls Coordinator, for her work with his daughter at a recent bike training class. He encouraged everyone to check out Live Well Wichita County to sign up for classes. He expressed his thanks for the invitation to the Wichita Theater for a special showing of Sheer Madness, which is outrageously funny. He thanked the Wild Bird Rescue on Lakeshore Drive, as he and his daughter took a small dove there yesterday, and encouraged everyone to check it out.

He thanked Adrian Colbert for the cleanup at Jalonick Park, and said the next cleanup is June 13th. Councilor Battaglino said Councilor Cobb mentioned the Riptide Racer, but did not mention the new bacon-wrapped hot dog, which is another winner at Castaway Cove. He expressed his thanks to Base Camp Lindsay for setting up the Give a Ruck to end veteran homelessness. He encouraged everyone to visit the National Medal of Honor Museum in Arlington, Texas, and discussed various upcoming events.

Mayor Short discussed the Ride with the Mayor at 6:00 p.m. tomorrow night in Hamilton Park. The funds raised will support the Vasquez family, and he encouraged donations and prayers.

- - - - - - -

Item 12 – Executive Session

The City Council adjourned into Executive Session at 10:57 a.m. in accordance with Texas Government Code §551.071, §551.072, §551.074, and §551.087.

Mayor Short reconvened the meeting in open session at 12:10 p.m. and announced that no votes or polls were taken.

- - - - - - -

Item 13 – Adjourn

Mayor Short adjourned the meeting at 12:11 p.m.

PASSED AND APPROVED this 17th day of June 2025.

_____
Tim Short, Mayor

ATTEST:

_____
Marie Balthrop, TRMC, MMC
City Clerk

City of Wichita Falls
City Council Meeting
Minutes
June 3, 2025

Item 1 - Call to Order

The City Council of the City of Wichita Falls, Texas, met in a regular session at 8:30 a.m. on the above date in the Seminar Room at the MPEC with the following members present.

Tim Short	-	Mayor
Austin Cobb	-	At-Large
Whitney Flack	-	District 1
Jeff Browning	-	District 3
Mike Battaglino	-	District 4
Tom Taylor	-	District 5
James McKechnie	-	Interim City Manager
Kinley Hegglund	-	City Attorney
Marie Balthrop	-	City Clerk

Absent: Robert Brooks, Councilor District 2.

- - - - - - - -

Item 2a – Invocation

Major Joe Burton, Salvation Army, gave the invocation.

- - - - - - - -

Item 2b – Pledge of Allegiance

Mayor Short led the Pledge of Allegiance.

- - - - - - -

Item 3a – Employee of the Month – Rosemary Nauman

Mayor Short recognized Rosemary Nauman as Employee of the Month for June 2025 and shared a brief video. He congratulated Ms. Nauman and presented her with a plaque, letter of appreciation, dinner for two, and a check and thanked her for her service.

- - - - - - -

Item 3b – Proclamation – June Elder Abuse Awareness, Adult Protective Services, Wichita Falls

Mayor Short read a proclamation proclaiming June 2025 as Elder Abuse Awareness Month in Wichita Falls.

- - - - - - -

Item 3c – Proclamation – Animal Welfare Volunteer and Community Partner Appreciation Day

Mayor Short read a proclamation proclaiming June 3, 2025, as Animal Welfare Volunteer and Community Partner Appreciation Day in Wichita Falls.

- - - - - - -

Item 4 – Comments from Citizens

Ronnie Baker, 2405 Filmore, thanked the Mayor and Council for all they do, and discussed a Special Olympics fundraiser that will be held in July.

Jack Browne, 2000 Margaret Dr., discussed illegal dumping and expressed his thanks to the Council and staff for their attention to this issue and the community cleanups.

- - - - - - -

Item 5 – Consent Items

James McKechnie, Interim City Manager, gave a briefing on the items listed under the Consent Agenda.

Moved by Councilor Battaglino to approve the consent agenda.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

Item 5 – Receive Minutes

- Planning & Zoning, April 9, 2025
- Public Safety Facility Committee, April 17, 2025
- Wichita Falls Economic Development Corporation, March 20, 2025

- - - - - - -

Item 6a(ii) – Public hearing and take action on Chapter 26 - Business Regulations, Article IX – Body Art; amending in its entirety; and providing for codification

Mayor Short opened the public hearing at 8:47 a.m.

Amy Fagan, Director of Health, discussed the need for the update and thanked the staff who worked on it. This ordinance has not been updated since 2006, and we want to ensure the ordinance reflects the needs and removes areas where local control is not needed.

Samantha Blair, Environmental Administrator, discussed the applicable laws that address body art facilities, the history of our local ordinance, and the proposed changes. Letters were hand delivered to every body art studio, and there were various opportunities for stakeholder input. The revised ordinance removes the local permit but requires that individuals be licensed by the state, removes the apprenticeship program, and removes portions of the ordinance that were duplicative of state or federal law. Fees were increased by 2-3%.

Councilor Battaglino asked if this process was smoother than the food ordinance revision, and Ms. Blair said yes and no, that she had hoped for more response from stakeholders.

Mayor Short closed the public hearing at 9:02 a.m.

- - - - - - -

Item 6a(ii) – Ordinance 23-2025

Ordinance on Chapter 26 - Business Regulations, Article IX – Body Art; amending in its entirety; and providing for codification

Moved by Councilor Battaglino to approve Ordinance 23-2025.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 6b– Ordinance 24-2025

Ordinance amending Ordinance No. 50-2024, the fee schedule Section 6. Health, 6b-3. Environmental; providing for severability; providing that such ordinance shall not be codified; and providing an effective date.

Moved by Councilor Battaglino to approve Ordinance 24-2025.

The motion was seconded by Councilor Cobb and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 6c(i) – Public hearing on annexing 2 acres of land out of the Green Reynolds Survey, Abstract 251, Wichita County, Texas; referenced as a portion of 2707 W Rathgeber Road, at the request of the property owner; accepting the 2707 W Rathgeber Road/S&S Investments Annexation Service Plan Agreement for said tract under authority of Texas Local Government Code Chapter 43; Subchapter C-3 – authority of municipalities to annex an area on request of owners; and designating the tract's zoning as Single Family 2 (SF2) and Land Use Plan classification as Low Density Residential (LDR)

Mayor Short opened the public hearing at 9:04 a.m.

Terry Floyd, Director of Development Services, discussed the proposed annexation, change in zoning, and land use plan. The applicant will be responsible for extending any required water lines or infrastructure. The Planning and Zoning Commission unanimously approved this, and staff recommends approval.

Mayor Short closed the public hearing at 9:08 a.m.

- - - - - - -

Item 6c(ii) – Ordinance 25-2025

Ordinance annexing 2 acres of land out of the Green Reynolds Survey, Abstract 251, Wichita County, Texas; referenced as a portion of 2707 W Rathgeber Road, at the request of the property owner; accepting the 2707 W Rathgeber Road/S&S Investments

Annexation Service Plan Agreement for said tract under authority of Texas Local Government Code Chapter 43; Subchapter C-3 – authority of municipalities to annex an area on request of owners; and designating the tract's zoning as Single Family 2 (SF2) and Land Use Plan classification as Low Density Residential (LDR)

Moved by Councilor Battaglino to approve Ordinance 25-2025.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 6d(i) – Public hearing to rezone +/- 1.70 acres of land located at 5201, 5203, 5205, & 5207 Stone Lake Dr. (Lots 33-36, Block 1, Phase 9, Stone Lake Estates) from Single Family -2 (SF-2) to General Commercial (GC) zoning district; and amend the Land Use Plan from Low Density Residential to Commercial to allow for the construction of an office building

Mayor Short opened the public hearing at 9:08 a.m.

Mr. Floyd discussed rezoning four lots from SF-2 to GC to allow for the construction of an office building and changing the Land Use Plan to commercial.

Councilor Flack expressed her appreciation for the consideration of surrounding residential properties.

Mayor Short closed the public hearing at 9:12

- - - - - - -

Item 6d(ii)– Ordinance 26-2025

Ordinance to rezone +/- 1.70 acres of land located at 5201, 5203, 5205, & 5207 Stone Lake Dr. (Lots 33-36, Block 1, Phase 9, Stone Lake Estates) from Single Family -2 (SF-2) to General Commercial (GC) zoning district; and amend the Land Use Plan from Low Density Residential to Commercial to allow for the construction of an office building. This was unanimously approved by the Planning and Zoning Commission and staff recommends approval.

Moved by Councilor Battaglino to approve Ordinance 26-2025.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 6e – Public Hearing concerning designating the boundaries of the Heart of the Falls Neighborhood Revitalization Area as a Reinvestment Zone

Mayor Short opened the public hearing at 9:13 a.m.

Fabian Medellin expressed his thanks to Councilor Flack, Councilor Brooks, and former Councilors Smith and Nelson, staff, Mike Mitchell, Committee Chair, and the general public for their work on this project. Mr. Medellin gave a presentation showing the proposed Heart of the Falls Reinvestment Zone, which will allow the City to provide tax abatements for property improvements in this area. Other taxing entities and the general public were notified of the proposed Reinvestment Zone.

Mayor Short closed the public hearing at 9:17 a.m.

- - - - - - -

Item 6f– Ordinance 27-2025

Ordinance designating the properties located in the Heart of the Falls Neighborhood Revitalization Area as a Reinvestment Zone

Moved by Councilor Battaglino to approve Ordinance 27-2025.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 6g(i) – Public Hearing concerning the designation and creation a Neighborhood Empowerment Zone (NEZ), located in the Heart of the Falls Neighborhood Revitalization Area, and directing staff to implement incentives, strategies, property maintenance codes, and design guidelines outlined, as an element to the Heart of the Falls Neighborhood Revitalization Plan as previously adopted by the City Council

Mayor Short opened the public hearing at 9:18 a.m.

Mr. Medellin discussed the designation and creation of a NEZ, the incentives offered to property owners, and the benefits of this designation, including tax abatements. The boundaries follow the Heart of the Falls Neighborhood Revitalization Area, and there is an application process. Design guidelines are written with the intent to maintain the character of the neighborhood, and the Property Maintenance Code will be enforced to ensure properties are maintained. He discussed various ways they used for community input and the substantial work that was completed by the Revitalization Committee.

