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 At The MPEC, 1000 Fifth Street, Hayley Eye Clinic Seminar Room, Tuesday, September 16, 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: Pastor Christopher Readus
   St. Mark's Global Methodist Church

   (b) Pledge of Allegiance

3. Presentations

   (a) Proclamation – Walk to End Alzheimer's - Alzheimer's Association, North Central Texas Chapter

   (b) Proclamation – National Forensic Science Week - Wichita Falls Police Department

   (c) Proclamation – Constitution Week - Major Francis Grice Chapter, NSDAR

   (d) Proclamation – Hispanic Heritage Month - Con Potencia, Mexican American Veterans and Zavala

4. 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

5. Approval of minutes of the Mayor and City Council.

   (a) August 14, 2025 Special Joint Meeting

   (b) August 19, 2025 Regular Meeting

   (c) September 2, 2025, Regular Meeting

6. Ordinances

   (a) Ordinance adopting the TMRS vesting change from ten-year vesting period to a 5-year vesting period for the City of Wichita Falls

   (b) Ordinance appropriating $305,000 of grant funds pursuant to the Texas Motor Vehicle Crime Prevention Authority (MVCPA), SB 224 Catalytic Converter Grant Program, appropriating said funds to the Special Revenue Fund, and authorizing the City Manager or his designee to execute all documents necessary to accept and share said funds

   (c) Ordinance making an appropriation to the Special Revenue Fund in the amount of $51,895.82 for grant revenue from the Texas Department of Transportation (TxDOT) for a Comprehensive Selective Traffic Enforcement Program (STEP) Grant for Fiscal Year 2026 and authorizing the City Manager or his designee to execute all documents necessary to accept said funds

   (d) Ordinance amending Ordinance No. 76-2020 declaring certain structures as dangerous by allowing additional time to rehabilitate the structure located at 2300 Yale Avenue

7. Resolutions

   (a) Resolution authorizing the City Manager to approve Change Order No. 1 for the 2025 Water Budget Utility Improvement Project & Large Valve Replacement to Bowles Construction Co. in the amount of $251,700.00.

   (b) Resolution approving the Wichita Falls Type B (4B) Sales Tax Corporation's annual budget for fiscal year 2025-26

8. Receive Minutes

   (a) Employee Benefits Trust Board, February 5, 2025

   (b) Water Resources Commission, May 6, 2025

   (c) Landmark Commission, June 24, 2025

   (d) Employee Benefits Trust Board, July 8, 2025

   (e) Employee Benefits Trust Board, July 9, 2025

   (f) Employee Benefits Trust Board, July 15, 2025

   (g) Central Wichita Falls Neighborhood Revitalization Committee, July 22, 2025

REGULAR AGENDA

9. Public Hearings & Ordinances

   (a) Public Hearing and take action on an Ordinance amending the Code of Ordinances, Appendix B: Zoning, creating a special overlay district for the Heart of the Falls Neighborhood Revitalization Area, amending development regulations, zoning boundaries, and a Land Use Plan update.
      i. Public Hearing
      ii. Take Action

   (b) Public Hearing and take action on an Ordinance rezoning +/- 0.18 acres of land located at 400 Fort Worth St. (Lot 14, Block 11, Kemp) from Light Industrial (LI) to Single Family -2 (SF-2) zoning district to allow for the construction of a single-family dwelling (detached)
      i. Public Hearing
      ii. Take Action

   (c) Public Hearing and take action on an Ordinance rezoning +/- 1.22 acres of land located at 1101, 1103, 1105, 1107, 1109, 1111, & 1113 Alma St. (Lots 8-14, Block 4, Southland) from Limited Office (LO) to General Commercial (GC) zoning district and amend the Land Use Plan from Low Density Residential (LDR) to Commercial (Com) to allow for the construction of a medical office
      i. Public Hearing
      ii. Take Action

   (d) Public Hearing 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

10. Resolutions

(a) Resolution authorizing the City's acceptance and use of Defense Economic Adjustment Assistance Grant (DEAAG) funds; and authorizing City Manager to award a bid and contract to Kobo Utility Construction Corp. in the amount of $1,821,605.00 for the SAFB Runway 15C/33C Airfield Strobe Light/Control Panel Repair Project

(b) Resolution approving a Multiple Use Agreement with the Texas Department of Transportation for Passenger Shelters and Amenities

11. Other Council Matters

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

12. Executive Sessions

(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.

(b) Executive Session in accordance with Texas Government Code § 551.072, to deliberate the purchase, exchange, lease, or value of real property interests due to the fact that deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party (including, but not limited to, the purchase and/or value of 3111 Midwestern)

13. 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.

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at Memorial Auditorium, Wichita Falls, Texas on the 10th day of September, 2025 at 2:30 o'clock p.m.

Marie Babbings
_____
City Clerk

City of Wichita Falls
City Council Meeting
Minutes
August 14, 2025

Item 1 – Call to Order

The City Council of the City of Wichita Falls, Texas, met in a Special Joint Meeting at 2:30 p.m. on the above date in room 10 at the MPEC with the following members present.

Tim Short	-	Mayor
Austin Cobb	-	At-Large
Whitney Flack	-	District 1
Jeff Browning	-	District 3/Mayor Pro Tem
Mike Battaglino	-	District 4
Tom Taylor	-	District 5
Jeffery Jenkins	-	City Manager
Kinley Hegglund	-	City Attorney
Marie Balthrop	-	City Clerk

Absent: Robert Brooks, Councilor District 2

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Mayor Short called the meeting to order at 2:31 p.m.

Mayor Short led the meeting in prayer and the Pledge of Allegiance.

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Item 2 – Public hearing regarding a proposed destination retail and sports facilities land acquisition project located at 3111 Midwestern Parkway (Sikes Senter Mall property).

Mayor Short opened the public hearing at 2:32 p.m., which started with a short video, followed by staff presentations from Ron Kitchens, Gray Swoope, and Lacey Beasely. Mayor Short explained that public comments would follow staff presentations, and each member of the public would have five minutes to speak.

Staff Presentations

Presentation by Ron Kitchens, CEO, Wichita Falls Chamber of Commerce

Mr. Ron Kitchens delivered an extensive presentation to the Council, Boards, and community regarding the proposed redevelopment of Sikes Center Mall, framing it as both a necessity and a transformative opportunity. He explained that the mall's current owners made clear they had no plans to reinvest or redevelop, leaving it to the community to take action. He explained that a committee of city, EDC, and chamber representatives was formed over a year ago, which engaged consultants and vetted dozens of private developers before narrowing to a Dallas-based firm with national experience in successful mixed-use redevelopments. Mr. Kitchens emphasized that 87% of U.S. malls are expected to close by 2030 and that Sikes Center, already down to 20% occupancy, is clearly on that path without intervention. He stressed that doing nothing would result in a boarded-up, unsafe, and blighted property, whereas a public-private partnership can reshape the site into a vibrant, walkable village district with retail, housing, green space, and an athletic stadium.

He highlighted traffic and infrastructure concerns, noting the site once accommodated far greater holiday traffic, and outlined plans for multiple internal roads and parking solutions. The stadium, he clarified, would occupy only about seven acres of the nearly 60-acre property and would be entirely funded by MSU Texas and Texas Tech, under a lease arrangement with the City to allow for broader public use. Beyond athletics, the stadium would support sports tourism, high school playoffs, and university track programs, while the broader site would include parks, amphitheater-style gathering spaces, and family-friendly attractions that function as a "third place" for community life.

Mr. Kitchens outlined funding sources, including investments and loans from the 4A and 4B boards as well as five local banks, stressing that these institutions are participating because they see a sound investment. He projected $150–200 million in private investment once development phases begin, with public dollars serving as the first step. The timeline anticipates property closing in the fall, a 9–12 month master planning process, and phased construction beginning in 2027 through 2031, ensuring leases are honored and current tenants are transitioned gradually.

He argued that the project could recapture up to half of the $400 million in retail sales that currently leak outside Wichita Falls, while spurring reinvestment and quality improvements among surrounding businesses. He also emphasized the project's benefits for Sheppard Air Force Base and MSU, envisioning a welcoming environment that encourages airmen, students, and officers to engage in the city and potentially return later in their careers. He underscored that improved athletic facilities are essential for MSU to remain competitive in recruiting athletes. Finally, Mr. Kitchens contrasted the choice between action and inaction: reinvention through local leadership versus decline under absentee ownership or low-end buyers. He urged the boards to seize this opportunity, asserting that "if we build it together, we win; if we do nothing, we lose."

Presentation by Gray Swoope, President, Vision First Advisors (Exhibit A)

Mr. Gray Swoope, president of Vision First Advisors and former economic development leader for Mississippi and Florida, spoke about the redevelopment project from a site selection and competitiveness perspective. Drawing on decades of experience advising Fortune 500 companies and managing billions in investments, he explained that site selection is often more about "site elimination" — identifying flaws that disqualify communities. He urged Wichita Falls to approach redevelopment with a focus on long-term competitiveness, stressing that economic vitality is not just about jobs or payroll but about creating a holistic environment where businesses, students, military personnel, and families want to stay.

Mr. Swoope outlined the key factors companies consider: market proximity, workforce, quality of place, and quality of life. Wichita Falls, he noted, benefits from its location near Dallas–Fort Worth and its established strengths in advanced manufacturing, but it must also ensure it can attract and retain skilled workers — such as engineers — and provide the amenities and community quality that encourage them to stay. He emphasized that 25% of a company's location decision hinges on talent, making it essential to build both educational pipelines and lifestyle assets that support retention.

He framed community success around six factors: having a clear vision, mitigating reputational risk, investing in talent, building quality of place, ensuring quality of life, and optimizing assets. Assets, he said, include Sheppard Air Force Base, Midwestern State University, highways, and the airport — all of which must be leveraged to maximize competitiveness. He argued that the mall site is currently an underutilized asset, and that Wichita Falls has unique tools, like 4A and 4B sales tax funding, that other states lack to repurpose such properties strategically.

Mr. Swoope closed by stressing that thriving communities are built on partnerships between selfless business leadership and strong elected leadership. He urged Wichita Falls to treat the mall as an opportunity to redefine its value proposition, optimize existing assets, and demonstrate a collective vision that will attract investment, support students and the military, and secure long-term economic vitality.

Presentation by Lacy Beasely, President, Retail Strategies (Exhibit B)

Ms. Lacy Beasley, president of Retail Strategies and a retail real estate consultant with over 20 years of experience, spoke about the retail sector's critical role in Wichita Falls' economic development and how the Sikes Center Mall redevelopment fits into national trends. Drawing on her background working with major retailers like Costco, Best Buy, and TJ Maxx, she explained that retail site selection, like industrial site selection, ultimately comes down to profitability and competitiveness. However, unlike heavy industry, retail investment decisions are smaller in scale but more visible to the public because everyone shops and eats out. Ms. Beasley emphasized that modern economic development must integrate retail and community development, as people increasingly choose where to live based on lifestyle, amenities, schools, childcare, and shopping

options before securing jobs. This shift, accelerated by remote work, means that retail is not just a byproduct of growth but a driver of it.

Ms. Beasley highlighted the economic weight of the retail sector, noting that Texas has over 3 million retail jobs, and within the 13th Congressional District alone, retail generates around 80,000 jobs, $1.3 billion in sales tax, and nearly $100 million in property tax revenue. She stressed that while retail jobs are often part-time or seasonal, the sector's overall scale makes it vital to local economies. Nationally, the retail industry faces a shortage of supply: vacancy rates are at historic lows (around 6%), new construction has been limited by high costs and financing challenges, and as a result, retailers are aggressively looking for redevelopment opportunities — especially in well-located malls. This makes Sikes Center, situated at the heart of Wichita Falls' retail corridor, an attractive redevelopment candidate.

Using mobile tracking data and retail trade analysis, Ms. Beasley demonstrated that Wichita Falls has a trade area population closer to 200,000 — larger than its city or MSA population — because shoppers from surrounding towns rely on it as their regional hub. However, the city currently loses nearly $500 million annually in retail "leakage," with residents traveling to Dallas–Fort Worth, Oklahoma City, or Lubbock to fulfill shopping needs. The largest gaps are in groceries, full-service and limited-service restaurants, and online shopping. Every trip outside Wichita Falls, she noted, results not just in the loss of a single purchase but in the loss of an entire day's worth of spending.

Ms. Beasley concluded that the key to reversing leakage and growing the city's trade area lies in recruiting quality retail brands and redeveloping the mall through a carefully structured public-private partnership. Such a partnership would allow Wichita Falls to control the quality of redevelopment, attract a mix of retail, dining, and lifestyle uses, and transform the site into a true mixed-use destination that strengthens both the tax base and the community's long-term competitiveness.

Public Comments

Katherine Smith, 4940 Seymour Hwy, Wichita Falls, Texas

Katherine Smith, president emeritus of Smith's Garden Town, spoke about her long history with retail in Wichita Falls and her experience with the Sikes Center Mall. She recounted how her father bought property across from the mall in the 1960s, believing in its future potential even when construction had stalled. Drawing from her background as a local business owner with multiple retail stores in several states, she explained the challenges small businesses face in malls, including rising rents, poor locations compared to national chains, and a lack of long-term support. She urged decision-makers to prioritize and support local entrepreneurs rather than focusing solely on attracting outside industry. Smith also questioned how mall redevelopment efforts might affect the city's downtown revitalization, noting that downtown originally declined when the mall was built.

Finally, she emphasized the importance of including women in planning and decision-making committees, as women are the primary drivers of retail shopping.