Councilor Browning asked if someone purchases houses, demolishes them, and builds a new commercial building, will they receive the abatements? Mr. Medellin said yes.

Councilor Flack asked how the neighborhood will be notified of this program. Mr. Medellin stated they will continue to hold engagement meetings, use social media posts, and distribute a brochure. They will also work with permitting to discuss projects before a permit is pulled. Councilor Flack said she loves that we are empowering the neighborhood.

Councilor Taylor asked if the program applies to property owners who rent out their properties. Mr. Medellin said yes, all properties in the zone are eligible.

Councilor Battaglino encouraged Michael Mitchell to include this information in his Once Upon a Time in Texas podcast.

Michael Mitchell, Chair of the Revitalization Committee, discussed the Facebook page and the possibility of creating yard signs.

Mayor Short closed the public hearing at 9:29 a.m.

- - - - - - -

Item 6g(ii) – Ordinance 28-2025

Ordinance concerning the designation and creation of a Neighborhood Empowerment Zone (NEZ), located in the Heart of the Falls Neighborhood Revitalization Area, and directing staff to implement incentives, strategies, property maintenance codes, and

design guidelines outlined, as an element to the Heart of the Falls Neighborhood Revitalization Plan as previously adopted by the City Council.

Moved by Councilor Battaglino to approve Ordinance 28-2025.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, carried by the following vote

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 6h – Ordinance 29-2025

Ordinance adopting the collective bargaining agreement between the City of Wichita Falls and Wichita Falls Professional Fire Fighters Association, International Association of Fire Fighters, Local 432, pursuant to Chapter 174 of the Texas Local Government Code, the Fire and Police Employee Relations Act.

Moved by Councilor Battaglino to approve Ordinance 29-2025.

The motion was seconded by Councilor Taylor.

James McKechnie, Interim City Manager, discussed the process and the proposed agreement and thanked staff for their work on this agreement.

Al Vitolo, President of the WFPFFA IFF Local 432, thanked the Council and staff for their work on this project. The leadership provided by Mr. McKechnie, Chief Melton, and the Council is refreshing and has a positive impact on the City. He is excited and thankful for the agreement and how it will improve recruitment and retention.

The motion was carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 7a – Resolution 61-2025

Resolution supporting the City of Wichita Falls' application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) call for project.

Moved by Councilor Battaglino to approve Resolution 61-2025.

The motion was seconded by Councilor Cobb.

Tyson Traw, Deputy Director of Public Works, stated that if awarded, this project will complete the Circle Trail and will not require any eminent domain. The project is funded 75% by grant funds.

With no comments or questions from the public, the motion carried by the following vote:

Ayes: Mayor Short, Councilors Battaglino, Browning, Cobb, Flack, and Taylor.

Nays: None

- - - - - - -

Item 8a(i) – Staff Reports – Update on Joint Land-Use Study with Sheppard Air Force Base – Karen Montgomery-Gagné

Paul Menzies, Assistant City Manager, discussed the purpose and importance of the Joint Land-Use Study (JLUS).

Karen Montgomery-Gagné, Principal Planner, presented an update on the JLUS study with Sheppard Air Force Base (SAFB), which is a community planning tool funded by the Department of Defense (DOD) through a needs-based grant program that is not competitive. Ms. Montgomery-Gagne discussed the purpose of the JLUS, its history, the timeline, costs, and the guiding principles and objectives. What we do can impact the mission at the base, and what the base does can affect our community, so it is important that we work together. She also discussed how the study covers not only SAFB but also an auxiliary airfield in Frederick, Oklahoma, and the various surrounding communities they work with. The compatibility factors, general study area, wildlife mitigation, and implementation tools and actions were discussed, along with the importance of the recent redesign of the SAFB main gate. SAFB is a major factor in the local economy, providing over 17,801 direct and indirect jobs, and is the home to the ENJJPT training program. She discussed encroachments, including turbines in various surrounding counties, which affect the safety of the flight routes, and the need to consult with SAFB to outline the need to move forward with the grant application. Ms. Montgomery-Gagné discussed community involvement, the five-mile protected area where potential encroachments are addressed, wildlife mitigation, community partnership enhancements, and ways SAFB contributes to our community. This DOD program and funding can enable enhanced relationships, assessments, planning, prioritization of funding and resources, and critical infrastructure. She discussed the various grant options, flying routes, and future needs of SAFB, the process, Council involvement, next steps if we are approved, and the lengthy timeline. There was a brief discussion regarding a Dark Skies ordinance, which addresses ambient

light to limit light pollution in the evening, and the need to make sure we are moving forward by initiating discussions with leadership at SAFB.

Glenn Barham, 3506 Copperas Cove, and the Chair of the Sheppard Military Affairs Committee (SMAC) discussed the Base Realignment and Closure (BRAC) process and how the installation resiliency study is important to the points system to ensure SAFB stays in Wichita Falls if a BRAC round happens.

- - - - - - -

Item 8a(ii) – Staff Reports – City Manager Report – James McKechnie

James McKechnie, Interim City Manager, expressed his gratitude for the opportunity to serve the community as the Interim City Manager and said it has been an honor to guide the City through this period of transition. He discussed his pride in the various accomplishments over the past several months and the shared commitment to progress. His one moment of personal pride was the negotiation and execution of the new Collective Bargaining Agreement with the Wichita Falls Professional Firefighters Association, which laid a new foundation for trust moving forward. He is confident that Jeffery Jenkins will continue the progress and lead the organization with strength, vision, and integrity. He discussed the importance of public trust and the employees who carry out the daily work. He thanked the Council for their confidence and collaboration, and for keeping the long-term health of our City in mind. He thanked the staff for their trust, dedication, and skills, and thanked them for stepping up, adjusting, and moving forward during this time. Mr. McKechnie said it has been a privilege to serve, and he will always be rooting for Wichita Falls.

- - - - - - -

Item 8b – Announcements concerning items of community interest from members of the City Council. No action will be taken or discussed.

Councilor Cobb discussed a fundraiser that will be held on Saturday to support Mike Hendron. He thanked James for breathing new life into the City during his term as Interim City Manager, for his leadership, and for stepping up when needed. He welcomed Jeff Jenkins and expressed his excitement for his new ideas and the continued momentum, and welcomed him to Wichita Falls. Congratulations to Animal Welfare Volunteer Appreciation Day, and in the words of Bob Barker, have your pet spayed or neutered.

Councilor Flack thanked James for his time as Interim City Manager, said he did a great job, and welcomed Jeff Jenkins.

Councilor Browning thanked James for his leadership, welcomed Jeff, and congratulated the firefighters on their new agreement. He said he is hopeful we can complete the Circle Trail.

Councilor Taylor thanked James for making the transition smooth and said he looks forward to the new leadership. Recently, he received comments from residents in City View regarding Old Iowa Park Road, lighting, safety, and sidewalk gaps. He expressed his appreciation to Jack Browne for his work and cooperation with the City, the Neighborhood Revitalization efforts, and the need for trail spurs. He discussed mosquito spraying and thanked Amy and her staff for staying on top of this. He welcomed Jeff Jenkins to Wichita Falls.

Councilor Battaglino thanked James for his work as Interim City Manager and said it was a pleasure to work with him. He thanked everyone who attended the Ride to Remember. He discussed various upcoming events and encouraged participation.

Mayor Short discussed Councilor Brooks' absence due to an emergency vet visit, and that he asked that the Mayor thank everyone for the huge cleanup efforts on the Eastside. Last week, we had an issue with an old barge leaking. It has been there for decades, and he expressed his appreciation for the staff who worked with the State Game Wardens and TCEQ to resolve the issue, and discussed the misinformation regarding this, and his appreciation for the correction. This is James's last meeting, and he cannot thank James enough for his professionalism, tireless work ethic, and the ability to get things done in a practical manner. When everyone is pulling the rope in the same direction, things get done. Our City is better off due to his work, he loves this City, and he loves the way James has taken care of it over the past several months. He welcomed Jeff Jenkins to Wichita Falls and said he looks forward to working with him.

- - - - - - -

Item 9 – Executive Session

The City Council adjourned into Executive Session at 10:14 a.m. in accordance with Texas Government Code §551.071, §551.074, and §551.087.

Mayor Short reconvened the meeting in open session at 11:16 p.m. and announced that no votes or polls were taken.

Mayor Short recessed the meeting at 11:17 a.m. for the tour of Memorial Auditorium.

- - - - - - -

Item 10 – Memorial Auditorium Tour to meet at the east entrance, Memorial Auditorium, 1300 Seventh Street.

Mayor Short reconvened the meeting at 11:28 a.m.

- - - - - - -

Item 11 – Adjourn from 1st floor of Memorial Auditorium, 1300 Seventh Street.

Mayor Short adjourned the meeting at 12:07 p.m.

PASSED AND APPROVED this 17th day of June 2025.

_____
Tim Short, Mayor

ATTEST:

_____
Marie Balthrop, TRMC, MMC
City Clerk

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Ordinance amending Ordinance No. 76-2020 and Ordinance No. 57-2023 declaring certain structures as dangerous by allowing additional time to rehabilitate two structures located at 2118 Roberts Ave. and 5114 Inlet Dr.

INITIATING DEPT: Development Services/Neighborhood Services/Code Compliance

STRATEGIC GOAL: Accelerate Economic Growth

STRATEGIC OBJECTIVE: Prioritize Code Compliance resources

COMMENTARY: These two properties at 2118 Roberts Ave. and 5114 Inlet Dr. were included in a list of properties that were declared hazardous structures at the City Council meeting on December 15, 2020 and October 17, 2023, and were ordered to be demolished by the City Council. Both properties listed below were purchased after the demolition order and the new owners are requesting additional time to restore the structures. The requests are included in this agenda item.

2118 Roberts Avenue

The property at 2118 Roberts Avenue was brought before the City Council for a demolition order on December 15, 2020. It was initially scheduled for inclusion in a spring 2021 demolition bid package. However, due to staffing changes, the property was temporarily put on hold.

It was later planned for inclusion in the fall 2023 demolition bid package but was removed at the request of the property owner, who expressed an intent to rehabilitate the structure. Staff engaged with the owner to obtain the necessary documentation for a Restoration Permit to present to City Council. When the owner did not follow through, the property was rescheduled for demolition in the September 2024 bid package.

During the pre-bid inspection, staff observed trailers and equipment being stored on-site. A notice was issued to the property owner, who responded that the property was in the process of being sold. On October 11, 2024, Manuel Carrillo Jr. purchased the property.

Since the purchase, staff have been working with Mr. Carrillo to gather the necessary information for an amendment to the existing demolition order. Mr. Carrillo has requested additional time to obtain a Restoration Permit and will hire a qualified contractor to complete the rehabilitation work.

5114 Inlet Drive

The property at 5114 Inlet was brought before the City Council for a demolition order on October 17, 2023. It was originally scheduled to be included in a 2024 demolition bid package. However, the property owner at the time reported his son was living in the home. In addition, there was an open investigation regarding potentially stolen firearms taken from the structure.

Once it was confirmed the property was unoccupied, staff moved forward with advertising it for demolition bids in March 2025. However, the property was removed from the bid package due to a pending change in ownership.

Michael Fincannon purchased the property on May 14, 2025, and has since requested to be allowed to apply for a Restoration Permit in order to rehabilitate the structure. Mr. Fincannon is a licensed contractor with a proven track record of completing similar work.

Should the property owners fail to achieve substantial completion towards rehabilitation in the timeframe required, Code Compliance will continue the demolition process without further Council action.

Staff is recommending that the two property owners be allowed to obtain restoration permits with the following recommended time frames:

1) Obtain a restoration permit within 30 days, to be completed by no later than 5:00 pm on July 17, 2025.

2) Substantial completion towards rehabilitation in an additional 90 days: September 25, 2025

☒ **Assistant City Manager**

☒ **Director of Development Services**

☒ **Neighborhood Services Manager**

ASSOCIATED INFORMATION: Ordinance

☒ **Budget Office Review:**

☒ **City Attorney Review:**

☒ **City Manager Approval**

Ordinance No. _____

Ordinance amending Ordinance No. 76-2020 and Ordinance No. 57-2023 declaring certain structures as dangerous by allowing additional time to rehabilitate two structures located at 2118 Roberts Ave. and 5114 Inlet Dr.

WHEREAS, the property at LOT 7 BLK 13 E SUNSET HEIGHTS also known as 2118 Roberts Ave. was included in a list of properties that were declared hazardous structures at the City Council meeting of December 15, 2020 and was ordered to be demolished upon determination by the City Council; and,

WHEREAS, the property at LOT 36 BLK 5 MEADOW LAKE B also known as 5114 Inlet Dr. was included in a list of properties that were declared hazardous structures at the City Council meeting of October 17, 2023, and it was ordered to be demolished upon determination by the City Council; and,

WHEREAS, Manuel Carrillo Jr. purchased the property located at 2118 Roberts Ave. on October 11, 2024, and has requested additional time to obtain a Restoration permit to rehabilitate this structure; and,

WHEREAS, Michael Fincannon purchased the property located at 5114 Inlet Dr. on May 14, 2025, and has requested additional time to obtain a Restoration permit to rehabilitate this structure; and,

WHEREAS, the City Council desires to grant additional time to rehabilitate these properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

1. Additional time in the amount of 30 days to end at the end of the business day is to be granted to the property owner of 2118 Roberts Ave. for substantial progress that shall have been accomplished 90 days after the above date, and complete restoration be accomplished by the end of the business day 90 days from issuance of the permit. Failure to complete timeframe requirements will result in the demolition of the structure without further notification.

2. Additional time in the amount of 30 days to end at the end of the business day is to be granted to the property owner of 5114 Inlet Dr. for substantial progress that shall have been accomplished 90 days after the above date, and complete restoration be accomplished by the end of the business day 90 days from issuance of the permit. Failure to complete timeframe requirements will result in the demolition of the structure, without further notification.

3. Upon rehabilitation of structure, the demolition order shall become void.

4. Due to the fact that the subject matter of this ordinance affects the public health, safety, and welfare of the citizens of the City of Wichita Falls, this ordinance is declared to be an emergency measure, and shall become effective immediately upon its passage.

PASSED AND APPROVED this the 17th day of June 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

ADDRESS	OWNER	DATES
1. 2118 Roberts Ave. **(Main Structure)** LOT 7 BLK 13 E SUNSET HEIGHTS	CARRILLO MANUEL JR 2118 ROBERTS AVE WICHITA FALLS, TX 76301	Demo Order - 12/15/2020 Sold- 10/11/2024





To: City Council of Wichita Falls

Reference: Property 2118 Roberts Ave.

Wichita Falls, Tx. 76301

Scope of work to be performed on:

2118 Roberts Ave

Wichita Falls, Texas 76301

I Manuel Carrillo has acquired the services of a Contracting Company License & Bonded who has made many homes in the Wichita County and surrounding areas:

Garnel Construction Company LLC.

1415 33rd Street

Wichita Falls, Texas 76302

(POC) Mr. Joe Garcia

Garnel is License & Bonded Company LLC.

940-781-3038

garnel_construction@msn.com

Garnel Construction LLC. will be performing fire damage replacement and repairs. For said property:

Property Address: 2118 Roberts Ave. Wichita Falls, Texas 76301

Legal Description: Lot 7, Block13, E Sunset Heights, Property ID# 478573

A _The demolition work to be performed:

1. Remove and clear out property of all fire damage material to include removing and replacing all roof damage materials, including all roof shingles, roofing decking, rafters, all fire damaged wood will be removed and replaced.
2. As for the northwest corner of the home, all siding, insulation, fire damage, wood framing and inner fire damage, walls framing will also be removed and replaced.

3. Garnel Construction will also provide His Electrical Contractor Team, Also, to ensure all wiring, light fixtures, plugs, and main power distribution panels will be replaced and upgraded to a 200 Amp service panel, IAW City regulations.
4. Garnel Construction will also provide His Plumbing Contractor Team, to inspect, replace and or repair all pumping water lines and sewer lines will be inspected for fire damage and replaced as needed.
5. As for all natural gas lines, they will be inspected by his Plumbing Team, for fire damage and lines will be replaced as needed and or replaced.

B_ Future use of property:

Living space

C_ I 'am the owner of the property

D_ Proposed timeline:

Work would start as soon as the City Council approve the permit and permit will be pulled within 30 days

D_ Contractor

Garnel Construction LLC

YES, Bonded and License

E_ Contracted has renovated many homes in the Wichita County and surrounding areas

Pictures attached.

G_ Restoration permits will be requested within 30 days of request approval.

Substantial Progress will be Roofing, and Northwest wall and Northwest Corner within the first 90days

At the end state, we will ensure the home is complete, securable. safe and in compliance with all Wichita Falls City laws and ordinances.

Thank you for your time and support.

Projects completed by Garnell Construction:





ADDRESS	OWNER	DATES
2. 5114 Inlet Dr. **(Main Structure)** LOT 36 BLK 5 MEADOW LAKE B	Michael Fincannon Confidential Information	Demo Order- 10/17/2023 Sold- 05/14/2025





Property Information

- **Property Address:** 5114 Inlet Wichita Falls, TX 76310
- **Parcel ID / Legal Description:** 139688 / LOT 36 BLK 5 MEADOW LAKE B

1. Scope of Work (*Please include an attached plan)

Please provide a detailed description of the work you propose to perform on the structure.
(e.g., Fire-damaged fixtures will be removed and replaced; roof rafters, decking, and shingles will be replaced; exterior walls will be repaired; windows and doors will be secured, etc.)

This is a property that has been abandoned for multiple years, and the roof has failed in numerous places and has caved in. The very first thing is to secure the property and get the yard and trees cleaned up so the neighbors will be relieved. The work will be extensive and will start securing the roof to stop any more water from entering the structure. Take care of replacing and deteriorated framing or structural framing. Then to demolition of the facial and soffit around the entire house. Once that is replaced, I can pull the complete roof and decking off and replace with new decking and shingle roof. The house will have to have all exterior doors and windows replaced. All exterior siding, not including brick, will have to be removed and replaced. The electrical service will all have to be brought up to code. A large portion of the residence will have to have extensive drywall replacement and or repair. The kitchen and bathrooms will have to be completely remodeled with new appliances and cabinets installed. All interior doors and trim work will have to be replaced. All new paint and tile work will have to be done throughout the residence. All new flooring will be installed throughout the house. There is a swimming pool on property but at this time I have not inspected the pool enough to determine if we will repair or demo and fill in. I have done both and am familiar with either. Finally detailed landscaping of the front and back yard including trees.

2. Future Use of Property

What are your plans for the structure and property upon completion of the rehabilitation?
(e.g., Owner-occupied living space, rental, resale, etc.)

Resale or rental

3. Ownership Information

- Do you currently own the property?
  × Yes ☐ No
- If not, what is the anticipated closing date?

4. Proposed Timeline

If your request is approved by City Council:

- Estimated date to begin work: Work has already started. We have cleaned out all trash from the inside of the house and the back porch area including the front and back yard. Over 70 yards of trash have been removed from the property to date.
- Permits will be pulled within 14 days of Council approval.

5. Contractor Information

- Will you be hiring a licensed and bonded contractor registered with the City?
  × Yes ☐ No
- Name of General Contractor: M&R Services
- Bonded: × Yes ☐ No

6. Past Project Experience

Please attach examples of similar projects completed by the contractor, preferably including before and after photos.

- Has the contractor worked on fire-damaged structures or similar rehabs?
  × Yes ☐ No
- If not, please provide relevant experience or attach references/examples from other cities.

1140 Covington – which was a condemned fire rebuild.
2142 Ave F – this was a fire damaged structure that required massive remodel including framing, decking, roofing, siding, doors, windows, sheetrock, flooring, cabinets, plumbing and electrical. All items were back to City and National Code and received certificate of occupancy.