Jackie Hoegger, 901 Indiana, Wichita Falls, Texas

Jackie Hoegger, owner of Hoegger Communications and a business entrepreneur in Wichita Falls for 40 years, spoke in strong support of the proposed retail project. With a background that includes 26 years in retail and the remainder in communications, she noted her company's role in handling communications for the initiative. Hoegger highlighted the overwhelmingly positive community response, especially on social media, where over 82% of comments were favorable, more than 250 shares were generated, and news coverage emphasized community excitement. She stressed that modern shopping is about creating experiences, not just transactions, and that this project offers Wichita Falls an opportunity to provide vibrant retail space for both tenants and the community. Reflecting on her decades of business ownership, she described this as a pivotal moment for Wichita Falls to embrace growth. Hoegger closed by encouraging leaders to listen to all citizens' voices while also pushing for "more" — more opportunities for MSU Texas, for Sheppard Air Force Base, and for the community as a whole — because, in her view, Wichita Falls deserves it and the time is now.

Sara Schmidt, 4805 Sawmill Lane, Wichita Falls, Texas

Sara Schmidt, a Wichita Falls resident and current general manager of Ulta Beauty in Lawton, Oklahoma, spoke about her personal and professional connection to the community and the mall. She explained that as the former general manager of JCPenney in Wichita Falls, she endured the difficult responsibility of closing the store after more than 100 years of service, which displaced many employees, including military families. Schmidt described the closure as a devastating loss, not only of a retailer but of stable, long-term jobs that offered competitive wages and benefits. While she was able to help some employees find local positions, most top-level leaders — herself included — had to leave Wichita Falls, and even Texas, to find comparable employment. She expressed her full support for demolishing the old mall and constructing a new event center with retail space, but stressed the importance of ensuring that such redevelopment brings back high-quality employers who can provide meaningful, well-paying jobs and retain experienced talent within the community.

Jean Hall, 4112 Kingsbury Dr, Wichita Falls, Texas

Jean Hall, a longtime Wichita Falls resident, shared her perspective as a private citizen, consumer, and parent who has witnessed generational changes in the community. She recalled the central role the mall played in her youth during the 1980s, serving as a hub for shopping and social life, and later as a cherished destination for her own children and grandchildren. Today, however, her experiences as a mall walker reveal a stark decline, noting that she recently counted 52 buckets placed around the building to catch roof leaks, with an entire wing abandoned and left to collect standing water. Ms. Hall criticized the

current mall owners for neglecting their “social contract” with Wichita Falls, failing to provide value to businesses, employees, or citizens. She compared the mall’s current state to outdated relics like Blockbuster, warning against clinging to nostalgia. Expressing gratitude to community leaders working on a redevelopment plan, she voiced strong support for replacing the mall before it becomes a dangerous and decaying liability in the heart of the city, while also urging that local businesses be included in the new vision.

Eboneigh Harris, 1718 McGregor, Wichita Falls, Texas

Eboneigh Harris, a four-year resident of Wichita Falls and a staff member at MSU Texas, shared her perspective on the lack of social spaces for students and families in the community. She explained that students living on campus often feel isolated and bored, with few options for activities beyond campus life. Ms. Harris also spoke on behalf of another group — mall walkers — noting that the Sikes Center Mall currently serves as one of the only climate-controlled, indoor public spaces where people can walk, socialize, and spend time with family. She emphasized the value of the small indoor playground, describing how she uses it with her niece and highlighting its importance for families, especially those managing disabilities or heat sensitivity. She praised the simple foam blocks there, noting how they encourage motor skills, creativity, and cooperative play. Ms. Harris advocated that any new redevelopment, particularly the proposed sports complex, should incorporate inclusive indoor spaces — such as promenades, playgrounds, and family-friendly areas — that serve all ages and create a true “third space” for the community to gather, play, and connect.

Cassandra Castro, 1201 Austin St, Wichita Falls, Texas

Cassandra Castro, a downtown Wichita Falls resident and MSU graduate, expressed both enthusiasm and concern regarding redevelopment efforts. She noted that while she was inspired by the ideas shared during the meeting, she was also leaving to close down a business — a reminder of the challenges faced by current local retailers. Ms. Castro emphasized that community must remain at the center of planning, particularly in supporting existing small businesses that often feel frustrated or overlooked. Having attended MSU and chosen to remain in Wichita Falls to build her life and family, she voiced strong support for growth initiatives, including new athletic facilities, which she sees as a major asset to the city. However, she stressed that citizens want to be part of the process and urged leaders to ensure that boards and decision-making groups reflect broader community representation. Ms. Castro closed by encouraging planners to keep community voices central as redevelopment moves forward.

Kevin Jordan, 13198 Jordan Dr, Frisco, Texas

Kevin Jordan, vice president of Nickels and Dimes, Inc., introduced himself as a representative of Tilt Studio, which recently invested significant time, resources, and funding into its Wichita Falls location. He emphasized the company’s strong commitment to the community, stating that they have no intention of leaving and plan to remain long-

term. Mr. Jordan affirmed that Tilt Studio is dedicated to providing high-quality family entertainment in Wichita Falls and looks forward to continuing to serve residents for years to come.

Jeffrey Davis, 2916 S. Shepherd's Glen, Wichita Falls, Texas

Jeffrey Davis, a lifelong Wichita Falls resident and MSU alumnus, urged the City Council and Economic Development Corporation to ensure that any redevelopment of the Sikes Center site delivers lasting, community-wide benefits. He emphasized the importance of requiring a written commitment to prioritize local companies, so that the significant investment translates directly into local economic impact and supports blue-collar workers who provide essential goods and services. Mr. Davis also advocated for integrated housing within the project, not just nearby, to create a true 24/7 community that enhances safety, revenue, and long-term success. He recommended incorporating smart parking solutions, specifically a parking garage, to replace large surface lots, maximize space for housing and green areas, and improve walkability and aesthetics. Finally, Mr. Davis called for transparency from developers and urged city leaders to demand that the project go beyond being a retail center, instead becoming a bold, integrated community vision that benefits Wichita Falls for generations to come.

Jason Chapman, 5069 Crown Lane, Wichita Falls, Texas

Jason Chapman, a recent retiree who moved from Alaska to Wichita Falls to open a small business, spoke on behalf of local entrepreneurs directly impacted by the proposed redevelopment. He shared that his business, Nexus Game Lounge, located in the mall, has grown from just himself and one employee to 20 employees in four years, serving a loyal customer base representing roughly 2% of the city's population, with many visiting over 100 times a year. Mr. Chapman expressed deep concern that demolishing the mall would effectively destroy businesses like his, which have invested their livelihoods and retirement savings into Wichita Falls. He emphasized that while much discussion has focused on attracting large retail chains and revenue, little attention has been given to the small businesses that already contribute to the community and collect sales tax locally. He urged city leaders to carefully consider the human and financial impact on existing small businesses that would be "bulldozed" in the process, stressing that these businesses represent not just storefronts but the livelihoods of local families, friends, and neighbors.

Madison Gerber, 3111 Midwestern Pkwy, Wichita Falls, Texas

Madison Gerber, a local business owner and Old High graduate, shared her perspective as a current tenant in the mall. She explained that after experiencing hardships that forced her to temporarily close her downtown business, she relocated to the mall, where she has now operated for over a year. In that time, she has built strong relationships with other small businesses and documented an 84% increase in sales, giving her hope to renew her lease for another three years. Ms. Gerber highlighted the scale of the mall's small

business community, noting that around 35 individual businesses operate there, supporting roughly 200 jobs, many of which are now at risk. She emphasized that while larger retailers like Claire's may close due to corporate bankruptcy, the impact on local entrepreneurs and employees should not be dismissed. Ms. Gerber raised concerns about where these small businesses and their workers will go if redevelopment moves forward. She also questioned the project's classification of "primary jobs" under Texas law, pointing out that most mall businesses do not fall into the defined industries such as manufacturing, agriculture, or warehousing. She urged decision-makers to carefully consider how the redevelopment plan addresses the displacement and future of these small businesses and their employees.

Kayla May, 612 Park Street, Burkburnett, Texas

Kayla May, an employee of Zales at Sikes Center Mall, spoke alongside her supervisor, who has over 20 years of experience working for multiple jewelry retailers in the mall. She emphasized the deep historical connection between Zales and Wichita Falls, noting that the company originated in the city in 1924 at Ohio and 8th Street before moving into the mall in the mid-1980s, where it has continued to thrive. Ms. May expressed concern about the lack of available retail space in the city and questioned whether the City would provide assistance in relocating such a historically significant business if the mall is demolished. She stressed that Zales wants to remain in Wichita Falls to continue serving generations of loyal customers and preserve the company's long-standing local legacy, but uncertainty about where they could relocate is a major concern.

Gary McClendon, 5129 Tower Dr, Wichita Falls, Texas

Gary McClendon, a longtime Wichita Falls resident, thanked city and board leaders for their work and shared reflections on change, noting that while it often faces opposition, it is inevitable. He recalled fond memories of the mall in its prime, from riding the carousel with his daughters to bustling holiday crowds, but acknowledged that the rise of the internet, the pandemic, and absentee ownership led to its decline. Mr. McClendon criticized the current owners for failing to invest in the property, pointing out their pattern of shuttering malls elsewhere and their eagerness to sell rather than rehabilitate. He cautioned against using public funds to prop up a deteriorating facility that could become another eyesore, like several abandoned buildings along the freeway, but supported the idea of the city purchasing the property and reselling it to a capable developer as a "win-win" for revitalization. Drawing on examples from other communities, he noted that outside developers have often seen more potential in Wichita Falls than its own citizens, citing successful projects such as Quail Creek and Big Blue. Mr. McClendon expressed optimism that with strong leadership and developer investment, the city could replace the failing mall with a vibrant retail and community hub that generates tax revenue and avoids further urban decay.

Gary Silverman, 3006 McNiel Ave, Wichita Falls, Texas

Gary Silverman, a Wichita Falls resident, expressed strong support for the redevelopment project, stating he hopes to see it completed in his lifetime. While fully in favor, he cautioned that projects of this scale inevitably create “little holes of pain” throughout the community. He noted that small restaurants and businesses that have recently started, or property owners who have invested in buildings, may suffer if customers and activity are redirected to the new development. Mr. Silverman emphasized that moving or adjusting a business is not cheap, with relocation costs and licensing expenses creating a heavy burden for small operators. He urged city leaders and planners to consider these ripple effects and find ways to support the small businesses that will feel the impact, even as the broader community benefits. He closed by expressing confidence in the intelligence and capabilities of those involved to address these challenges while making the project successful.

Andrew Ross, 5210 Tower Dr, Wichita Falls, Texas

Andrew Ross, a Wichita Falls resident and self-described mall walker, spoke in support of finding ways to preserve the role the mall has played for both businesses and the community. He emphasized the importance of helping small businesses like Tilt Studio and Access Game Lounge, which have built large customer bases and want to remain in the city. Ross also underscored the value of the mall as an air-conditioned, safe gathering place for families, mall walkers, and young people, suggesting that any redevelopment should include similar features such as indoor walking areas and play spaces. Additionally, he proposed relocating one of the city’s two downtown farmers' markets to the Sikes Center area. In his view, this would prevent the two markets from competing with each other and weaken each other, while also creating a new community hub near MSU that provides students with access to fresh, local goods. Ross encouraged planners to integrate these types of community-oriented amenities into redevelopment plans to better support local businesses and residents.

Amy Walker, 1800 Huff, Wichita Falls, Texas

Amy Walker, a Wichita Falls resident and mother of a current mall business owner, spoke passionately about her concerns with the redevelopment plans. She clarified that while she started the “Save the Mall” petition, she never intended it to mean preserving the mall exactly as it is. Instead, she and many others understood the original plan to be a partial demolition, with current tenants consolidated to the front, long-overdue repairs completed, and a sports complex added to the back. Now, hearing that the entire mall may be bulldozed and replaced with apartments and limited retail, she fears the community within the mall — especially the elderly who socialize there daily — is being overlooked. Ms. Walker questioned whether nearby residents had been asked how a stadium might affect their property values and taxes, and she urged leaders to avoid making a “knee-jerk decision.” She highlighted the thousands of petition signatures, including those of residents of surrounding towns who regularly visit the mall. Ms. Walker argued that fixing the neglected roof and HVAC could revitalize the existing structure at far less cost and asked why 4B funds couldn’t be used for renovations rather than demolition. She also

expressed skepticism about whether Wichita Falls has the demographics to support the kind of retail being proposed and worried about significantly higher rents pricing out current tenants. Drawing on her past disappointment with downtown's promised revitalization efforts, she cautioned that citizens need assurance this redevelopment will truly deliver meaningful improvements, rather than repeating past mistakes.

Darren Young, 1562 Carol Lane, Wichita Falls, Texas

Darren Young, a longtime Wichita Falls resident and new father of three young children, shared his perspective as both a professional in the data analytics field and a young parent. He explained that while he has deep roots in the community, he has considered leaving because of the limited career opportunities in his field and the lack of activities for young families. Young expressed excitement about the proposed redevelopment, calling it an excellent opportunity that could make Wichita Falls more attractive for people like him to stay long-term. He emphasized that even beyond personal benefits, the project signals positive movement and leadership in the city — something he feels Wichita Falls has long needed. At the same time, Young voiced concern for existing small businesses, specifically mentioning Nexus Gaming Lounge as an example of a local enterprise he values and wants to see protected. He urged leaders to strike a balance between maintaining and supporting what already exists in the community while also embracing opportunities for growth and change.

Boyd Branch, 2915 S. Shepherd's Glen, Wichita Falls, Texas

Boyd Branch, a Wichita Falls resident, kept his remarks brief, urging city leaders to ensure that citizens are directly involved in the decision-making process regarding the mall redevelopment. He called for the issue to be taken to a public vote, emphasizing the importance of giving the community a formal voice in determining the project's future.

Gonzalo Robles, 4846 Tortuga Trail, Wichita Falls, Texas

Gonzalo Robles, a Wichita Falls resident, spoke briefly in support of the redevelopment effort, drawing on his experience working with young people. He explained that while he and his colleagues encourage students to pursue higher education at MSU Texas and Vernon College, it is difficult to persuade them to stay in Wichita Falls because many feel there is little to do in the city. Mr. Robles emphasized that Wichita Falls is a great community with strong institutions, but more opportunities for entertainment and engagement are needed to retain young talent. He praised the City Council and Chamber of Commerce for pursuing redevelopment, noting that while there may be differences in opinion on how best to proceed, there is broad agreement that the community wants to make Wichita Falls stronger, and he urged everyone to work together toward that goal.

Council, WFEDC, WF4BSTC, and Staff Questions and Follow-Up

Councilor Whitney Flack asked Ms. Beasley to elaborate on comments she had made in a prior retail session about the importance of balancing support for both local and national businesses, noting that many community members are worried about the impact redevelopment might have on small, local entrepreneurs. Ms. Beasley responded by affirming that local businesses are the “heart and soul” of a community, while national chains bring consistency, brand recognition, and large-scale investment. She explained that the two operate very differently: local entrepreneurs often thrive in historic downtown settings where walkability and unique character draw in both residents and tourists, whereas national retailers follow strict site selection criteria dictated by corporate real estate standards and profitability models. For example, many national chains insist on large parking ratios and master-planned tenant mixes, which are only possible on unified sites like malls, not fragmented ownership structures like downtowns.

Ms. Beasley emphasized that malls of the 1980s provided a sense of place and community, but shifting consumer preferences and bankruptcies of traditional mall retailers have changed the landscape. Today’s shoppers tend to prefer direct access to storefronts rather than walking past multiple businesses, which has driven the growth of power centers and contributed to the decline of malls. She also explained that mall tenants typically pay higher rents because of common area maintenance (CAM) fees — costs tied to shared spaces such as lobbies and hallways — which are often neglected by landlords yet still passed on to tenants. By contrast, retailers in power centers avoid those expenses, making those sites more profitable. Ms. Beasley concluded by stressing that while national brands and local entrepreneurs serve different roles and face different real estate pressures, both are essential to a healthy retail ecosystem. She urged the community to support both, noting that every consumer “vote” — whether spent locally, nationally, or online — shapes the future of retail in Wichita Falls.

Councilor Mike Battaglino asked Mr. Kitchens whether businesses like Nexus Gaming Lounge and Withershins were being communicated with regarding possible relocation options. Mr. Kitchens responded by stressing that the community cannot assume the mall will remain open in its current condition regardless of redevelopment plans. He noted that the facility has serious code and safety issues, pointing out the numerous leaks and buckets catching rainwater, which could legally force its closure even without new development. Mr. Kitchens also addressed concerns about mall walkers, acknowledging their presence but clarifying that, technically, walking without shopping is considered trespassing and could be prohibited at any time by the property owners. Regarding small businesses, Mr. Kitchens emphasized that the redevelopment effort is not about pushing anyone out, but rather about helping them transition and “figure out what next looks like.” He highlighted that the Economic Development Corporation had already approved additional funding to the Chamber to support repopulating downtown, including evaluating available buildings, improving infrastructure, and working with city leadership to attract businesses. While acknowledging that change is difficult, Mr. Kitchens concluded that the mall’s decline was inevitable due to the current owners and market conditions, and that the city’s role is to proactively manage that change and provide new opportunities for displaced businesses.

City Attorney Kinley Hegglund addressed the Mayor, WFEDC President, and WF4BSTC presidents about formally entering documents into the record. Mr. Hegglund requested that three specific items be included in the official minutes for the City Council, the 4A Board, and the 4B Board. First, he asked that the PowerPoint presentations and related materials shown during the meeting be made part of the record. Second, he submitted nine articles provided by the Chamber of Commerce concerning the economic impact of retail malls, requesting that they also be included. Third, he noted that one of the speakers had asked him to submit a seven-page document entitled Questions Regarding the Sikes Center Project on her behalf, and he presented that for the record as well. All documents were accepted into the record.

Glenn Barham, speaking in his capacity as president of the Sheppard Military Affairs Committee, emphasized the critical importance of Sheppard Air Force Base to the Wichita Falls economy, noting that approximately 40% of the community's economy is tied to the base through primary jobs, contracts, and related industries. He warned that if the city does not make itself more attractive and enjoyable for both students and permanent party personnel stationed at Sheppard, it could harm Wichita Falls' standing in the event of a future Base Realignment and Closure (BRAC) review. Mr. Barham reminded the boards that during the 2005 BRAC round, Sheppard lost some of its medical training missions to San Antonio, resulting in a $42 million economic hit that took years to recover from. While subsequent missions have helped offset those losses, he stressed that the community cannot afford another setback of that magnitude. He explained that the Shepherd Military Affairs Committee exists specifically to help protect the base's future, and that making Wichita Falls a more desirable place to live and work for military personnel is central to that mission. Mr. Barham concluded by strongly endorsing the redevelopment project as a vital step to strengthen Wichita Falls' economic resilience and safeguard Sheppard's long-term presence in the community.

City Manager Jeff Jenkins, who has served in that role for two months, expressed enthusiasm about the redevelopment project and the opportunity it presents for Wichita Falls. He reflected on personal memories of the mall in the 1980s, recalling how it once served as a vibrant community hub, but noted that today it no longer provides the experiences or opportunities that MSU students, residents, and future newcomers need. Mr. Jenkins stressed that the project could serve as a centerpiece of economic revival, particularly in the heart of the community, and create new synergies with Midwestern State University by giving students more to do locally. From a management perspective, he highlighted that increased sales tax revenue from revitalized retail could reduce the city's reliance on property taxes, creating a direct benefit for residents. He also echoed concerns about Sheppard Air Force Base, emphasizing that the city cannot afford to lose ground in quality-of-life measures that might be weighed in future base realignment decisions. Ultimately, Mr. Jenkins framed the decision as one of legacy, urging the boards and community to choose action that will create lasting opportunities and positive memories for future generations rather than allowing the mall to fade into history.

Councilor Battaglino spoke from his perspective as an Air Force veteran, stressing how military personnel evaluate and remember the communities where they are stationed. He noted that service members pay close attention to the amenities and opportunities that exist in a community, and he pointed to the restoration of the Hotel by the Falls as an earlier example of a project that helped improve Wichita Falls' image. Councilor Battaglino argued that the proposed redevelopment of Sikes Center Mall could have an even greater long-term impact, shaping how both trainees and instructors at Sheppard Air Force Base view their time in the city. By 2031, he said, the project could create experiences and memories that inspire Airmen to want to return to Wichita Falls later in life, either to work or to retire. He concluded that the redevelopment represents an opportunity to strengthen Wichita Falls' reputation as a true national defense community — a reputation that will influence not only current residents but also future generations of military personnel and their families.

Councilor Tom Taylor reflected on his long connection to Wichita Falls, recalling his arrival in 1985 after being assigned here and how he and his family were warmly welcomed into the community. He described how his children attended local schools and MSU, how his family became deeply involved in community and school activities, and how they came to view Wichita Falls as home. Councilor Taylor recounted a memory of returning from Dallas one night after shopping, looking out over the city lights with his wife, and both realizing simultaneously that Wichita Falls was where they belonged. He acknowledged that while the city has always faced challenges and lacked certain facilities, he and his family felt strongly about being part of efforts to make improvements and create positive change. Expressing support for the redevelopment project, he urged community leaders to move forward carefully, recognizing it may be a "slippery slope" but emphasizing the need to avoid unnecessary obstacles and to do everything possible to support affected businesses. Councilor Taylor reassured citizens that both he and his fellow council members are committed to acting with integrity and in the best interest of Wichita Falls residents, asking for trust and patience as they work to guide the city through this transition.

Councilor Austin Cobb began by thanking the Chamber of Commerce and all those involved in reaching this stage of the redevelopment effort, calling it an exciting milestone. He shared nostalgic memories of the mall's earlier days, recalling Aladdin's Castle arcade and spending time there with friends, and reflected on how the mall once created lasting impressions for his generation. Councilor Cobb echoed City Manager Jeff Jenkins' remarks that this project represents an opportunity to create similar meaningful experiences for the next generation, emphasizing that the mall site sits at the heart of the city and offers a rare chance for Wichita Falls to control how it develops. Acknowledging that the project will take years, with completion projected by 2031, Councilor Cobb noted that other major cities already have similar facilities and challenged the community with the question, "Why not us? Why not Wichita Falls?" He stressed that pursuing the mall redevelopment does not mean abandoning downtown, pointing out that the city is simultaneously working on a master plan for downtown revitalization. Concluding on an

optimistic note, Councilor Cobb described this as a very exciting day for Wichita Falls and expressed eagerness to see the future unfold.

Mayor Short concluded the public hearing by thanking the presenters and participants for their contributions. He emphasized that the challenges facing the community, particularly with the declining mall, cannot be solved by ignoring them, warning that inaction would only worsen the problem. Short noted that the city is determined to stop “looking in the rearview mirror” and instead focus on moving forward with a clear vision. He highlighted the historic significance of the moment, explaining that for the first time, the City Council, the 4A Board, and the 4B Board would deliberate and vote together immediately following the hearing.

Mayor Short closed the public hearing at 4:36 p.m.

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Item 3 – Resolution 89-2025

Resolution approving the programs and expenditures of the Wichita Falls Type B Sales Tax Corporation (4B) and approving a $3,500,000 performance agreement with the Wichita Falls Economic Development Corporation related to a destination retail and sports facilities land acquisition project located at 3111 Midwestern Parkway, Wichita Falls, Texas.

Moved by Councilor Browning to approve Resolution 89-2025.

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

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Item 4 – Resolution 90-2025

Resolution approving the programs and expenditures of the Wichita Falls Economic Development Corporation (WFEDC/4A) and approving a $3,500,000 performance agreement with the Wichita Falls 4B Sales Tax Corporation related to a destination retail and sports facilities land acquisition project located at 3111 Midwestern Parkway, Wichita Falls, Texas; authorizing the purchase of 3111 Midwestern Parkway from Sikes Senter Mall Realty Holding LLC for up to $28,000,000; and authorizing the execution of documents for the financing totaling up to $19,000,000 for the purchase of 3111 Midwestern Parkway.

Moved by Councilor Browning to approve Resolution 90-2025.

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

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Item 5 – Adjourn

Mayor Short adjourned the meeting at 4:41 p.m.

PASSED AND APPROVED this 16th day of September 2025.

_____
Tim Short, Mayor

ATTEST:

_____
Marie Balthrop, TRMC, MMC
City Clerk

City of Wichita Falls
City Council Meeting
Minutes
August 19, 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
Whitney Flack	-	District 1
Robert Brooks	-	District 2
Jeff Browning	-	District 3/Mayor Pro Tem
Mike Battaglino	-	District 4
Tom Taylor	-	District 5
Jeffery Jenkins	-	City Manager
Kinley Hegglund	-	City Attorney
Marie Balthrop	-	City Clerk

Absent: Austin Cobb, Councilor At-Large.

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Mayor Short called the meeting to order at 8:30 a.m.

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Item 2a – Invocation

Pastor Bob McCartney, First Baptist Church, gave the invocation.

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Item 2b – Pledge of Allegiance

Mayor Short led the Pledge of Allegiance.

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Item 3a – Proclamation – The Road to College Program, Mi Café Con Leche

Mayor Short read a proclamation proclaiming August 19, 2025, as The Road to College Program Day in Wichita Falls, Texas.

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Item 4 – Comments from Citizens

Mike Mitchell, Wichita Falls Southwest Rotary, provided information on the *Wetter Than Hell Duck Race* to be held September 6, 2025, at Castaway Cove. He stated that ducks may be purchased for $20 and that proceeds will benefit local non-profit organizations and the Southwest Rotary grant program. He also recognized Councilor Battaglino for assistance provided to his daughter in preparing for the Air Force Academy physical training test. Mayor Short thanked Mr. Mitchell for his comments and contributed to the event.

Bob Mayfield, 600 Ohio Avenue, expressed concerns regarding the proposed outsourcing of MPEC management. He stated that the changes would negatively impact his customers and business and would require a City subsidy. He further noted concerns about increased costs, the proposed management company, and questioned the need to change the current structure.

Jack Browne, 2000 Margarette Drive, thanked the City Council for their service and expressed appreciation for their efforts on behalf of the community. He stated that 2025 will be a remarkable year for the City.

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Item 5-7 – Consent Items

Marie Balthrop, City Clerk, 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, Brooks, Browning, Flack, and Taylor.

Nays: None

Item 5 – Approval of minutes of the August 5, 2025, Regular Meeting of the Mayor and City Council

Item 6a- Resolution 91-2025

Resolution authorizing the City Manager to award bid and contract for the 2025 Sewer Budget Utility Improvement Project Phase 1 to Insituform Technologies, LLC in the amount of $1,144,111.00.

Item 6b– Resolution 92-2025

Resolution authorizing the City Manager to approve a change order to purchase order 22501013 with Andritz Separation Inc. for an additional $87,750.00 for additional work for repairs of frame members of a Belt Filter Press at the Wichita Falls Resource Recovery Facility at 1005 River Road.