Important Notes

- If City Council approves your request, you will have **30 days** to pull a restoration permit from the date of Council action.
- **Substantial progress** must be made **within 90 days** from the same date.
- Failure to meet these deadlines will result in **demolition of the structure without further notice**.

Applicant Signature: _____ **Date:** 6/2/2025

Contact Information (Phone/Email): 940-733-7041 mrservices@live.com

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Resolution authorizing the City Manager to approve Change Order No. 1 for the 2024 Alley Rehabilitation Project to Chad & Brandi, Inc. dba Wilson Contracting in the amount of $70,196.88 to balance final project quantities.

INITIATING DEPT: Public Works

STRATEGIC GOAL: Provide Adequate Infrastructure

STRATEGIC OBJECTIVE: Complete Public Improvements Projects

COMMENTARY: On January 23, 2024, bids were opened for the 2024 Alley Rehabilitation Project. This project is generally described as the rehabilitation of various concrete alleys and sanitary sewers, and repairs to the Transfer Station floor. Wilson Contracting was awarded the project in the amount of $493,005.52 on February 6, 2024.

All work associated with the project has now been completed, which has resulted in the need for the change order to balance the final quantities installed by the contractor.

Funding for this change order will come from savings realized from other expenditure line items within the Sanitation Department.

Staff recommends the approval of Change Order No. 1 to make the final payment to the contractor and close out this project.

☒ **Director, Public Works**

ASSOCIATED INFORMATION: Resolution , Change Order No. 1

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

Resolution No. _____

Resolution authorizing the City Manager to approve Change Order No. 1 for the 2024 Alley Rehabilitation Project to Chad & Brandi, Inc. dba Wilson Contracting in the amount of $70,196.88 to balance final project quantities

WHEREAS, the City of Wichita Falls entered a unit price contract with Chad & Brandi, Inc. dba Wilson Contracting for the 2024 Alley Rehabilitation Project with the estimated total cost of $493,005.52; and,

WHEREAS, the City of Wichita Falls has negotiated Change Order No. 1 for an addition of $70,196.88 for a final contract amount of $563,202.40.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

The City Manager is authorized to execute Change Order No. 1 for the 2024 Alley Rehabilitation Project in the amount of $70,196.88.

PASSED AND APPROVED this the 17th day of June, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

CITY OF WICHITA FALLS, TEXAS
CONTRACT CHANGE ORDER FORM

CHANGE ORDER NO.:	1 & Final
DATE:	4/23/2025
AMOUNT OF CHANGE:	$ 70,196.88

PROJECT/CONTRACT: 2024 Alley Rehabilitation Project, CWF24-530-09

TO: **Wilson Contracting**, this Change Order, after approval by the Owner, will be your
(Contractor)
authority to make the following changes in the work under your contract:

Description of Changes	Decrease in Contract	Increase in Contract	Total Change in Contract
This change order will modify plan quantities to final in-place quantities.			
Item 107-TS: Trench Safety System Decreased 9 LF at $1.00 per LF for a final total of 642 LF	$ 9.00	$ -	$ (9.00)
Item 203.1-PT: Plane & Texture (2") Increased 309 SF at $15.00 per SF for a final total of 2,600 SF	$ -	$ 4,635.00	$ 4,635.00
Item 203.1-TS: Topping Slab (2") Increased 754 SF at $56.12 per SF for a final total of 3,800 SF	$ -	$ 42,314.48	$ 42,314.48
Item 203.1-RP: Remove Existing Pavement Increased 17 SY at $15.00 per SY for a final total of 691 SY	$ -	$ 255.00	$ 255.00
Item 301-6: 6" Soil Stabilization Increased 2.4 SY at $14.00 per SY for a final total of 797.4 SY	$ -	$ 33.60	$ 33.60
Item 303.6: 6" Reinforced Concrete Alley Decreased 1.5 SY at $92.00 per SY for a final total of 534.5 SY	$ 138.00	$ -	$ (138.00)
Item 305.2-AP: 6" Reinforced Concrete Alley Approach Increased 7.1 SY at $92.00 per SY for a final total of 90.1 SY	$ -	$ 653.20	$ 653.20
Item 402-PR: Pavement Repair Increased 1 SY at $145.00 per SY for a final total of 35 SY	$ -	$ 145.00	$ 145.00
Item 501.17-6: Install 6" SDR 26 PVC Sanitary Sewer Pipe Decreased 9 LF at $100.00 per LF for a final total of 642 LF	$ 900.00	$ -	$ (900.00)
Item 203.1-RP-ALT1: Remove Existing Pavement (Add/Alt #1) Increased 120.6 SY at $15.00 per SY for a final total of 715.6 SY	$ -	$ 1,809.00	$ 1,809.00
Item 301-6-ALT1: 6" Soil Stabilization (Add/Alt #1) Decreased 169.8 SY at $14.00 per SY for a final total of 409.2 SY	$ 2,377.20	$ -	$ (2,377.20)
Item 303.6-ALT1: 6" Reinforced Concrete Alley (Add/Alt #1) Increased 120.6 SY at $92.00 per SY for a final total of 715.6 SY	$ -	$ 11,095.20	$ 11,095.20
Item 203.1-RP-ALT2: Remove Existing Pavement (Add/Alt #2) Increased 146 SY at $15.00 per SY for a final total of 425 SY	$ -	$ 2,190.00	$ 2,190.00
Item 301-6-ALT2: 6" Soil Stabilization (Add/Alt #2) Decreased 210.1 SY at $14.00 per SY for a final total of 68.9 SY	$ 2,941.40	$ -	$ (2,941.40)
Item 303.6-ALT2: 6" Reinforced Concrete Alley (Add/Alt #2) Increased 146 SY at $92.00 per SY for a final total of 425 SY	$ -	$ 13,432.00	$ 13,432.00
TOTAL	$ 6,365.60	$ 63,136.48	$ 70,196.88

AMOUNT OF ORIGINAL CONTRACT:	$ 493,005.52
TOTAL AMOUNT OF THIS CHANGE ORDER:	$ 70,196.88
TOTAL AMOUNT OF PREVIOUS CHANGE ORDERS:	$ -
CONTRACT AMOUNT TO DATE:	$ 563,202.40

The completion time under your contract will be extended by zero (0) days because of this change order making the revised completion date May 8, 2025.

Accepted By Contractor:
Wilson Contracting
By: Susan Freudiger
Title: Corp. Sect.
Date: 4/24/25

Recommended By Arch/Eng: (if applicable)
By: _____
Title: _____
Date: _____

Approved By Owner:
By: _____
Title: _____
Date: _____

CITY COUNCIL AGENDA
JUNE 17, 2025

ITEM/SUBJECT: Resolution authorizing award of bid for the City's estimated annual requirement of Ready-Mix Concrete and Flowable Fill to Blue Quill Trucking, LLC dba Falls Redimix in the amount of $697,125.00.

INITIATING DEPT: Public Works

STRATEGIC GOAL: Provide Quality Infrastructure

STRATEGIC OBJECTIVE: N/A

COMMENTARY: Bids were opened June 3, 2025, for the purchase of the City's estimated annual requirement of ready-mix concrete and flowable fill. The primary user is the Street Division and Utility Equipment Services for utility cut repair. There are other City departments, such as Water Distribution, Sewer Rehab, and Parks, that will also have needs for these materials throughout the year. Therefore, the quantities of each of the different concrete types are unknown and are estimated and will be used on an as-needed basis. The purpose of the bid is to establish a fixed unit price for each type of material in order to comply with the procurement laws of the state, and the overall total bid amount only represents an estimated annual quantity. Historically, the City's needs are less than the quantities that are bid, and we have never exceeded the total bid amount.

Bids are requested by line item for five (5) different types of concrete mix, allowing bidders to bid all or specific items depending on their ability to provide the product. Two (2) responses were received (bid tabulation attached).

Staff recommends award of bid for the City's estimated annual requirement of Ready-Mix Concrete and Flowable Fill to Blue Quill Trucking LLC dba Falls Redimix in the amount of $697,125.00.

The term of the contract is for one (1) year, with a one (1) year renewal option.

☒ **Director of Public Works** ☒ **Assistant City Manager**

ASSOCIATED INFORMATION: Resolution

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

Resolution No. _____

Resolution authorizing the award of bid for the City's estimated annual requirement of Ready-Mix Concrete and Flowable Fill to Blue Quill Trucking, LLC dba Falls Redimix in the amount of $697,125.00

WHEREAS, the City of Wichita Falls advertised and requested bids for the City's estimated annual requirement of ready-mix concrete and flowable fill; and,

WHEREAS, bids were received and publicly opened on June 3, 2025; and,

WHEREAS, the City Council desires to purchase ready-mix concrete and flowable fill for use by various city departments during the next twelve months, with a one-year renewal option.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

Authorization is granted to award the bid for the City's estimated annual requirement of Ready-Mix Concrete and Flowable Fill to low bidder Blue Quill Trucking, LLC dba Falls Redimix in the amount of $697,125.00.