Item 6c – Resolution 93-2025

Resolution authorizing the City Manager to approve Change Order No. 1 for the 2025 Asphalt Rehabilitation Project to Overland Corporation in the amount of $559,837.08.

Item 6d – Resolution 94-2025

Resolution authorizing the City Manager to sign all documents necessary awarding a contract for flood extraction and remediation at the Police Department

Item 6e – Resolution 95-2025

Resolution authorizing the City Manager to sign all documents necessary awarding a contract for flood damage reconstruction at the Police Department Headquarters at 610 Holliday to Select Pro Construction LLC in the amount of $108,832.40.

Item 6f – Resolution 96-2025

Resolution authorizing the City Manager to sign all documents necessary awarding a contract for emergency repairs to the sewer main line at the Central Services Complex at 2100 Seymour Highway to Wilbourn & McCabe Plumbing Company in the amount of $104,870.

Item 6g – Resolution 97-2025

Resolution authorizing the City Manager to award a contract for the replacement of the roof on Fire Station #1 at 1005 Bluff to Lydick-Hooks Roofing Co. of Wichita Falls, Inc. in the amount of $123,300.

Item 6h – Resolution 98-2025

Resolution authorizing the use of Federal Aviation Administration funds for terminal projects and purchasing replacement apron lighting for the Wichita Falls Regional Airport, located at 4000 Armstrong Drive, through the Sourcewell Purchasing Cooperative from Musco Sports Lighting, LLC in the amount of $89,000 for the Airports Division.

Item 6i – Resolution 99-2025

Resolution approving the programs and expenditures of the Wichita Falls Type B Sales Tax Corporation (4B) by amending the budget to include funding in an amount not to exceed $104,100 to White Realty Management Company to assist with renovations at the City National Building at 807 8th Street downtown.

Item 6j – Resolution 100-2025

Resolution authorizing modifications to Resolution No. 69-2024 relating to OPG Sun Valley Apartments, LP. acquisition/redevelopment of property at 1315 E. Central Fwy., Wichita Falls by developer Overland Property Group and NORTEX Housing Finance Corporation; and authorizing City Manager to enter into a Payment in Lieu of Taxes (PILOT) agreement

Item 7a- Receive minutes

(a) Wichita Falls 4B Sales Tax Corporation, February 6, 2025
(b) Wichita Falls 4B Sales Tax Corporation, June 5, 2025

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Item 8a – Ordinance 42-2025

Ordinance removing Chapter 94, Section 7 – Camping and replacing such section with Chapter 94, Section 7 – Prohibited Acts in Public Areas as provided herein, setting an effective date, and providing codification.

Moved by Councilor Battaglino to approve Ordinance 42-2025.

The motion was seconded by Councilor Taylor.

Steve Sparks, 102 Chaparral, inquired about the City's position regarding private citizens allowing individuals to camp on their property. Deputy City Manager James McKechnie responded that while short-term camping is permitted, long-term camping is prohibited due to health and safety concerns.

The motion carried by the following vote:

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

Nays: None

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Item 9a – Resolution 101-2025

Resolution to Establish Composition and Objectives of the City-County Homeless Advisory Committee.

Moved by Councilor Battaglino to approve Resolution 101-2025.

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, Flack, and Taylor.

Nays: None

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Item 9b(i) – Public Hearing on the Fiscal Year 2026 Proposed Operating Budget and Resolution Setting a Date for Adoption of the FY 2026 Budget

Mayor Short opened the public hearing at 9:14 a.m.

Stephen Calvert, Finance Director/CFO, thanked the City Council for their input during the budget workshop, discussed the two required public hearings for the budget and tax rate adoption, and asked if there were any questions regarding the proposed budget.

There were no comments from the public.

Mayor Short closed the public hearing at 9:15 a.m.

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Item 9b(ii)- Resolution 102-2025

Resolution Setting a Date for Adoption of the FY 2026 Budget.

Moved by Councilor Battaglino to approve Resolution 102-2025.

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, Flack, and Taylor.

Nays: None

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Item 9c – Resolution 103-2025

Resolution expressing the City Council's Intent to Hold a Public Hearing and Vote on Approving a property Tax at Future Meeting.

Moved by Councilor Battaglino to approve Resolution 103-2025.

The motion was seconded by Councilor Taylor.

Mr. Calvert discussed the requirements for setting the date and proposed tax rate, thanked the County for their assistance in calculating the tax rates, and asked the Council to fill in the blank in the Resolution with the rate of $0.6825 per $100 of assessed value. The vote to set the tax rate will be held on September 2, 2025.

Councilor Browning asked Mr. Calvert how adopting a lower tax rate might affect the no-new-revenue rate in the future. Mr. Calvert discussed how rates are set based on current revenue and the option to use the unused increment (difference between the proposed tax rate and the no-new-revenue rate) for three years.

Moved by Councilor Battaglino to amend the motion that the City Council of the City of Wichita Falls hereby expresses its intent to place an item on the City Council agenda of September 2, 2025, to consider adopting a property tax rate of $0.6825 per $100.00 of assessed property value.

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, Flack, and Taylor.

Nays: None

The main motion, as amended, was carried by the following record vote:

Councilor Brooks – Aye
Councilor Flack – Aye
Councilor Browning – Aye
Councilor Taylor – Aye
Councilor Battaglino – Aye
Mayor Short - Aye

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Item 10a – Announcements concerning items of community interest from members of the City Council. No action will be taken or discussed.

Councilor Brooks thanked those in attendance and emphasized the importance of respecting elders and the community. He noted his goal upon election was to improve his

neighborhood and addressed comments received from a citizen regarding other areas of town.

Councilor Flack thanked those involved in the homeless initiative and encouraged continued community collaboration to support individuals in need. She urged citizens to share information on available resources with homeless individuals. She also thanked Jack Browne for his comments regarding 2025 and reminded the community about the upcoming Hotter 'N Hell event, encouraging hydration, nutrition, and caution for bicyclists.

Councilor Browning echoed Councilor Flack's statements regarding the Hotter 'N Hell. He expressed his condolences on the passing of Robert James, a previous Fire Chief in Wichita Falls, who was a dear friend to him and his family and will be greatly missed.

Councilor Taylor stated it is an exciting time in Wichita Falls, noting progress on long-standing concerns and expressing appreciation for the efforts of all involved.

Councilor Battaglino thanked Mike Mitchell for his presentation and City Manager Jenkins for considering the use of goats for vegetation management in hard-to-mow areas. He noted his participation in the upcoming Hotter 'N Hell event and asked that thoughts and prayers be extended to the family of Robert James.

Mayor Short noted that goats used for vegetation management should not be petted. Assistant City Manager Blake Jurecek thanked Assistant City Manager Paul Menzies and Russell Schreiber for their prior work on the project and stated the program will begin at the South Weeks Park drainage ditch near Fire Station 8, with a dog and shepherd present at all times. He added that residents near designated areas will be notified. Mayor Short congratulated Stephanie and Gonzalo Robles on the success of their Road to College Program. He also highlighted the upcoming Hotter 'N Hell event, noting he will ride with his son and expressed his pride in the City, the event committee, and all who contribute to its success.

Cody Melton, Fire Chief, read the obituary for former Fire Chief Ronnie James and offered words of remembrance.

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Item 11 – Executive Sessions

The City Council adjourned into Executive Session at 9:31 a.m. in accordance with Texas Government Code §551.071, §551.072, and §551.074.

Mayor Short reconvened the meeting in open session at 10:48 a.m. and announced that no votes or polls were taken.

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Item 12 – Adjourn

Mayor Short adjourned the meeting at 10:48 a.m.

PASSED AND APPROVED this 16th day of September, 2025.

_____
Tim Short, Mayor

ATTEST:

_____
Marie Balthrop, TRMC, MMC
City Clerk

City of Wichita Falls
City Council Meeting
Minutes
September 2, 2025

Item 1 - Call to Order

The City Council of the City of Wichita Falls, Texas, met in a regular session at 8:40 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/ Mayor Pro Tem
Mike Battaglino	-	District 4
Tom Taylor	-	District 5
Jeffery Jenkins	-	City Manager
Kinley Hegglund	-	City Attorney
Marie Balthrop	-	City Clerk

Absent: Robert Brooks, District 2

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Mayor Short called the meeting to order at 8:40 a.m.

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Item 2a – Invocation

Pastor Caleb Carmichael, Grace Church, gave the invocation.

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Item 2b – Pledge of Allegiance

Mayor Short led the Pledge of Allegiance.

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Item 3a – Employee of the Month – Joshua Berry, Fire Department

Mayor Short recognized Joshua Berry, Fire Department, Employee of the Month for September 2025, and shared a brief video. He congratulated Mr. Berry, presented him with a plaque, a letter of appreciation, dinner for two, and a check, and thanked him for his service.

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Item 3b – Proclamation – All-A-Round CleanUp Month, Midas Touch Ministries Corporation

Mayor Short read a proclamation proclaiming September 2025 as All-A-Round CleanUp Month in Wichita Falls, TX.

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Item 3c – Proclamation – Texoma Serves Day, JustServe

Mayor Short read a proclamation proclaiming September 13, 2025, as Texoma Serves Day in Wichita Falls, TX.

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Item 4 – Comments from Citizens

David Coleman, 3719 Cedar Elm Lane, Chairman of Hotter 'N Hell, reported that over 3,000 volunteers and 7,500 participants registered for the events. He noted numerous positive comments regarding the community's hospitality and recognized City employees who volunteered or participated. He commended all City staff and departments for their assistance in making the event a success. Mr. Coleman emphasized that the event represents determination, perseverance, and achievement, and recognized Councilor Battaglino for his perseverance in completing the Quadzilla, and presented him with an award.

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Item 5-7 – Consent Items

Marie Balthrop, City Clerk, 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 Browning 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 minutes of the August 12, 2025, Regular Meeting of the Mayor and City Council.

Item 6– Resolution 104-2025

Resolution authorizing the City Manager to execute all necessary documents for a contract with Marrs Patriot Construction, LLC, in the amount of $188,747, for the construction of a new restroom addition at the north quadrant of the newly renovated Sports Complex located at 1702 Sheppard Access Road.

Item 7 – Receive Minutes

(a) Animal Services Advisory Committee, April 4, 2025
(b) Wichita Falls Economic Development Corporation, May 15, 2025
(c) Planning and Zoning Commission, July 9, 2025

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Item 8a – Public Hearing on the Fiscal Year 2026 Proposed Tax Rate

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

Stephen Calvert, CFO/Director of Finance, reviewed the budget timeline and proposed budget highlights, including a reduction in the property tax rate from $0.6848 to $0.6825, enhancements in employee pay and benefits, and the commitment of $45.8 million for capital expenditures, with reserves allocated for public safety facilities. He emphasized that the budget maintains disciplined financial management and a strong financial position. Mr. Calvert discussed the no-new-revenue rate of $0.662791 and the voter-approval rate of $0.708873, noting the proposed rate is lower than both the current and voter-approval rates. He also noted that all state-mandated postings and publications were completed to ensure transparency and accountability, and highlighted that the proposed rate is the second lowest in more than a decade, with the City maintaining a low tax levy per capita.

Councilor Browning expressed concern regarding lowering the tax rate while increasing employee pay and questioned the potential impact on the City's future financial options and stability.

Mr. Calvert stated that the changes were made responsibly, supported by debt retirement and the use of reserves for one-time capital improvements. He noted that potential legislative changes could present future challenges, but emphasized that the unused increment provides flexibility in future years. He reiterated that the City is in a strong

financial position and that staff will continue focusing on long-term sustainability under new legislative restraints.

Councilor Battaglino asked Mr. Calvert to discuss the tax levy per capita.

Mr. Calvert stated that the per capita rate is the average amount of taxes paid per citizen.

Mayor Short reiterated that we are lowering the property tax rate and that the City has no control over appraisals, the County, or the ISD.

Councilor Browning asked how new legislation with S.B. 10 would affect the City.

Mr. Jenkins reported that the Legislature is considering lowering the property tax cap, with the House version proposing a 1% cap with a public safety exception and the Senate version proposing a 2.5% cap without exceptions, both reduced from the current 3.5%. He noted no compromise has been reached and the bill has been referred to committee, with a decision expected by the end of the week. He emphasized the importance of ongoing discussions on fiscal sustainability and continuing to communicate the City's story to highlight the potential impacts of the legislation.

Mayor Short reiterated that the City is in an excellent financial state, which allows us to lower the tax rate.

Councilor Taylor thanked Mr. Calvert and the staff for their work and for educating the Council on the changes that impact our citizens.

There were no comments from the public.

Mayor Short closed the public hearing at 9:07 a.m.

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Item 8b – Ordinance 43-2025

Ordinance adopting the annual budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, and appropriating the various amounts thereof.

Moved by Councilor Battaglino to approve Ordinance 43-2025.

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

Councilor Cobb - Aye
Councilor Flack - Aye
Councilor Browning - Aye

Councilor Taylor - Aye
Councilor Battaglino - Aye
Mayor Short - Aye

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Item 8c – Ordinance 44-2025

Ordinance levying, assessing, and fixing the tax rate for the use and support of the Wichita Falls Municipal Government and providing for the Interest and Sinking Fund for the 2026 fiscal year.

Moved by Councilor Battaglino that the property tax rate be increased by the adoption of a tax rate of $0.682500, which is effectively a 2.97% increase in the tax rate.

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

Councilor Cobb - Aye
Councilor Flack - Aye
Councilor Browning - Aye
Councilor Taylor - Aye
Councilor Battaglino - Aye
Mayor Short - Aye

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Item 8d – Ordinance 45-2025

Ordinance ratifying the increase in property tax revenue as reflected in the Annual Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

Moved by Councilor Battaglino to adopt this budget that will raise more total property taxes than last year's budget by $1,754,382 or a 3.39% increase, and of that amount $486,514 is tax revenue to be raised from new property added to the tax roll this year.

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

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Item 8e – Ordinance 46-2025

Ordinance adopting the Five-Year Capital Improvement Plan for the fiscal year beginning October 1, 2025, and ending September 30, 2030.

Moved by Councilor Battaglino to approve Ordinance 46-2025.

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 8f – Ordinance 47-2025

Ordinance replacing Ordinance No. 50-2024 that was amended by Ordinance No. 24-2025, the fee schedule applied to City operations; providing for severability; providing that such ordinance shall not be codified; and providing an effective date.

Moved by Councilor Battaglino to approve Ordinance 47-2025.

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 8g – Ordinance 48-2025

Ordinance adopting the meet and confer agreement between the City of Wichita Falls and Wichita Falls Police Officers Association, pursuant to Chapter 143 of the Texas Local Government Code.

Moved by Councilor Battaglino to approve Ordinance 48-2025.

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 9 – Resolution 105-2025

Resolution of the City Council of the City of Wichita Falls, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2025 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

Moved by Councilor Battaglino to approve Resolution 105-2025.

The motion was seconded by Councilor Taylor.

Pam Hughes Pak, Manager of Public Affairs at Atmos Energy, presented a City profile and explained the rate-setting process, noting that Atmos is audited annually by the Railroad Commission, after which settlement negotiations are conducted through the ACSC Attorney. She reported that Atmos has invested $69,746,656 in capital improvements since 2020, including $14,015,869 in the past year. Atmos serves 24,408 customers in Wichita Falls, an increase of more than 1,000 since 2024, and employs 64 people at the Wichita Falls Service Center. She stated Atmos' goal of being a top-rated employer, highlighted workforce recruitment with above-average pay and benefits, and noted that the company contracts with local businesses, contributing to the City's tax revenue and local economy. Atmos also donated $317,000 in the past year to benefit Wichita County.

The motion carried by the following vote:

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

Nays: None

- - - - - - -

Item 10a – Staff Reports, City Manager

Mr. Jenkins provided an update on S.B. 10, noting the differences between the Senate version proposing a 2.5% cap and the House version proposing a 1% cap with a public safety exception, and a possible conference committee to reconcile the differences. He emphasized that Texas is the only state where cities are not directly funded by the state, making financial flexibility essential. He stated that Home Rule Charters were created to provide such flexibility, and cautioned that this bill could impact public safety, quality of life, and infrastructure maintenance. He also highlighted concerns regarding disaster response without financial flexibility, noting Wichita Falls' conservative budget practices and commitment to affordability, opportunity, and innovation. Mr. Jenkins discussed his plan to create a financial sustainability staff group for long-term solutions and expressed willingness to work with the Legislature to address potential challenges.

Mr. Jenkins discussed staff leadership training, which will be held on September 30th and will focus on leadership, problem-solving, and healthy living. Chad Wright with Forward Partners will provide the training. This is a kickoff for directors, and moving forward, mid-level managers and other employees will be involved to provide opportunities to learn and grow.

Mr. Jenkins recognized Jenny Stevens, Transportation Administrator, for her work on changes to the Sheppard Express that increased ridership. He thanked Lindsay Lewis and her team, Public Works, and Public Safety for their efforts on Hotter 'N Hell. He recognized Fire Equipment Operator Kevin Morgan for being selected as a fellow in the Firefighter Cancer Initiative research project with the University of Miami and Paul Menzies for his 25-year service award that will be presented at ICMA, thanking him for his dedication.

- - - - - - -

Item 10b – Announcements concerning items of community interest from members of the City Council. No action will be taken or discussed.

Councilor Cobb congratulated Jenny Stevens, Paul Menzies, and Kevin Morgan and expressed appreciation to all City staff for the positive changes over the past year. He also congratulated James McKechnie on the Civil Service agreement with the Police Officers Association, and said he hopes everyone had a good Labor Day.

Councilor Flack expressed appreciation for the progress made and the recognition of service organizations, noting the importance of community involvement. She encouraged participation in Texoma Gives and Texoma Serves and announced a District 1 Town Hall Meeting on September 22, 2025, from 6:00 p.m. to 7:00 p.m. at Lamar Baptist Church.

Councilor Browning wished everyone a good day.

Councilor Taylor congratulated Josh Berry on being named Employee of the Month and expressed appreciation for the new fiscal year budget, highlighting funding for parks, sidewalks, public safety, and municipal court facilities.

Councilor Battaglino discussed various upcoming community events and encouraged participation.

Mayor Short thanked Stephen and Kaitlin for their work on the budget and for their availability in addressing questions. He noted the reduction in the property tax rate and the City's commitment to fire, police, and other community needs. He congratulated Josh Berry on being named Employee of the Month, commended the success of Hotter 'N Hell, and expressed appreciation to all who volunteered and participated. He also extended birthday wishes to his son.

- - - - - - -

Item 11 – Executive Session

City Council adjourned into Executive Session at 9:40 a.m. in accordance with Texas Government Code §551.071 and §551.087.

Mayor Short returned at 10:02 a.m. and announced that no polls or votes were taken.

- - - - - - -

Item 12 – Adjourn

Mayor Short adjourned the meeting at 10:02 a.m.

PASSED AND APPROVED this 16th day of September 2025.

_____
Tim Short, Mayor

ATTEST:

_____
Marie Balthrop, TRMC, MMC
City Clerk

STRATEGIC PILLAR
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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 6.a

Agenda Title: Ordinance adopting the TMRS vesting change from a ten-year vesting period to a 5-year vesting period for the City of Wichita Falls.

Council Action to be Taken: Approval of the ordinance change.

Department Submitted: Human Resources

Staff Contact: Christi Klyn, Director of Human Resources

1. PURPOSE / DESCRIPTION

The purpose of this ordinance is to change the city's Texas Municipal Retirement System (TMRS) ten-year vesting schedule to a 5-year vesting schedule.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

A City Employee who is a Member of the System may terminate employment with the City and remain eligible to retire and receive a service retirement annuity from the System at any time after the Employee attains an applicable age under the TMRS Act if the Employee has at least five years of credited service with one or more cities that provide five-year vesting under TMRS Act §854.205.

3. BOARD REVIEW/CITIZEN INPUT

N/A

4. RECOMMENDATION

Approval of the ordinance.

5. FUNDING SOURCE

This is budgeted to begin with the October 1, 2025 budget

6. TIMELINE

These benefits will become effective October 1, 2025.

7. ALTERNATIVE OPTIONS

If not approved, the TMRS vesting schedule will remain a ten-year vesting schedule.

8. ATTACHMENTS

- Ordinance

Ordinance No. _____

Ordinance adopting the TMRS vesting change from a ten-year vesting period to a 5-year vesting period for the City of Wichita Falls

WHEREAS, the City of Wichita Falls, Texas (the “City”), has elected to participate in the Texas Municipal Retirement System (the “System” or “TMRS”) pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act”); and,

WHEREAS, each person who is or becomes an employee of the City on or after the effective date of the City’s participation in the System in a position that normally requires services of 1,000 hours or more per year (“Employee”) shall be a member of the System (“Member”) as a condition of their employment; and,

WHEREAS, by Ordinance approved prior to December 31, 2001, and filed with TMRS, the City elected not to provide five-year vesting under the TMRS Act; and,

WHEREAS, TMRS Act §854.205 allows the City to revoke its prior election not to provide five-year vesting; and,

WHEREAS, the City Council finds that it is in the public interest to provide five-year vesting for the City’s Employees who are Members of the System.

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

(a) The City Council elects to revoke the prior election to not provide five-year vesting under TMRS Act §854.205 for its Employees who are Members of the System. After the effective date of this ordinance, a City Employee who is a Member of the System may terminate employment with the City and remain eligible to retire and receive a service retirement annuity from the System at any time after the Employee attains an applicable age under the TMRS Act if the Employee has at least five years of credited service with one or more cities that provide five-year vesting under TMRS Act §854.205.

(b) This Ordinance shall become effective on the first day of October, 2025.

PASSED AND APPROVED this the 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 6.b

Agenda Title: Ordinance appropriating $305,000 of grant funds pursuant to the Texas Motor Vehicle Crime Prevention Authority (MVCPA), SB 224 Catalytic Converter Grant Program, appropriating said funds to the Special Revenue Fund, and authorizing the City Manager or his designee to execute all documents necessary to accept and share said funds.

Council Action to be Taken: Appropriation to the Special Revenue Fund

Department Submitted: Police

Staff Contact: Chief Manuel Borrego

1. PURPOSE / DESCRIPTION

The Police Department seeks to enhance its existing capabilities by purchasing four (4) Verkada Pan-Tilt-Zoom (PTZ) cameras and implementing a new Flock Safety Drone First Responder (DFR) system within the city. These technologies will strengthen the department's ability to deter vehicle theft, identify suspects in vehicle burglaries, and prevent catalytic converter theft. The total cost to implement and maintain these expanded investigative tools—including the continued operation of 30 existing Automated License Plate Recognition (ALPR) cameras is $305,000. This amount includes a required 20% cash match of $61,000 from the General Fund charged to the Police Department's Budget.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City Council on July 1, 2025 authorized the City Manager or his designee to make application for a grant from the Texas Motor Vehicle Crime Prevention Authority (MVCPA), Request for applications – SB 224 Catalytic Converter Grant.

3. BOARD REVIEW/CITIZEN INPUT

N/A

4. RECOMMENDATION

Staff recommends the City Council approve the attached ordinance appropriating the grant funds.

5. FUNDING SOURCE

Texas Motor Vehicle Crime Prevention Authority (MVCPA), SB 224 Catalytic Converter Grant Program, FY 2026

6. TIMELINE

October 1, 2026 – September 30, 2027

7. ALTERNATIVE OPTIONS

N/A

8. ATTACHMENTS

N/A

ORDINANCE NO. _____

Ordinance appropriating $305,000 of grant funds pursuant to the Texas Motor Vehicle Crime Prevention Authority (MVCPA), SB 224 Catalytic Converter Grant program appropriating said funds to the Special Revenue Fund, and authorizing the City Manager or his designee to execute all documents necessary to accept and share said funds

WHEREAS, the City of Wichita Falls has been notified that it has been awarded a 20% matching grant, from the Texas Motor Vehicle Crime Prevention Authority (MVCPA), FY 2026, Request for application – SB 224 Catalytic Converter Authority, in the amount of $305,000; and,

WHEREAS, the Police Department intends to use these funds to maintain the investigative prowess of the Flock Safety ALPR Cameras to deter vehicle thefts, identify suspects in vehicle burglaries and prevent catalytic converter thefts. Also enhancing our current abilities by purchasing (4) new Verkada-PTZ cameras, and implementing the new Flock Safety DFR system.

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

The City Manager or his designee, is hereby authorized to execute all documents necessary to accept $305,000 from the Texas Motor Vehicle Crime Prevention Authority (MVCPA), SB 224 Catalytic Converter Grant.

PASSED AND APPROVED this the 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 6.c

Agenda Title: Ordinance making an appropriation to the Special Revenue Fund in the amount of $51,895.82 for grant revenue from the Texas Department of Transportation (TxDOT) for a Comprehensive Selective Traffic Enforcement Program (STEP) Grant for Fiscal Year 2026 and authorizing the City Manager or his designee to execute all documents necessary to accept said funds.

Council Action to be Taken: Appropriation to the Special Revenue Fund

Department Submitted: Police

Staff Contact: Police Chief Manuel Borrego

1. PURPOSE / DESCRIPTION

The City of Wichita Falls has been invited to participate in a Comprehensive Selective Traffic Enforcement Grant, also known as “STEP”, from the Texas Department of Transportation for the fiscal year 2026. The Wichita Falls Police Department was awarded a grant totaling $51,895.82 with the City of Wichita Falls required to provide a 20.40% match of $13,298.38, for a total program amount of $65,194.20. The match will be comprised of in-kind contributions (salary related to grant administration and maintenance costs from vehicles used during STEP enforcement). The purpose of the Comprehensive STEP grant is to focus on the Traffic Safety STEP elements including Occupant Protection, Speed, Intersection Traffic Enforcement, Distracted Driving and DWI.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Wichita Falls Police Department has participated in the Selective Enforcement Program since 1991.

3. BOARD REVIEW/CITIZEN INPUT

N/A

4. RECOMMENDATION

Approval of the ordinance.

5. FUNDING SOURCE

Appropriation to the Special Revenue Fund in the amount of $51,895.82, with the City of Wichita Falls required to provide 20.40% match of $13,298.38, for a total program amount of $65,194.20.

6. TIMELINE

October 1, 2025 – September 30, 2026.

7. ALTERNATIVE OPTIONS

N/A

8. ATTACHMENTS

N/A

ORDINANCE NO. _____

Ordinance making an appropriation to the Special Revenue Fund in the amount of $51,895.82 for grant revenue from the Texas Department of Transportation (TxDOT) for a Comprehensive Selective Traffic Enforcement Program (STEP) Grant for Fiscal Year 2026 and authorizing the City Manager or his designee to execute all documents necessary to accept said funds

WHEREAS, the City of Wichita Falls was awarded a TxDOT STEP grant in the amount of $51,895.82; and,

WHEREAS, the City of Wichita Falls will provide a 20.40% match totaling $13,298.38; and,

WHEREAS, the purpose of the grant is to focus on the Traffic Safety STEP elements of Occupant Protection, Speed, Intersection Traffic Enforcement, Distracted Driving and DWI; and,

WHEREAS, the fiscal year will span Oct. 1, 2025 through Sept. 30, 2026.