PASSED AND APPROVED this the 17th day of June 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

BID TABULATION
BID 25-08 READY MIX CONCRETE & FLOWABLE FILL

VENDOR	2500 CY CLASS S (6 SACK) TRK CHG EST = 75		400 CY CLASS A (5 SACK) TRK CHG EST = 20		300 CY C & G (3/8" PEA GRAVEL, 6 SACK) TRK CHG EST = 20		400 CY CLASS C-C (7 SACK) TRK CHG EST = 20		800 CY FLOWABLE FILL TRK CHG EST = 30		TRUCK CHG EST. 165 (15 MIN)	TOTAL BID
	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL		
FALLS REDIMIX WICHITA FALLS, TX	$ 159.75	$ 399,375.00 3,000.00 PURGE TIME **$ 402,375.00**	$ 153.75	$ 61,500.00 800.00 PURGE TIME **$ 62,300.00**	$ 167.50	$ 50,250.00 800.00 PURGE TIME **$ 51,050.00**	$ 165.00	$ 66,000.00 800.00 PURGE TIME **$ 66,800.00**	$ 141.75	$ 113,400.00 1,200.00 PURGE TIME **$ 114,600.00**	**$40.00**	**$697,125.00**
OK CONCRETE WICHITA FALLS, TX	$ 163.00	$ 407,500.00 1,875.00 PURGE TIME **$ 409,375.00**	$ 157.00	$ 62,800.00 500.00 PURGE TIME **$ 63,300.00**	$ 169.00	$ 50,700.00 500.00 PURGE TIME **$ 51,200.00**	$ 169.00	$ 67,600.00 500.00 PURGE TIME **$ 68,100.00**	$ 145.00	$ 116,000.00 750.00 PURGE TIME **$ 116,750.00**	**$25.00**	**$708,725.00**
INCREASE		5.97%		6.03%		6.69%		0.00%		9.04%		

	2500 CY CLASS S (6 SACK)			400 CY CLASS A (5 SACK)			300 CY C & G (3/8" PEA GRAVEL, 6 SACK)			400 CY CLASS C-C (7 SACK)			800 CY FLOWABLE FILL			
	UNIT	TOTAL	TRK CHG	UNIT	TOTAL	TRK CHG	UNIT	TOTAL	TRK CHG	UNIT	TOTAL	TRK CHG	UNIT	TOTAL	TRK CHG	TOTAL
2024 COST	$ 150.75	$ 376,875.00	$ 2,250.00	$ 145.00	$ 58,000.00	$ 600.00	$ 157.00	$ 47,100.00	$ 600.00	$ 165.00	$66,000.00	$600.00	$ 130.00	$ 104,000.00	$ 900.00	$ 656,925.00

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Resolution authorizing the City Manager to award a contract for the construction of a new corridor and office for the Parks and Recreation Department to AOC Construction, Inc in the amount of $55,948.

INITIATING DEPT: Information Technologies & Facilities

STRATEGIC GOAL: Provide Quality Infrastructure

STRATEGIC OBJECTIVE: Continue to Improve Recreational Amenities

COMMENTARY: The current FY 2025 IT/Facilities budget includes $200,000 for miscellaneous upgrades and repairs. Upon the creation of a new Parks and Recreation Director position, a need for a new office space arose. After reviewing the current Recreation offices at the Wichita Falls Public Library, it was decided there was ample space to construct a new office and create a corridor for the existing offices, as their current office doors open into a high-traffic area. Due to the cost and scope of the project, the State Building Code requires an architectural design. The Building Maintenance staff engaged Joe Ross with GBA Architects, LLC to design the project. Mr. Ross' estimated project cost was $57,300. The project went to bid in May 2025. AOC Construction, Inc was the lowest bidder at $55,948. Below is a list of bids that were received for the project.

Vendor	Bid Total
AOC Construction, Inc	$55,948
Gary Baker Construction	$74,472
Cross R's Company, Inc	$88,550
Trinity Hughes Construction	$112,100
HOBO Construction, LLC	$125,546.91

The City has successfully contracted with AOC Construction, Inc for other construction projects in the past including an office fabrication at the Police Department and as a subcontractor for the current Memorial Auditorium Building Renovation project. This project should take 5 to 6 weeks to complete.

Staff recommends approval of the resolution.

☒ Assistant City Manager

ASSOCIATED INFORMATION: Resolution

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

Resolution No. _____

Resolution authorizing the City Manager to award a contract for the construction of a new corridor and office for the Parks and Recreation Department to AOC Construction, Inc in the amount of $55,948

WHEREAS, the City of Wichita Falls 2024-25 budget includes $200,000 for miscellaneous repairs and upgrades; and,

WHEREAS, AOC Construction, Inc submitted a low bid of $55,948.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

The City Manager is authorized to execute all documents necessary to award a contract, in forms approved by the City Attorney, for the construction of a new corridor and office for the Parks and Recreation Department to AOC Construction, Inc in the amount of $55,948.

PASSED AND APPROVED this the 17th day of June 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Conduct a public hearing and consider and take action on an ordinance finding certain buildings and/or structures to be dangerous; requiring property owners to demolish said buildings and/or structures within thirty (30) days of the date of this ordinance and declaring an emergency and immediate effective date.

INITIATING DEPT: Development Services/Neighborhood Services/Code Compliance

STRATEGIC GOAL: Accelerate Economic Growth

STRATEGIC OBJECTIVE: Prioritize Code Compliance Resources

COMMENTARY:

- Notices of violations have been sent certified mail to property owners and other interested parties on various dates (dates found in the tables below) allowing 60 days for the property owner to repair or demolish the structure.
- May 16th, 2025 – Notice of public hearing sent via certified mail to property owners.
- May 16th, 2025 – Notice of public hearing published in Times Record News.
- May 16th, 2025 – Notice of public hearing filed with the Wichita County Clerk's Office.
- June 17th, 2025 - City Council public hearing and ordinance declaring listed structures dangerous.
- July 17th, 2025 – If declaration(s) approved by City Council, deadline for property owners to demolish or be issued a Restoration Permit.

Staff is requesting the City Council declare the fifteen (15) structures, as detailed in the attached documentation, as dangerous. Many of these structures have sustained severe fire damage and have been accessed by unauthorized individuals, posing safety concerns.

If the Council approves the proposed ordinance, property owners will have thirty (30) days to demolish the structures voluntarily. If no action is taken within that timeframe, staff will proceed with the required HUD environmental review process. Once the review is complete, staff will proceed with bids for demolition using Community Development Block Grant (CDBG) funds.

For residential properties, the review takes approximately 30-60 days to complete. However, commercial properties require a full Environmental Assessment, which may take several months. Assuming there are no delays due to environmental or historic issues, staff anticipates being able to advertise for the residential demolition bids in October 2025 and for the commercial structure in November 2025.

In addition, staff is recommending an expedited demolition of the structure located at 1400 Travis. Due to the extent of fire damage, the building is structurally unsafe and cannot be secured against unauthorized entry, presenting an immediate hazard to the public and emergency personnel. If declared as dangerous and the property owner does not act, staff plans to issue a demolition bid package in July 2025 with the demolition expected to be completed in August 2025. The demolition of this structure will be funded through budgeted General Funds, allowing the City to bypass the CDBG process and address the safety risk more quickly.

The City Council can also provide additional time for compliance with a Restoration Permit (i.e. 60 days, 90 days, etc.) if requested by the property owner for any of the properties under consideration. If, after that time, the structure remains out of compliance, abatement by Code Compliance can commence with demolition without any further City Council action.

Pursuant to statute and local ordinance, the City Council can, after a public hearing, deem structures that have deteriorated to a certain threshold as “dangerous”. Once structures are deemed dangerous, the property owner then has 30-days to either (1) receive a restoration permit for rehabilitation of the structure, or (2) demolish the structure. If after 30-days the structure remains dangerous, the City can affect demolition and place a lien for all costs on the property.

Staff recommends the City Council (1) conduct the public hearing to provide each of the fifteen (15) property owners an opportunity to provide information regarding their plans for the structures, and (2) approve the ordinance deeming the properties as dangerous structures. Staff will be presenting additional information at the meeting for further Council discussion and questions.

☒ **Assistant City Manager**

☒ **Director of Development Services**

☒ **Neighborhood Services Manager**

ASSOCIATED INFORMATION: Ordinance, List of Structures

☒ **Budget Office Review:**

☒ **City Attorney Review:**

☒ **City Manager Approval**

Ordinance No. _____

Ordinance finding certain buildings and/or structures to be dangerous; requiring property owners to demolish said buildings and/or structures within thirty (30) days of the date of this ordinance and declaring an emergency and immediate effective date

WHEREAS, the Code Compliance Division and the City of Wichita Falls, acting under the provisions of Article VIII of Chapter 22 of the Code of Ordinances of the City of Wichita Falls, has served notice to the owners of the property listed in Section 2 of this ordinance, that the building or buildings on the premises have been classified as dangerous structures and that certain corrections were needed to be made or the building(s) demolished; and,

WHEREAS, the property owners and all other persons having an interest in the property have been duly served by the Code Compliance Division of the time and date of the Public Hearing for the property owners to appear before the City Council to show cause why such buildings or structures in Section 2 should not be demolished in accordance with the State of Particulars set forth in the Code Compliance Division's notice; and said Public Hearing was had and held at the time and place fixed therefore, the day of the approval of this ordinance, in the Seminar Room at the MPEC, 1000 Fifth Street, in the City of Wichita Falls, Texas, and at such Public Hearing, protests and objections were made in accordance with the **List of Objections** (to be attached after meeting) and said hearing was continued until all desiring to be heard were given full fair opportunity to be heard and the City Council of the City of Wichita Falls, having fully considered all property matters, is of the opinion that the said hearing should be closed; and,

WHEREAS, the City Council finds that the photographs and other evidence presented at the hearing and in the **List of Structures to be Repaired and List of Structures for which Repair is Authorized** justify the determinations herein that the described buildings be demolished or repaired as established in this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

1. The aforementioned public hearings are closed, and the protests and objections are overruled, except as identified on **List of Objections**. If corrective actions are not completed within the period authorized by the City Council acting as Building Commission, the structure will be demolished.

2. From the evidence presented in the aforementioned Public Hearing by property owners appearing and the Code Compliance Division for the City of Wichita Falls, the buildings and/or structures at the locations listed in the attached **List of Structures to be Demolished,** with the corresponding property owners, are found to be dangerous buildings which cannot be repaired as defined in said Article VIII of Chapter 22 of the

Code of Ordinances of the City of Wichita Falls, and the property owners listed therein and any other person having an interest in said buildings as shown by the title search by the City of Wichita Falls are hereby commanded to demolish the buildings and/or structures in accordance with the State of Particulars set forth in the Code Compliance Division's notice. Prior to demolition, all utility services to the structures must be properly disconnected in accordance with applicable regulations. The property owners listed on the attached **List of Structures to be Demolished** and any other person having an interest in said buildings as shown by title search by the City of Wichita Falls are further commanded to demolish in accordance with the State of Particulars set forth in the Code Compliance Division's notice within 30 days from the date of this ordinance.