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

There is appropriated $51,895.82 to the Special Revenue Fund for the purpose of selective traffic enforcement as authorized in the grant from the Texas Department of Transportation, and the City Manager or his designee is authorized to execute all documents necessary to accept said funds on behalf of the City of Wichita Falls.

PASSED AND APPROVED this the 16th day of September 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 6.d

Agenda Title: Ordinance amending Ordinance No. 76-2020 declaring certain structures as dangerous by allowing additional time to rehabilitate the structure located at 2300 Yale Avenue.

Council Action to be Taken: Consider and take action on an ordinance amending ordinance No. 76-2020 to allow for a restoration permit.

Department Submitted: Code Compliance

Staff Contact: Rita Miller: Neighborhood Services Manager
Alex Borrego: Code Compliance Supervisor

1. PURPOSE / DESCRIPTION

The new owners of 2300 Yale Ave., Zachery Lashley and Tabitha Ramirez, are requesting an amendment to the existing demolition order for this property. They purchased the property on April 8, 2025, but were unaware of the demolition order due to a title search not being completed at the time of acquisition. The owners now intend to rehabilitate the property and bring it into compliance, which would allow it to remain on the tax roll.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The property at 2300 Yale Ave. was originally ordered for demolition on December 15, 2020. However, due to staffing vacancies/changes, the process was temporarily put on hold.

In December 2022, the property was sold at a Sheriff Sale. The new owner was informed of the existing demolition order and requested an extension to explore the possibility of

restoring the structure. Although a scope of work was submitted, the project was never brought before City Council because the owner attempted to reverse the sale, citing a lack of awareness about the demolition order. These efforts were ultimately unsuccessful.

In January 2025, the owner submitted a full scope of work and a proposed timeline, prepared by a local contractor. Staff intended to present the proposal to City Council, but communication with the owner unexpectedly ceased.

In April 2025, staff discovered the property had been sold again. Stop-work notices and letters were left for the new owners, requesting that they contact our office. Upon meeting with the new owners, Mr. Lashley and Ms. Ramirez, it became clear they were unaware of the existing demolition order. They expressed immediate interest in renovating the property and submitted a new scope of work to Code Compliance for consideration by City Council.

3. BOARD REVIEW/CITIZEN INPUT

N/A

4. RECOMMENDATION

Staff recommends that City Council allow 30-days for a restoration permit and an additional 90 days for substantial completion of the restoration.

5. FUNDING SOURCE

N/A

6. TIMELINE

- September 16, 2025 – City Council action. If approved, the property owners must obtain a restoration permit within 30 days, to be completed no later than 5:00 PM on October 16, 2025.
- January 14, 2026 - Substantial Completion towards rehabilitation.

7. ALTERNATIVE OPTIONS

The City Council can determine that the demolition order shall stay in place.

8. ATTACHMENTS

- Property Information
- Request for Restoration Form
- Photos of Prior Work Completed

ORDINANCE NO. _____

Ordinance amending Ordinance No. 76-2020 declaring certain structures as dangerous by allowing additional time to rehabilitate the structure located at 2300 Yale Ave

WHEREAS, the property at LOT 14 BLK 1 FELLOWS also known as 2300 Yale 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, Zachery Lashley and Tabitha Martinez purchased the property located at 2300 Yale Ave. on April 08, 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 the property.

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 2300 Yale 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. Upon rehabilitation of structure, the demolition order shall become void.

3. 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 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

ADDRESS	OWNER	DATES
1. 2300 Yale Ave. **(Main Structure)** LOT 14 BLK 1 FELLOWS	LASHLEY ZACHERY & TABITHA RAMIREZ 2300 YALE AVE WICHITA FALLS, TX 76310	Demo Order - 12/15/2020 Sold- 04/08/2025





CODE COMPLIANCE DIVISION

Hazardous Structure Restoration Request

Property owners seeking to request a halt on a demolition order must complete the form below in full. This information will be presented to the City Council for consideration. Incomplete submissions may not be considered.

Property Information

- **Property Address:** 2300 Yale Ave Wichita Falls Tx, 76310
- **Parcel ID / Legal Description:** LOT 14 BLK 1 FELLOWS

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.)*

Level house. Install Bracing. Remove and replace fire damaged siding. Remove fire damaged shiplap, and install sheetrock. Replace the window in the room that burnt. Remove and replace wiring and plumbing throughout the entire house. Replace glass in window frames throughout the house. Remove the overhang on the roof. Replace the roof.

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.)*

Owner-occupied living space.

3. Ownership Information

- Do you currently own the property? X 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: September 16, 2025
- Permits will be pulled within 30 days of Council approval.

5. Contractor Information

- Will you be hiring a licensed and bonded contractor registered with the City?
  X Yes ☐ No
- Name of General Contractor: Texoma Roofing Painting and Construction
- Bonded: X 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? X Yes ☐ No
- If not, please provide relevant experience or attach references/examples from other cities.

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: Zackery Tabithara Ramirez **Date:** 09/04/2025

Contact Information (Phone/Email): (940)424-9385 / tabitharamirez0@gmail.com

CITY OF WICHITA FALLS

1800 7TH Street - P.O. Box 1431 – Wichita Falls, Texas 76307 – t: (940) 761-8841 – f: (940) 761-6882
www.wichitafallstx.gov

Prior Projects:





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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 7.a

Agenda Title: Resolution authorizing the City Manager to approve Change Order No. 1 for the 2025 Water Budget Utility Improvement Project & Large Valve Replacement to Bowles Construction Co. in the amount of $251,700.00.

Council Action to be Taken: Approve Change Order No. 1

Department Submitted: Engineering

Staff Contact: Tyson Traw, Director of Engineering
Alex Sandstedt, Project Manager

1. PURPOSE / DESCRIPTION

Change Order No. 1 would expand the scope of the 2025 Water Budget Utility Improvement Project & Large Valve Replacement to include replacement of two sections of 12 inch diameter water line near Old Iowa Park Road.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The annual water budget utility improvement project (BUIP) was awarded to the low bidder, Bowles Construction Co., on August 5, 2025 for $1,049,599.00. The award amount was below budget, leaving available funds in the FY25 budget for additional rehabilitation of water distribution infrastructure.

This change order relocates two segments of existing water line at 3602 and 3617 Old Iowa Park Road that are located within TxDOT right-of-way. The existing water lines are currently suspended aerially across two drainage channels, which will interfere with future TxDOT pedestrian improvement projects which are anticipated to begin in 2026. TxDOT has notified the City that these segments of water line must be relocated. The

proposed work will relocate the water lines underground below the future TxDOT improvements using directional boring.

3. BOARD REVIEW/CITIZEN INPUT

N/A

4. RECOMMENDATION

Staff recommends approval of Change Order No. 1.

5. FUNDING SOURCE

Funds are available in the FY 2025 water budget.

6. TIMELINE

The 2025 Water Budget Utility Improvement Project & Large Valve Replacement is currently under construction, with the contract's end date set for April 29, 2026. If approved, Change Order No. 1 will extend the contract by 45 days for the additional work, pushing the contract's end date to June 12, 2026.

7. ALTERNATIVE OPTIONS

Failure to relocate the existing aerial water lines prior to TxDOT's pedestrian improvement project in 2026 will result in known utility conflicts. Proactively addressing the relocation now will help ensure smooth coordination with TxDOT's schedule and avoid future disruptions to both construction and water service.

8. ATTACHMENTS

- Change Order No. 1 Form
- Location Map

RESOLUTION NO. _____

Resolution authorizing the City Manager to approve Change Order No. 1 for the 2025 Water Budget Utility Improvement Project & Large Valve Replacement to Bowles Construction Co. in the amount of $251,700.00

WHEREAS, one of the City of Wichita Falls' Strategic Goals is to Provide Quality Infrastructure; and,

WHEREAS, the City desires to continue utilizing budgeted funds for water rehabilitation efforts; and,

WHEREAS, the City entered into a contract with Bowles Construction for the 2025 Water Budget Utility Improvement Project & Large Valve Replacement.

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

City Manager is authorized to execute all documents necessary, in forms approved by the City Attorney, to execute Change Order No. 1 for the 2025 Water Budget Utility Improvement Project & Large Valve Replacement in the amount of $251,700.00.

PASSED AND APPROVED this the 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 7.b

Agenda Title: Resolution approving the Wichita Falls Type B (4B) Sales Tax Corporation's annual budget for fiscal year 2025-2026.

Council Action to be Taken: Consider resolution approving annual budget

Department Submitted: City Manager's office c/o 4B Corporation Board

Staff Contact: Paul Menzies, Assistant City Manager

1. PURPOSE / DESCRIPTION

Approval of the resolution adopts the 4B corporation's FY 2026 budget that begins October 1, 2025 and ends September 30, 2026. Projected revenue from the dedicated ¼ cent sales tax is approximately $5.1M, annual debt service payments are estimated at $2.3M, and including previously unused revenue equates to an available fund balance for new projects of $7.2M.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The proposed budget is attached (see far right-hand column), and highlights include:

- Conservatively projected **sales tax revenue** of ~$5.1M;
- **Debt service projects**: ~$2.3M, which includes the annual bond payments for the MPEC Conference Center, Weeks Golf Course Renovation, Municipal Airport Terminal, Rhea/Lawrence Rd Realignment, and the Maplewood Rd project between Lawrence and Kemp;
- The final debt service payment of $101,000 related to the **Castaway Cove** purchase will be made by the end of the current fiscal year (FY 2025);
- FY 2026 will be the **final year of debt service payments** for (1) the Maplewood

extension between Kemp/Lawrence - $208,845, and (2) Champions Course at Weeks renovation - $320,788;

- $250,000: Continuation of the successful **Downtown Improvement Grant** Program;
- $75,000: **SAFB/DC Consultant**. 2nd year of a 3-year commitment which represents 50% of the total program costs, shared equally with the WFEDC;
- $42,000: Chamber **Retail Attraction Program**. 2nd year of the program that represents 50% of the total costs, shared equally with the WFEDC;
- $36,000: Chamber **Engage Sheppard Program** (bus tours). 2nd year of the program which represents 50% of the total costs, shared equally with the WFEDC;
- $200,000: Chamber-provided **downtown economic development** and marketing services. This proposed funding would include creating a new full-time position at the Chamber dedicated to the initiative;
- Approximately **$7.2M** in unencumbered fund balance available for new projects in FY 2026.

3. BOARD REVIEW/CITIZEN INPUT

The 4B Board considered and approved the item at their September 4, 2025 meeting. No one from the public spoke.

4. RECOMMENDATION

The 4B Board and City staff recommend approval as presented.

5. FUNDING SOURCE

¼ cent sales tax dedicated to 4B program by voters in 1997.

6. TIMELINE

- September 4, 2025 – Board approves FY 2026 budget;
- September 16, 2025 – City Council to consider FY 2026 4B budget;

7. ALTERNATIVE OPTIONS

n/a

8. ATTACHMENTS

- Letter from Chamber outlining funding requests for FY 2026;
- Resolution
- Proposed FY 2026 budget for the 4B Corporation;

900 8th Street, Suite 100, Wichita Falls, TX 76301
940.723.2741
wichitafallschamber.com

TO: Glenn Barham, Chair - Board of Directors of the 4B Sales Tax Corporation
FR: Ron Kitchens, Wichita Falls Chamber & Forward Wichita Falls
DT: August 25, 2025
RE: Annual Funding Allocation - Revised

Dear Chairman Barham and Members of the Board,

On behalf of the Wichita Falls Chamber of Commerce and Forward Wichita Falls, thank you for your continued leadership and investment in the long-term growth of our community. The 4B Sales Tax Corporation's support has been instrumental in strengthening Sheppard Air Force Base, advancing retail growth, and ensuring Wichita Falls is positioned for future prosperity.

As you prepare the FY25/26 budget, please consider this our formal request for continued funding of the initiatives you supported in FY24/25:

- DC Consultant – $75,000
- Retail Strategies Growth Initiatives – $42,000
- Military Support (Sheppard Engagement AIT Bus Tours, Home & Away) 36,000

In addition to renewing this critical support, we respectfully request consideration of a new allocation of $200,000 to launch a strategic marketing and redevelopment initiative for the Urban Core. This initiative will:

- **Create a comprehensive inventory and analysis** of all available buildings and sites in the Urban Core (defined as the area from the railroad tracks to the warehouse district (P2) to the Bridwell Ag Center to the hospital district).
- **Develop an aggressive marketing plan** for market-ready properties, supporting local businesses in repopulating and reinvesting in the Urban Core.
- **Identify buildings requiring significant improvements** and recruit private capital to bring them back into productive use.
- **Define properties beyond rehabilitation** and prioritize them for clearance, making way for future development.
- **Work with the City's Code Enforcement Department** to systematically address and remediate blight that has become pervasive in the district.

This effort is designed to align public, private, and philanthropic resources toward the revitalization of Wichita Falls' most visible and strategically important neighborhoods. The return will be stronger property values, new private investment, a safer and more vibrant community, and an enhanced sense of pride in the heart of our city.

We look forward to presenting additional details and answering your questions at your convenience. Thank you for your continued confidence and partnership. Together, we will ensure that Wichita Falls remains a place where people and businesses thrive.

Resolution No. _____

Resolution approving the Wichita Falls Type B Sales Tax Corporation's annual budget for fiscal year 2025-2026

WHEREAS, Texas Local Gov't. Code § 501.073(a) provides "The corporation's authorizing unit will approve all programs and expenditures of a corporation and annually review any financial statements of the corporation"; and,

WHEREAS, on September 4, 2025, the Wichita Falls Type B Sales Tax Corporation's Board of Directors approved the attached 2025-26 Budget.

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

The programs and expenditures of the attached **Fiscal Year 2025-26 Budget** of the Wichita Falls Type B Sales Tax Corporation are hereby approved.

PASSED AND APPROVED this the 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

City of Wichita Falls, TX
4B Sales Tax Corporation
Financial Summary

Current as of September 5, 2025

		FY 2024		FY 2025		FY26
		Revised Budget	YTD Actual	Proposed Budget	YTD Actual	Proposed Budget
Beginning Fund Balance (10/1)		**$ 9,511,344**	**$ 14,010,789**	**$ 14,131,571**	**$ 14,131,571**	**$ 11,333,947**
REVENUES						
Sales Taxes		$ 5,284,050	$ 5,109,774	$ 5,128,610	$ 3,891,009	$ 5,171,690
Interest		471,200	954,818	917,000	677,243	554,117
Reimbursement (TIF #2)		359,707	359,707	359,341	-	-
Parking Garage Lease		-	1,500	-	-	-
Total Revenues		**6,114,957**	**6,425,799**	**6,404,951**	**4,568,252**	**5,725,807**
EXPENDITURES						
Annual Programs						
Debt Service - Projects						
Trail/Land/Firing Range (Ref. 2018-2029) Series 2018B		454,900	454,900	455,000		454,500
Castaway Cove Water Pk (2010-2025) Series 2021 Taxable		101,762	101,762	102,141	-	-
TIF #2 / Rhea Road (2011-2031) Series 2021 Tax Exempt		208,781	208,781	207,894	-	208,200
WF Municipal Airport (2013-2033)		140,000	140,000	140,000	-	140,000
TIF #2 Maplewood (2015-2026) Series 2015A		209,707	209,707	209,341	-	**208,845**
Golf Renovation (2015-2026) Series 2015B		324,936	324,936	325,762	-	**320,788**
MPEC Conference Center (2022-2050)		946,359	946,359	947,734	947,734	947,699
Downtown Improvement Grants		250,000	141,047	250,000	62,333	250,000
CVB Incentive Funding		35,000	35,000	35,000	35,000	35,000
Professional Fees & Advertising		4,000	8,323	10,000	-	10,000
Directors & Officers Insurance		5,000	7,359	5,000	6,013	6,500
Administration Charges		30,000	30,325	31,500	-	33,000
Parking Garage - Annual Program		25,000	-	-	-	-
Annual Programs Total		**2,735,445**	**2,608,499**	**2,719,372**	**1,051,081**	**2,614,532**
Open Projects	**Original Award**					
713 Indiana LLC	250,000	166,667	83,333	83,334	-	83,334
Bicycle Lanes	100,000	112,650	88,950	23,700	-	23,700
SAFB Consultant (2026)	219,000	219,000	72,000	147,000	77,000	75,000
Sports Complex Improvements	197,000	197,000	118,552	78,448	-	78,448
Circle Trail Match (Camp Fire to Lucy Park)	760,688	760,688	17,972	742,716	95,177	647,538
SAFB - BASH	398,000	398,000	99,500	298,500	-	298,500
MSU Student Success & Military Education				1,000,000	-	1,000,000
YMCA Aquatic Center				1,360,000	906,667	453,333
SAFB Strobe Light Repair Project				500,000	-	500,000
The Falls Water Study				129,508	-	129,508
Sikes Senter Acquisition				3,500,000		3,500,000
City National Building Renovations				104,100	-	104,100
Chamber - Retail Attraction Program				82,500	82,500	42,000
Chamber - Engage Sheppard Program				40,000	40,000	36,000
Chamber - Downtown Marketing & Development				-	-	200,000
Open Project Total	**1,924,688**	**1,854,005**	**480,307**	**8,089,806**	**1,201,344**	**7,171,462**

City of Wichita Falls, TX
4B Sales Tax Corporation
Financial Summary

Current as of September 5, 2025

		FY 2024		FY 2025		FY26
		Revised Budget	YTD Actual	Proposed Budget	YTD Actual	Proposed Budget
Beginning Fund Balance (10/1)		**$ 9,511,344**	**$ 14,010,789**	**$ 14,131,571**	**$ 14,131,571**	**$ 11,333,947**
Closed Projects						
MPEC Conf. Center (Architect)	456,477	-	2,646	-	-	
MPEC Hotel Developer	2,000,000	2,000,000	2,000,000	-	-	
The Kate/Petroleum Building	1,017,192	1,017,192	1,017,000	-	-	
S&A LLC 816 Indiana	69,556	69,556	69,556	-	-	
Restoring the Past (604 7th)	22,350	22,350	-	22,350	-	
Restoring the Past (608 7th)	49,000	49,000	-	49,000	-	
District 5 Park Improvements	318,000	26,005	-	26,005	-	
Chelsea Plaza (804 Lamar)	138,991	138,991	-	138,991	-	
100 Cntrl Fwy (Land Acquisition)	835,000	835,000	63	834,937	743,310	
Riverbend Nature Center	210,000	210,000	-	210,000	210,000	
Hotel by the Falls Demo				381,000	387,850	
City of WF 2nd Turf Project				2,100,000	2,100,000	
Hotter'n Hundred Start Line Arch				4,000	4,000	
Closed Projects Total	**5,116,566**	**4,368,094**	**3,089,264**	**3,766,283**	**3,445,160**	**-**
Total Expenditures		**8,957,544**	**6,178,071**	**14,575,460**	**5,697,585**	**9,785,994**
Revenues Less Expenditures		(2,842,587)	247,728	(8,170,509)	(1,129,333)	(4,060,187)
Less Open Projects			1,373,698		6,888,462	
Less Budgeted Annual Programs (not yet spent)			126,946		1,668,291	
Unrestricted Fund Balance		**$ 6,668,757**	**$ 12,757,873**	**$ 5,961,062**	**$ 4,445,485**	**$ 7,273,760**

City of Wichita Falls
Employee Benefits Trust Board
Meeting Minutes
February 5, 2025

The meeting was held in the Conference Room at Big Blue Tower, 719 Scott Ave, Wichita Falls, TX 76301.

Present: Kinley Hegglund, City Attorney
James McKechnie, Interim City Manager
Paul Menzies, Assistant City Manager
Christi Klyn, Director of Human Resources
Stephen Calvert, Chief Financial Officer
Brian Lester, Assistant Director of Human Resources
Lori Forester, Employee Benefits Specialist II
Kenneth Engledow, Human Resource Generalist

Agenda Items:

I. Meeting was called to order at 3:00PM

II. Minutes from the previous meeting on September 30, 2024 were approved.

III. Discussion of RFP process and timeline for Benefits Consultants

a. HUB is the current Broker for the City of Wichita Falls and has been the only professional benefit consultant for the City since 2012. The committee agrees that it is important to move forward with the RFP process at this time.
b. A sub-committee for the RFP process was discussed and it was agreed upon that the members will be Stephen Calvert, Mike Battaglino, Christi Klyn, Kinley Hegglund, and Brian Lester.
c. The timeline was discussed and it was agreed upon that the bid will be posted by the end of February or beginning of March. There will be a 30-day time period for the sub-committee to receive bids and review candidates. The sub-committee will then invite the top finalists to give a full presentation to the board. Estimated time frame to vote will be June of 2025.

IV. Discussion regarding prescription plan provider changes for 2025

a. There have been issues with the transition from Express Scripts to BCBS Prime the beginning of this new plan year. Many employees have expressed concerns regarding the cost of their medications due several variables including, but not limited to, the $200 deductible for individuals and $400 deductible for families.
b. Early on, it was identified that part of the setup on Prime's side was mistakenly applying charges toward the deductible instead of the copay. This has since been

corrected, and pharmacy claims have been rerun from 1/1/-1/7. Refunds are expected to be issued within 60 days.

c. Additionally, it was discovered that the Walgreens network had not been properly applied, which caused a delay in the mailing of welcome letters on January 27th.
d. HUB identified that there would be 10% negative formulary disruption to members during the RFP process. This included 162 drug exclusions and 29 drugs moving up a tier to higher copays. Disruption in this range is standard when moving PBM due to periodic formulary adjustments. Notification to the impacted members were sent from Prime beginning in October and again in December.
e. Although there was a $200 deductible ($400 deductible for family) specifically for pharmacy in the past, many employees are saying that they do not remember having to pay these deductibles as they are now.
f. Calls and complaints have decreased over time, but will continue to be monitored. The Employee Benefits team will continue to help resolve individual issues as they arise.

V. With no further business, the meeting was adjourned.

Prepared by:
Lori Forester, EBSII City of Wichita Falls/HR-EBT

Water Resources Committee Meeting Minutes

05/06/25

1) *Meeting Called to Order:* 4:01 PM
2) *Approval of Previous Minutes:* September 30, 2024
3) *Attendees were introduced for new committee members.*
4) *Current Drought Conditions:* Mark Southard gave an update on the current status of lake levels, the Drought Monitor year-over-year (2024 compared to 2025), a prediction of lake levels with average and worst-case scenarios, updates on the US Seasonal Drought Outlook over the next 3 months, the temperature and precipitation outlook through October 2025.
5) *Recommendations on Water Restrictions:* Chair Glenn Barham made a motion to recommend to Council to remove Stage 1 Water Restrictions, and move back to the normal year-round restrictions; Michael Smith seconded. The Committee voted unanimously to recommend removal of Stage 1 Water Restrictions.
6) *Old Business:*
    a. Russell Schreiber gave the committee an update on the status of the Lake Ringgold 404 permit. Freese and Nichols Inc. is currently contracted to begin work on the 404 permit, and they should be starting some of the leg work on the permit in the very near future.
7) *New Business:* None
8) *New Meeting Date:* To be determined, pending lake levels through the summer/fall months.

9) *Meeting Adjourned:* 4:35 PM

Approved and accepted on: 9-8-2025 by: _____
Water Resources Committee Chair

LANDMARK COMMISSION
MINUTES
June 24, 2025

MEMBERS PRESENT:	
Christy Graham	■Chairperson
John Dickinson	■ Member
Bill Enlow	■ Member
Joel Hartmangruber	■ Vice-Chair
Janel Ponder Smith	■ Member
JD Dixon	■ Member
Monica Aguon, Assistant City Attorney	■ City Staff
Robin Marshall, Admin. Assistant, Dev't Services Dept.	■ City Staff
Karen Montgomery-Gagné, Principal Planner/HPO	■ City Staff
ABSENT:	
Dr. Dawn Ferrell, Maj. Gen.(retired)	■ Member
John Yates	■ Member
Whitney Flack	■Council Liaison
GUESTS:	
Sandra Lawson (2806 Ave E)	■ Applicant
Danny Lawson (2806 Ave E)	■ Applicant
Dylan Bussey - contractor (2806 Ave E)	■ Representative

I. Call to Order, Introductions and Welcome:

Chairperson Christy Graham called the meeting to order at 12:05 p.m.
Ms. Graham welcomed guests and Commission members provided introductions.

II. Review & Approval of Minutes from May 20, 2025:

Chairperson Graham called for review and approval of the May 20, 2025, Landmark Commission meeting minutes. Ms. Janel Ponder Smith made a motion to approve the minutes as presented, Mr. Joel Hartmangruber seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review Case – 2806 Ave. E:

Request authorization to construct a free-standing carport composed of metal and steel (20x14 ft; height 8 ft in rear and sloping to 7 ft in front). Sample Carport: 1609 Tilden
Applicants: Mr. & Mrs. Lawson

Ms. Montgomery-Gagné informed board members this case was modified from the proposal presented in May. Staff indicated an unusual property location on Ave E, style of house was non-descript/undetermined architectural style. Property originally had a rear garage apartment pending construction of a primary residence fronting on Tilden

which was never built. The rear garage apartment/lot was split from the portion at Tilden/Ave E at some point and converted to traditional residence along with the garage as additional living space. Staff referenced inventory photos noting changes throughout the years and unique details, such as the curved driveway access. This particular driveway design complicates the request for a carport in order to fit the structure on the property within setback parameters and be functional for vehicle access. Staff referenced additional photos showing proposed site plan for the new carport. The new construction will not be attached to the house, placement will be approximately 2ft from the house, and 1ft from attached single car garage. The proposed carport will be 20x14ft with a minimal 1ft slope from rear to front of carport allowing drainage runoff. The carport will not extend beyond the front building line of the house and should maintain a 10ft side yard setback. Ms. Montgomery-Gagné indicated the owner's primary reason for requesting a carport was to reduce damage to vehicles as a result of: a) falling trees/limbs, and b) hail and windstorms.

Proposed carport would be 100% metal and detached from the house, as stated before, maintaining a front setback of approximately 18ft from edge of property along Ave E. A sample drawing prepared by the contractor, Marant Construction, was referenced which allowed the Commission a better view of how the metal carport will appear and be positioned on the lot. The carport will be rectangular with metal framework/support system and a standard R-panel metal roof, (hidden by metal trim work) and maximum height of 8ft (follows zoning requirements for carports).

Staff noted with all the questions last month about carports in West Floral Heights Historic District, the HPO conducted carport research. It was discovered, of the 213 properties in the district, five of those (as of 2025) still being exempt from original 2005 ordinance requirements, there were 48 carports. More extensive research conducted and 37 carports were pre-existing historic district designation. This is a significant number the Landmark Commission had no design review input as to whether the materials/design were appropriate. Many property owners within WFH historic district assume all carports were approved by the Commission and meet design standards for materials, placement, design, etc. However, that is not the case. Staff provided slides showing some of the pre-existing carports and a location map of all WFH historic district carports including illegal ones marked in red. The HPO spoke about some of the illegal carports, why they were illegal, and if the Commission subsequently heard a case on them. Since 2005 district formation, 11 carports have come before the Landmark Commission with only 5 being 100% metal.