3. If, within 30 days from the date of this ordinance, any building listed in Section 2 of this ordinance has not been demolished and removed, then it shall be demolished and removed at the expense of the City, by the City or the City's contractors (subject to City funding), and the net cost for demolition or removal shall be charged to the owners of the property and assessed on the land on which the building stood.

4. The dangerous building demolition order for the properties listed in the **List of Structures for which Repair is Authorized** is suspended for **30** days from this date, and the dangerous building demolition order is to be valid again if the property owner does not obtain a restoration permit to restore this building within such time. If the property owner obtains a restoration permit to restore this building within the aforementioned period of time, then the dangerous building declaration for this property is suspended for the additional time of **90** days, and the dangerous building demolition order is to be valid again if the property owner does not bring this building into compliance with all codes of the City of Wichita Falls within the aforementioned **90** days. If the property owner brings this building into substantial compliance (as determined by the City's building official) with all codes of the City of Wichita Falls within the aforementioned **90** days, then this dangerous building order will be terminated. The owner's failure to comply with either of the aforementioned deadlines will authorize the City to demolish the structure without further notification to the owner or any other party.

List of Structures for which Repair is Authorized:

_____

_____

5. These structures pose a danger of collapse and conflagration, harbor pests, spread disease, and are places of assembly for dangerous criminals; therefore, their demolition constitutes an emergency for the immediate preservation of the public business place, property, health, safety and general welfare of the public, as this ordinance shall become effective immediately from and after the date of its passage and accordingly it is so ordained.

PASSED AND APPROVED this the 17th day of June 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

List of Structures to be demolished as follows:

ADDRESS	OWNER	DATE OF NOTICE
1. 2303 Princeton Ave. Residential Property **Main Structure** LOT 17 BLK 17 SIBLEY TAYLOR	CENTENO-SALDANA MIGUEL ADDRESS % ANDRES CENTENO SALDANA PO BOX 644 SHEBOYGAN, WI 53082-0644	February 05, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$2,190.07	September 21, 2021	Structure fire on November 05, 2024









Exterior Walls: Fire and smoke damaged, cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Fire and smoke damaged, deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Fire damaged, broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Fire damaged, water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
2. 1111 Rowland Residential Property **Main Structure** TR 1E BLK 2 SOUTH SIDE ACRES	GREEN MAXIE D 820 7TH ST WICHITA FALLS, TX 76301-2507	February 05, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$1,694.55	October 12, 2024	Structure fire on November 06, 2024



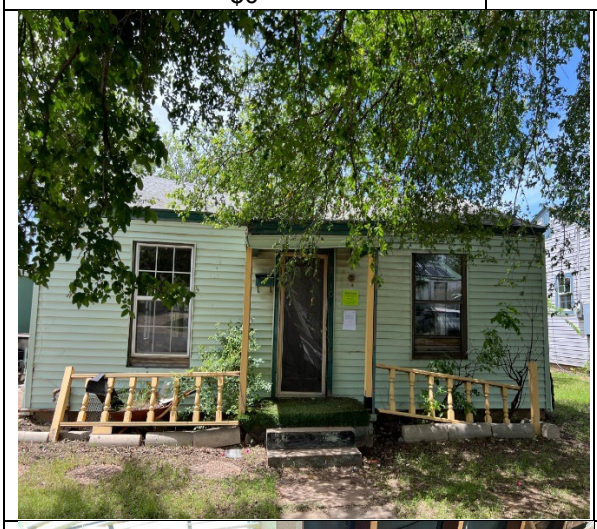
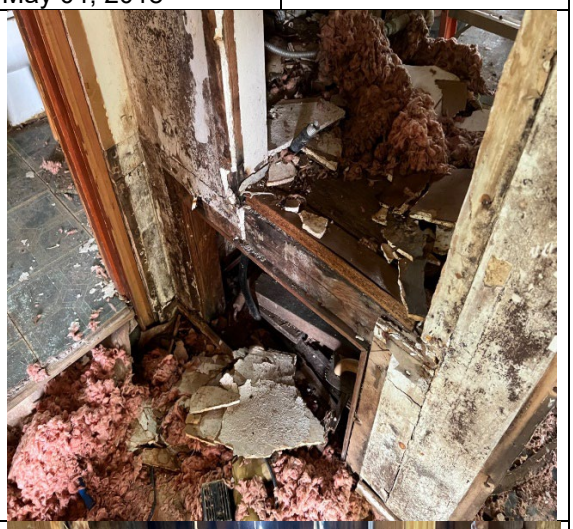


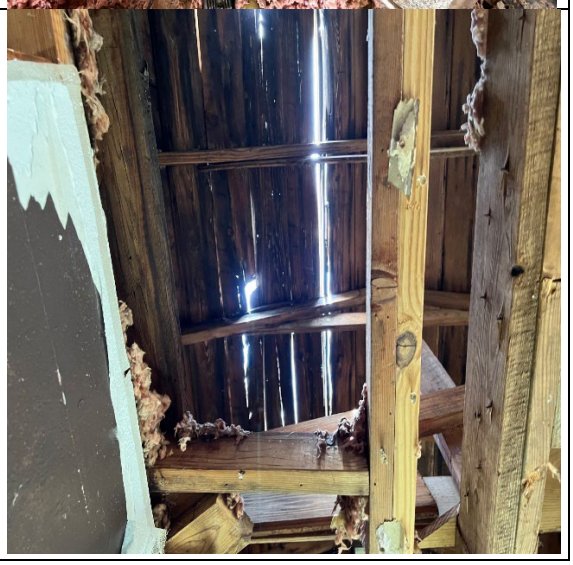




Exterior Walls: Fire and smoke damaged, cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Fire and smoke damaged, deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Fire damaged, broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Fire damaged, water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
3. 2910 Lebanon Rd. Residential Property **Main Structure** LOT 6 BLK 24 FAIRVIEW	LONGORIA JOSE A/K/A ANGEL 3107 COLQUIT RD WICHITA FALLS, TX 76309-5011	February 05, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	May 04, 2018	



Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
4. 3227 Seymour Rd. Residential Property **Main Structure** LOT 4 BLK 1 WESTMORELAND PARK	WELDEN SHERRY A 4119 BLANTON WICHITA FALLS, TX 76308-2501	February 05, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	December 04, 2014	Structure fire on September 15, 2022






Exterior Walls: Fire and smoke damaged, cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Fire and smoke damaged, deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Fire damaged, broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Fire damaged, water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
5. 1107 Burnett St. Residential Property **Main Structure** LOT 7 BLK 203 ORIGINAL TOWN, WF	JANECKA MILDRED P ESTATE % JANET C JANECKA 2129 PRINCETON WICHITA FALLS, TX 76301	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	03/07/2017	Structure fire on December 27, 2024









Exterior Walls: Fire and smoke damaged, cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Fire and smoke damaged, deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Fire damaged, broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Fire damaged, water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
6. 1305 Midwestern Pkwy. Residential Property **Main Structure** LOT 3 BLK 23 HILLCREST	MALDANADO JOSE 2208 YALE WICHITA FALLS, TX 76301	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	12/18/2001	









Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
7. 1322 N. 5th St. Residential Property **Main Structure** LOT 13 BLK 23 SCOTLAND	PETERSON GORDON ALLEN PO BOX 366 WICHITA FALLS, TX 76307-0366	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	10/08/2016	






Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
8. 1415 Kemp Blvd. Commercial Property **Main Structure** LOT 9 BLK 61 FLORAL HEIGHTS	VU THUY TIEN THI PO BOX 4234 WICHITA FALLS, TX 76308	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	09/01/2007	Duplex









Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
9. 1226 Tulip St. Residential Property **Main Structure** LOTS 16&17 BLK 1 RIVERS	BRIGGS GEORGNIA M 1226 TULIP ST WICHITA FALLS, TX 76301	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	11/27/2024	Structure fire on November 24, 2024









Exterior Walls: Fire and smoke damaged, cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Fire and smoke damaged, deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Fire damaged, broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Fire damaged, water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
10. 1306 Gladiolus St. Residential Property **Main Structure** LOT 1 BLK 4 JACKSON	FOSTER GEORGE 1910 MCGREGOR WICHITA FALLS, TX 76301-5509	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	1/04/2011	Structure fire on December 27, 2024









Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
11. 1711 Fairfax Ave. Residential Property **Accessory Structure** 1.65 AC BLKS 32 & 33 MCKENZIE KNIGHT	BOUCHARD JEAN J ETUX BEVERLY K 1711 FAIRFAX WICHITA FALLS, TX 76306-1603	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	N/A	Accessory Structure Only









Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
12. 1720 Fairfax Ave. Residential Property **Accessory Structures** 2.9 AC BLK 31 MCKENZIE KNIGHT	MARTINEZ-DE-FRAUSTO MARIA ALEJANDRO (L/E) & JUAN FRAUSTO DECD 1720 FAIRFAX AVE WICHITA FALLS, TX 76306	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$1,103.73	06/06/2024	Accessory Structures Only





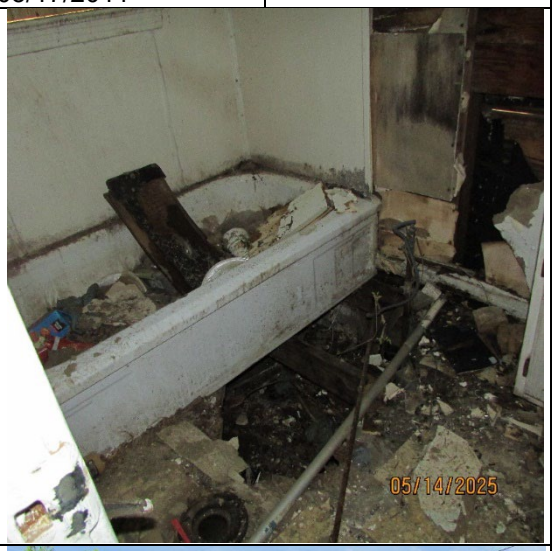


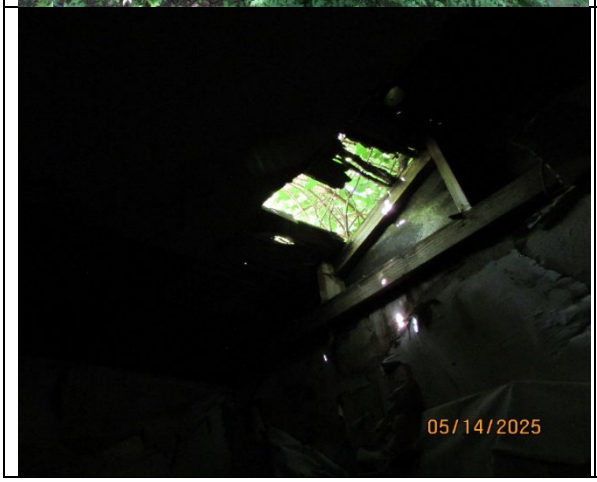


Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
13. 1900 Britain St. Residential Property **Main and Accessory Structures** LOT 1 BLK 3 JACKSON ROBERTS	WILLISON SOLEDAD R 749 HALF HOUSE RD WICHITA FALLS, TX 76310	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$159.80	05/17/2011	









Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
14. 3800 Shasta Dr. Commercial Property **Main Structure** ALL BLK 33 SUNSET TERRACE 3	FREEDOM BAPTIST CHURCH 3800 SHASTA DR WICHITA FALLS, TX 76306	March 13, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	12/28/2023	Structure fire on September 09, 2023









Exterior Walls: Fire and smoke damaged, cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Fire and smoke damaged, deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Fire damaged, broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Fire damaged, water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

ADDRESS	OWNER	DATE OF NOTICE
15. 1400 Travis St. Residential Property **Main & Accessory Structures** N60 FT LOT 1 BLK 221 ORIGINAL TOWN, WF	MCCOY MARCIA ANN 1400 HAYES WICHITA FALLS, TX 76309 MCCOY DAVID W PO BOX 652 BURSON, CA 95225	March 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$1,739.54	06/27/2006	Structure fire on March 29, 2025









Exterior Walls: Fire and smoke damaged, cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Fire and smoke damaged, deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Fire damaged, broken sheetrock and holes in wall and ceiling, deterioration and water damage throughout.
Floors: Fire damaged, water damaged, floor covering damaged, holes in floor, loose members, areas of exposure to outside elements.
Windows and Doors: Damaged windows and doors throughout.
Sanitary Conditions: Rubbish and trash throughout.

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Public hearing and discussion regarding proposed fare increases for the Wichita Falls Transit System

INITIATING DEPT: Aviation, Traffic, and Transportation

STRATEGIC GOAL: Actively Engage and Inform the Public

STRATEGIC OBJECTIVE: Practice Effective Governance

COMMENTARY: The City is required to hold two public hearings by the Federal Transit Administration (FTA) prior to fare/rate adjustments. This is the first public meeting held in this process. City Staff is proposing to implement a Day Pass in place of single ride tokens. City Staff proposes the following fare structure to be implemented on October 1, 2025.

	Current Fare Structure	**Proposed Fare Structure**
Adult Full Fare (single ride):	$1.50	$0.00
Disabled, Elderly, Student (single ride):	$0.75	$0.00
Sheppard Express:	$2.00	$3.00 (includes 1 free transfer)
Deviations:	$3.00	$3.00 (includes 1 free transfer)
Transfer:	$0.25	$0.25 (two or more transfers)
Day Pass:	$0.00	$3.50 (unlimited rides for 24 hrs)

	Current Pass Options	**Proposed Pass Options**
Full Fare/20 Rides with Transfers:	$25.00	$30.00 (includes transfers)
Disabled, Elderly, Student/ 20 Rides with Transfers:	$12.00	$15.00 (includes transfers)

	Current Monthly Pass	**Proposed Monthly Pass**
Regular Adult Fare:	$45.00 Unlimited rides for 30 days from date of first use.	$50.00 **Cannot be used for deviations**
Elderly, Disabled, Student:	$22.00 Unlimited rides for 30 days from date of first use.	$25.00 **Cannot be used for deviations**

The last fare increase for the Wichita Falls Transit System occurred on July 1, 2013. The proposed adjustment will position transit fares with those around the state, as well as to cover expenditure increases in salaries and fuel.

The City Council will not take action at this meeting. A second public hearing and input opportunity will be held at the Travel Center on July 17, 2025.

☒ **Assistant City Manager**

ASSOCIATED INFORMATION:

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Ordinance making an appropriation to the Special Revenue Fund for STD/HIV-DIS Prevention Services Program in the amount of $149,955; received from the Department of State Health Services; authorizing the City Manager to execute contract accepting same.

INITIATING DEPT: Health

STRATEGIC GOAL: Actively engage and inform the public

STRATEGIC OBJECTIVE: Practice effective governance

COMMENTARY: The Department of State Health Services (DSHS) is amending the current STD/HIV-DIS contract to add $149,955 of funding. Through this contract, Disease Intervention Specialist (DIS) services are offered to the public with the goal of controlling and preventing the spread of Sexually Transmitted Diseases (STDs), including Human Immunodeficiency Virus (HIV). There is no match requirement. The grant provides salary and fringe funding to support a DIS Program Manager, DIS, and Disease Investigation and Statistics Specialist (DISS). These individuals will perform the following seven core activities: community and individual behavior change interventions, medical and laboratory services, partner services, leadership and program management, surveillance and data management, program evaluation, and training and professional development. The contract period for this grant extension is August 1, 2025 to February 28, 2026.

Staff recommends approval of the ordinance.

☒ **Director of Health**

ASSOCIATED INFORMATION: Ordinance

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

Ordinance No. _____

Ordinance making an appropriation to the Special Revenue Fund for STD/HIV-DIS Prevention Services Program in the amount of $149,955; received from the Department of State Health Services; authorizing the City Manager to execute contract accepting same

WHEREAS, the Department of State Health Services wishes to enhance local response to prevent and control Sexually Transmitted Diseases; and,

WHEREAS, the approval of these funds could not have been anticipated prior to the adoption of the 2024 – 2025 budget.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

There is hereby appropriated in the Special Revenue Fund $149,955 for the STD/HIV–DIS Prevention Services Program, and the City Manager is authorized to enter into a contract with the Department of State Health Services for the Wichita Falls – Wichita County Public Health District.

PASSED AND APPROVED this the 17th day of June, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Ordinance making an appropriation to the Special Revenue Fund for the Women, Infants, and Children (WIC) Grant Program in the amount of $37,700 received from the Texas Health and Human Services Commission (HHSC), and authorizing the City Manager to execute contract accepting same.

INITIATING DEPT: Health

STRATEGIC GOAL: Actively engage and inform the public

STRATEGIC OBJECTIVE: Practice effective governance

COMMENTARY: The Texas Health and Human Services Commission (HHSC) has provided the local Women, Infants and Children (WIC) Program of the Health Department additional funding in the amount of $37,700. This amount is based on the number of participants seen in the local WIC clinic, and also funds services such as outreach and education regarding breastfeeding and nutrition.

This increase in funding will bring the total Health Department WIC contract with HHSC to $1,238,656 for Fiscal Year 2025.

☒ **Director of Health**

ASSOCIATED INFORMATION: Ordinance

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

Ordinance No. _____

Ordinance making an appropriation to the Special Revenue Fund for the Women, Infants, and Children (WIC) Grant Program in the amount of $37,700 received from the Texas Health and Human Services Commission (HHSC), and authorizing the City Manager to execute contract accepting same

WHEREAS, the Texas Health and Human Services Commission has identified additional funding for our local WIC agency; and,

WHEREAS, the approval of these funds could not have been anticipated prior to the adoption of the 2024-2025 budget.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

There is hereby appropriated in the Special Revenue Fund $37,700 for the Women, Infants, and Children (WIC) Program.

PASSED AND APPROVED this the 17th day of June, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Resolution authorizing the City Manager to execute a change order to the Construction Manager at Risk contract with Anthony Inman Construction, Inc. in the amount of $388,654.

INITIATING DEPT: Building Maintenance

STRATEGIC GOAL: Accelerate Economic Growth/Provide Quality Infrastructure

STRATEGIC OBJECTIVE: Revitalize Depressed and Declining Neighborhoods/ Upgrade or Replace outdated public facilities/Alternative Options for Financing

COMMENTARY: In February of 2024, the Council awarded a Construction Manager at Risk contract to Anthony Inman Construction for a guaranteed maximum price (GMP) of $16.3 million for the building renovation of Memorial Auditorium. The total cost of this project, including soft costs and furniture, fixtures, and equipment (FF& E), is estimated at $19.1 million.

Contingency funds have been consumed by typical items such as unknowns and corrections to the original project scope, as well as items that were outside the scope of this remodel. Some of these items include increasing the fire sprinkler pump's size to adequately service the Performance Hall, adding fire alarm devices inside the Performance Hall, and enhancing the electrical capacity for the Performance Hall Stage Lighting. These additions are sensible due to their convenience factor, and they must be completed for the proposed Performance Hall remodel. In summary, the request is to fund these significant scope changes through a change order, while continuing to cover incidental project items with contingency funds.

There are items and aspects that are forward-facing that we do not want to scale back or compromise on quality. One example is the enhancements to the 7th Street Entrance Plaza. This entrance will be highly visible to the public and will create the first impression of the entire Memorial Auditorium renovation.

The funds for this change order are available from the interest earned on the ARPA Rescue funds and Venue Tax Funds.

Staff recommends approval.

☒ Assistant City Manager

ASSOCIATED INFORMATION: Resolution

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

Resolution No. _____

Resolution authorizing the City Manager to execute a change order to the Construction Manager at Risk contract with Anthony Inman Construction, Inc. in the amount of $388,654

WHEREAS, in February of 2024, the Council awarded a Construction Manager at Risk contract to Anthony Inman Construction for a guaranteed maximum price (GMP) of $16.3 million for the building renovation of Memorial Auditorium; and

WHEREAS, contingency funds have been used for some improvements to Memorial Auditorium that were out of the original scope; and

WHEREAS, these additions are sensible due to their convenience factor, and they must be completed for the proposed Performance Hall remodel; and

WHEREAS, funds are available for this change order from the ARPA funds interest and Venue Tax fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

The City Manager is authorized to execute a change order, in a form approved by the City Attorney, to the Construction Manager at Risk contract with Anthony Inman Construction, Inc. in the amount of $388,654.

PASSED AND APPROVED this the 17th day of June, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

ANTHONY INMAN
CONSTRUCTION, INC.

May 1, 2025

Mr. Steve Wood, AIA
BYSP Architects
1005 Ninth Street, Suite 200
Wichita Falls, TX 76301

Re: Memorial Auditorium Building Renovations
Subj: Construction Cost – Proposed Change Order to the Project

Mr. Wood,

We present the following items for review and possible approval for Change Order 001 to the project cost.

1.	PCO_008 Hydronic Piping Revisions to the Project	$ 78,580
2.	PCO_010 Replace underfloor DWV on the First Floor	$ 47,384
3.	PCO_015R1 Add Fire Alarm Devices to the Auditorium	$ 20,000
4.	PCO_022 Stage Lighting Electrical Revisions	$ 19,278
5.	PCO_024 Upsize the Fire Pump for future Auditorium Fire Sprinklers	$ 22,225
6.	PCO_026R1 Replace slab on 2nd floor west area	$ 23,925
7.	PCO_027 Sheetrock lid on 4th floor Return Air plenum	$ 25,522
8.	PCO_040 Move and Replace ONCOR Transformer and Feed	$ 79,080
9.	PCO_047 Overhead Structural Support for Single Glazed High Wall	$ 49,270
	Subtotal Construction Cost for Change Order 001	$ 365,264
	Builders Risk Insurance to the Project @ 1%	$ 3,653
	PL/PD Insurance to the Project @ .85%	$ 3,105
	Construction Manager Fee @ 3.5%	$ 12,784
	Total Cost with Insurance and CM Fee	$ 384,806
	Payment and Performance Bond Cost	$ 3,848
	Total Proposed Cost for Change Order 001	$ 388,654

Do not hesitate to reach out to our team for additional information or questions about the PCO's listed above.

Respectfully submitted,
Anthony Inman Construction

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Resolution authorizing the City Manager to formally reject all bids for a restroom addition to the north quadrant at the newly renovated Sports Complex at 1702 Sheppard Access Road.

INITIATING DEPT: Parks and Recreation

STRATEGIC GOAL: Provide Quality Infrastructure

STRATEGIC OBJECTIVE: Continue to improve recreational amenities

COMMENTARY: In 2024, the City Council approved the allocation of $4,200,000 from 4B and City funds for the installation of synthetic turf and related improvements at the Sports Complex, including $512,620 specifically designated for facility enhancements. Given the facility's age, now 37 years old, and the increased demand for its use, these upgrades are essential to address ongoing maintenance and repair requirements. Additionally, the proposed restroom addition is expected to further improve the facility, significantly enhancing the experience for both participants and visitors. The proposed cost for the project was $160,000.

The bids received for this project are as follows:

COMPANY		AMOUNT
AOC Construction Inc.	Wichita Falls, TX	$ 296,824.00
Construction Solutions USA LLC	Carrollton, TX	$ 366,414.00
Gary Baker Construction	Wichita Falls, TX	$ 377,632.00
Rock Island Construction	Boyd, TX	$ 320,000.00
Trinity Hughes Construction	Wichita Falls, TX	$ 374,037.00

Staff recommends rejecting this bid because it exceeds the Architect's estimate by over $135,000.

☒ **Assistant City Manager**

ASSOCIATED INFORMATION: Resolution , Bid Tab

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

Resolution No. _____

Resolution authorizing the City Manager to formally reject all bids for a restroom addition to the north quadrant at the newly renovated Sports Complex at 1702 Sheppard Access Road.

WHEREAS, the City of Wichita Falls has advertised for bids for a restroom addition to the north quadrant at the newly renovated Sports Complex; and

WHEREAS, it is found that the lowest bidder is AOC Construction Inc., who made a unit price bid with an estimated total of $296,824.

WHEREAS, the unit price bid with an estimated total of $296,824 exceeds the Architect's estimate by over $135,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

The unit price bid from AOC Construction, Inc. for a restroom addition to the north quadrant at the newly renovated Sports Complex in an estimated total amount of $296,824 and all other current bids for this project are rejected. The City Manager is authorized to deny a contract for the City with said Contractor for the construction of such project.

PASSED AND APPROVED this the 17th day of June, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

BID 25-06
NORTH SPORTS COMPLEX RESTROOM ADDITION
(2 ADDENDUM)

VENDOR	TOTAL
AOC CONSTRUCTION INC WICHITA FALLS, TX	$296,824
CONSTRUCTION SOLUTIONS USA LLC CARROLLTON, TX	$366,414
GARY BAKER CONSTRUCTION WICHITA FALLS, TX	$377,632
HOBO CONSTRUCTION LLC WICHITA FALLS, TX	NON RESPONSIVE
MARRS PATRIOT CONSTRUCTION, LLC WICHITA FALLS, TX	NON RESPONSIVE
ROCK ISLAND CONSTRUCTION BOYD, TX	$320,000
TRINITY HUGHES CONSTRUCTION WICHITA FALLS, TX	$374,037

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Resolution of the City Council of the City of Wichita Falls, Texas, reappointing Troy Farris to the Wichita County-City of Wichita Falls, Texas, Hospital Board, with a term to expire July 1, 2027.

INITIATING DEPT: City Clerk

STRATEGIC GOAL: Actively Engage & Inform the Public

STRATEGIC OBJECTIVE: Practice Effective Governance

COMMENTARY: Troy Farris has served on the Wichita County-City of Wichita Falls Hospital Board since 2015 and is eligible for and desires re-appointment with a term to expire on July 1, 2027.

Additional current applicant: Sidney Gills

**Appointments to this board may be discussed in executive session.

☒ **City Clerk**

ASSOCIATED INFORMATION: Letter from United Regional, Current Board Roster, and Resolution.

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

unitedregional

May 1, 2025

The Honorable Tim Short
Mayor, City of Wichita Falls
P.O. Box 1431
Wichita Falls, TX 76307

Dear Mayor Short:

I am writing to remind you that the current two-year term of the following City of Wichita Falls appointee to the Wichita County – City of Wichita Falls, Texas Hospital Board expires on July 1, 2025:

Troy Farris, Ed.D

Dr. Farris is concluding his fifth term and may be reappointed; alternatively, a new appointment may be made.

Should you have any questions or comments, please contact me. Otherwise, I look forward to hearing from you regarding this appointment.

Sincerely,

Cory Edmondson
President/Chief Executive Officer

cc: Troy Farris, Ed.D
Tim Cornelius, Chairman of the Wichita County – City of Wichita Falls, Texas Hospital Board

WC CWF HOSPITAL BOARD

PLACE	*NAME*	*APPOINTED*	*EXPIRATION*	*QUALIFICATIONS*	*DISTRICT*
1	Troy Farris	07/07/2015 07/05/2017 06/18/2019 06/15/2021 06/20/2023	07/31/2025	CWF	2
2	James McKechnie	1/7/2025	07/01/2026	CWF	4
3	Holly Allsup Lane	06/19/2018 06/16/2020 06/21/2022 06/04/2024	07/01/2026	CWF	3
4	Michael Stanford	07/09/2024	07/01/2026	Wichita County	
5	Rita Vokes	07/01/2017 06/17/2019 05/10/2021 06/05/2023	07/01/2025	Wichita County	
6	Jim Johnson	06/05/203	07/01/2025	Wichita County	
7	Tim Cornelius	06/18/2018 06/15/2020 07/23/2024	07/01/2026	Wichita County	

Current applicant: Sydney Gills

Resolution No. _____

Resolution of the City Council of the City of Wichita Falls, Texas, reappointing Troy Farris to the Wichita County-City of Wichita Falls, Texas, Hospital Board, with a term to expire July 1, 2027

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

Troy Farris, Ed.D. is hereby reappointed for a two-year term to Place 1 on the Wichita County/City of Wichita Falls Hospital Board with term to expire July 1, 2027.

PASSED AND APPROVED this the 17th day of June 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

CITY COUNCIL AGENDA
June 17, 2025

ITEM/SUBJECT: Appointments for midterm vacancy on the Central Wichita Falls Revitalization Area Committee

INITIATING DEPT: City Clerk

STRATEGIC GOAL: Actively Engage and Inform the Public

STRATEGIC OBJECTIVE: Practice effective governance.

COMMENTARY: There are midterm vacancies for Place 2 and Place 7 on the Central Wichita Falls Revitalization Area Committee. Vacancies were advertised in accordance with Resolution 21-2015, and there are three current applicants. Staff recommends Pastor Jacob Harrell, Senior Pastor of Lamar Baptist Church, which is located in the Central Wichita Falls Revitalization Area for Place 2. Pastor Harrell and his church are very active in the revitalization area and were instrumental in the success of the Bridwell Park Neighborhood Party held in November 2024. Staff Recommends Selena Hurtado for Place 7. Ms. Hurtado was raised in the Central Wichita Falls Revitalization Area, and after leaving to pursue higher education, returned with a strong commitment to fostering resilience and supporting future growth in this area. She currently resides in and owns commercial property in the revitalization area.

☒ **City Clerk**

ASSOCIATED INFORMATION: Member roster

☒ **Budget Office Review**

☒ **City Attorney Review**

☒ **City Manager Approval**

Central Wichita Falls Revitalization Area Committee

PLACE	*NAME*	*APPOINTED*	*EXPIRATION*	*QUALIFICATIONS*	*DISTRICT*
1	Wendy Browder	05/07/2024			1
2	Vacant				
3	Jose Garcia	05/07/2024			2
4	Michael Mitchell	05/07/2024			2
5	Robert Brooks			City Council Rep.	2
6	Ann Arnold-Ogden Nadia Menchaca	05/07/2024			2
7	Vacant				
8	Whitney Flack			City Council Rep.	1

Current applicants: Pastor Jacob Harrell, Dustin Hopson, and Selena Hurtado