Ms. Montgomery-Gagné noted the proposed carport will be constructed using 11-gauge steel posts welded to 6x6 anchor plates that would be drilled into existing concrete driveway with full metal wrap trim. The owners are looking to utilize the dark gray metal

for the roof to blend with garage roof. Spacing between support posts will be 13-15ft. Staff highlighted key areas for consideration when assessing the proposal:

- How does the proposed alteration fit within the historic district? Height of new construction should not exceed the tallest contributing buildings. Which in this case, it will not. Focus on the quality of construction and type of materials should be prioritized over style.
- Design new accessory buildings so compatible with the scale of the associated primary building and historic character of the district. Materials and finish used for these outbuildings should correspond to overall character of the district.
- What is currently in the district, was it there prior to the design standards, and what has the Commission considered since then (consistency)? As stated, the proposed carport meets zoning requirements. Potential question of whether the "all metal" carport materials correspond with overall character of this residential district. Ms. Montgomery-Gagné noted just over 48% of carports in WFH historic district, and built pre-district, are 100% metal. Out of carports constructed post-district creation (and were reviewed by Landmarks), 45% were all metal (5 of 11).

Chairperson Graham asked if there were any questions.
Ms. Janel Ponder Smith asked about a detail on the submitted drawing of the carport that extended from the support posts. She stated liking the added detail because it gave some character to the project. She also pointed out the S-curved metal detail on the house front porch columns and asked if that could be added to the carport columns. Using this simple design detail would tie the carport and house together with similar style. Contractor indicated that two metal scrolls could be added under the overhang and the owner agreed.

Slope of the roof was discussed, and the contractor said the proposed slope was common, and that it is usually two inches of slope per foot. Mr. Dixon commented a 3/8" per foot slope would result in a 7-8" drop based on quick calculations. The contractor stated the slope could be modified if needed. There was some question whether the slope was sufficient for adequate runoff. The location of the slope was discussed (long direction vs sideways) and the contractor stated location of the slope chosen to ensure water runs away from the house to avoid water damage. It was agreed the contractor could make the slope for runoff work with a 6" drop so carport will be 8ft rear height and drop to 7.5ft at the front.

Roof concerns were noted regarding use of the R-panel. Contractor confirmed it would be 26-gauge steel R-panel on top, MetalMart pre-painted with forty-year paint guarantee. Mr. Hartmangruber discussed the materials and thanked the owners/contractor for redesigning the carport request. As an architect, Mr. Hartmangruber noted he is opposed to using metal R-panel on other carports in the

district but based on this unique case with the simple design of the house coupled with metal awnings, it seemed the metal carport was a more fitting design/material. This type of carport would not work on most properties within the district but was an acceptable design fit for this situation.

Chairperson Graham called for public comments. There being no public comments, Mr. Bill Enlow introduced a motion to approve the requested metal 20x14ft carport as presented with the stipulation decorative truss pieces be installed, similar in design and scale to the house front entry with black metal 'S' style curve pieces, on the front two carport columns facing Ave E. and rear carport support columns are 8ft height and provide at least 7ft clearance total in the front portion of the carport. Ms. Ponder Smith seconded the motion. Chairperson Graham took the motion to vote, which passed 6-0.

IV. Other Business:

Depot Square Update:

- Chairperson Graham noted city workers preparing for installation of new lighting and poles in the downtown historic area along with Farmers Market being open on Saturdays 9am-1pm. Wichita Theatre getting ready for 'Annie' in September, and Little Shop of Horrors in October. Tarzan currently running on main stage.
- Backdoor Theatre youth musical is called "Back to the 80's" and June 28th at 7:00 will be an evening of the improv.
- Art Walk runs through September, 1st Thursdays from 5:00-9:00pm.
- Wichita Brewery offering entertainment weekends on their patio; more info online.

Ms. Montgomery-Gagné noted City Council conducted a public hearing for demolition of numerous properties deemed a life, health and safety threat. City Landmark (Ord. No. 115-85) Berry Brown House, situated downtown, was on demo listing which is unfortunate because the owner has presented various design review requests to the Commission over the years for renovation/maintenance. The last time a case was brought to the Commission was 2011 to fix a gaping hole in the roof but there were no funds to accomplish numerous repairs and the property has continued to deteriorate to the point of becoming a public hazard. HPO stated when City Council authorizes a structure for demolition due to life, health and safety issues it supersedes the Commission's authority under Chapter 62 (Historic Preservation Ord.)

Ms. Ponder Smith said the West Floral Heights HD Volunteer Design Review Committee will convene May 25 to conduct a basic overview and review a proposed design review application. They are trying to find a better way to mobilize to get information to neighbors so property owners understand the design review process while also providing feedback to the City on design review cases.

Ms. Montgomery-Gagné updated the Commission about a Section 106 review for a

telecommunication tower in Jolly which is deemed as no impact since no additional height and the ground won't be disturbed. The tower will only have components at a height of 190ft altered, however, since it triggers "modification to telecommunications", the company was required to conduct a review with closest municipality.

Chairperson Graham asked Ms. Montgomery-Gagné to discuss legislative updates. Staff tracking some preservation bills, particularly Bill 4809, which is the Property Tax Reductions for Locally Designated Historic Properties. It basically gives an opportunity to appeal the appraisal of a designated property and/or structures due to additional requirements/costs associated with complying with design standards. However, the added design standards provide a level of protection from inappropriate alterations to property and can stabilize valuations in a neighborhood. Essentially, the design standards were deemed a 'burden' and impact comparable appraisals. The bill passed the House 40-1 (two members abstaining); it then passed the Senate 30-1 May 21st. Staff following to determine if signed by the governor.

Ms. Montgomery-Gagné informed the Commission there may be a special meeting in July to address various pending projects in West Floral Heights HD.

a) 1401 Garfield (corner of 10th/Garfield) - owner wants to replace class 4 composition shingle roof with architectural style metal shingles (substitute material) which triggers design review as visible from public ROW.
b) 3006 10th St – numerous modifications; Police Dept. involved as three citations issued to remove construction materials stored on 10th St. (transport load of sod, dump truck load gravel and dirt). Staff referenced recent photos of materials stored on-street and numerous complaints to planning and code compliance of blocked driveways. Ongoing design review & permitting violations; currently waiting for Dr. Karen Reed's estate attorney to respond to phone calls authorizing a design review application. Visible alterations are an evolving situation.
c) 1501 Tilden – owners obtained an insurance claim totaling roof on main house, they also want to remove tile roof on two-story accessory building so it will match composition shingles on house. HPO stated this modification would require Commission determination as it involves removal of original tile roofing and replacement with alternate material (composition shingle). Therefore, no building permit can be issued for replacement roofing on primary structure unless design review authorization is obtained due to potential for unauthorized work.

V. Adjourn:

Chairperson Graham adjourned the meeting at 1:08 pm and stated the next scheduled meeting would be August 26, 2025, at 12:00 pm.

Christy Graham
Christy Graham, Chairperson

8/26/2025
Date

City of Wichita Falls
Employee Benefits Trust Board
Meeting Minutes
July 8, 2025

The meeting was held in the Conference Room at Big Blue Tower, 719 Scott Ave, Wichita Falls, TX 76301.

Present: Jeffery Jenkins, City Manager
Paul Menzies, Assistant City Manager
Mike Battaglino, City Councilman – District 4
Kinley Hegglund, City Attorney
Christi Klyn, Director of Human Resources
Stephen Calvert, Chief Financial Officer
Brian Lester, Assistant Director of Human Resources
Nikki Fyock, Employee Benefits Specialist

Agenda Items:

I. Meeting was called to order at 12:03PM.

II. Financial Partners presented their proposal and provided interview responses for the benefit consultant RFP.

III. With no further business, the meeting was adjourned.

Prepared by:
Nikki Fyock, Employee Benefit Specialist, City of Wichita Falls/HR-EBT

City of Wichita Falls
Employee Benefits Trust Board
Meeting Minutes
July 9, 2025

The meeting was held in the Conference Room at Big Blue Tower, 719 Scott Ave, Wichita Falls, TX 76301.

Present: Jeffery Jenkins, City Manager
Paul Menzies, Assistant City Manager
Mike Battaglino, City Councilman – District 4
Kinley Hegglund, City Attorney
Christi Klyn, Director of Human Resources
Stephen Calvert, Chief Financial Officer
Brian Lester, Assistant Director of Human Resources
Nikki Fyock, Employee Benefits Specialist

Agenda Items:

I. Meeting was called to order at 11:00 AM.

II. McGriff presented their proposal and provided interview responses for the benefit consultant RFP.

III. Higginbotham presented their proposal and provided interview responses for the benefit consultant RFP.

IV. With no further business, the meeting was adjourned.

Prepared by:
Nikki Fyock, Employee Benefit Specialist, City of Wichita Falls/HR-EBT

City of Wichita Falls
Employee Benefits Trust Board
Meeting Minutes
July 15, 2025

The meeting was held at the Wichita Falls MPEC, 1000 5th St. Wichita Falls, TX 76301.

Present: Jeffery Jenkins, City Manager
Paul Menzies, Assistant City Manager
Mike Battaglino, City Councilman – District 4
Kinley Hegglund, City Attorney
Christi Klyn, Director of Human Resources
Stephen Calvert, Chief Financial Officer
Brian Lester, Assistant Director of Human Resources
Nikki Fyock, Employee Benefits Specialist

Agenda Items:

I. Meeting was called to order at 11:06AM.

II. HUB International presented their proposal and provided interview responses for the benefit consultant RFP.

III. Gallagher presented their proposal and provided interview responses for the benefit consultant RFP.

IV. With no further business, the meeting was adjourned.

Prepared by:
Nikki Fyock, Employee Benefit Specialist, City of Wichita Falls/HR-EBT

M I N U T E S

Central Wichita Falls Neighborhood Revitalization Committee

July 22, 2025

PRESENT:

Ann Arnold-Ogden	◆ Member
Wendy Browder	◆ Vice Chair
Whitney Flack	◆ Councilor
Jose Garcia	◆ Member
Jacob Harrell	◆ Member
Selena Hurtado	◆ Member
Fabian Medellin, Planning Manager	◆ City Staff
Christal Cates, Neighborhood Revitalization Coordinator	◆ City Staff

ABSENT:

Robert Brooks	◆ Councilor
Mike Mitchell	◆ Chairman

I. CALL TO ORDER

Vice Chairwoman, Mrs. Wendy Browder, called the meeting to order at 1:32 p.m.

II. PUBLIC COMMENTS

Vice Chair Browder asked if any members of the public wished to speak. There were no members of the public present.

III. ADOPTION OF THE MINUTES

Mrs. Ann Arnold-Ogden made a motion to approve the minutes as presented from June 24th, 2025. Councilor, Councilwomen, Mrs. Whitney Flack seconded. No members of the public were present. Vice Chair Browder called for a vote regarding the minutes. The motion passed unanimously, 6-0.

IV. REGULAR AGENDA

1. Discussion and Possible Change of Meeting Days and Times

Mrs. Christal Cates discussed an email she had previously sent to the Committee asking about the change of meeting days and times and the feedback received. Mrs. Cates stated at this time staff felt meetings could be moved to be held monthly instead of the previous schedule of every two weeks. Mrs. Cates asked the Committee if they wanted to keep the same day with the consensus confirming Tuesdays were the best days. Councilwoman Flack advised she preferred to keep the same Tuesday as City Council meetings for her work schedule. This was agreed upon by all Committee members present. After more discussion it was

unanimously agreed upon by the Committee to move all future meetings to the first Tuesday of the month, keeping the same time of 1:30 pm.

2. Discussion of Tree Abatement Program

Staff discussed the need for a tree removal program to reduce dead and hazardous trees in the neighborhood and briefly recapped what had been discussed in previous meetings. Staff stated as part of the initiative the City would be requesting funding during the FY 25-26 budget process to provide assistance to eligible properties.

Staff presented various questions to the Committee to help build the foundation of the program, beginning with eligibility. The following questions were presented the Committee for discussion:

- Residential? Residential & Commercial?
- Own and/or live on the property?
- Qualify as low income? Use HUD income standards?
- Must not be delinquent on any funds owed to the City?

After lengthy discussions the Committee advised staff they wanted the applications open to both residential and commercial properties. Applications will be required to have the property owners' signature and for the first year will be on a first come, first serve basis until funding is exhausted. Applicants cannot be delinquent on any funds owed to the City to be eligible for the program.

The Committee states after the first year of the program they would like to revisit the eligibility requirements and possibly add income restrictions at that time. Staff advised they would have a draft outline of the program as well as a draft application for their review at the next scheduled meeting on September 2nd, 2025.

V. OTHER BUSINESS

1. Updates

A. Bridwell Park Futsal Court Mural Update – Wichita Falls Alliance for Arts & Culture

Photos from the dedication held Thursday, July 10th were shown for those members not able to attend.

B. Proposed Zoning Amendment Updates

Updates were given to the Committee regarding the informational meeting held Thursday, July 17th at the Wichita Falls Public Library from 6 pm to 8 pm. Staff stated ten zoning input forms had been received, all in favor of the proposed zoning amendments.

C. Neighborhood Empowerment Zone (NEZ) Application Update

1603 Kemp Boulevard

Staff gave an update on the first NEZ application received on July 10th and approved on July 16th for permit waivers. The property owner, MGREC LLC, has proposed to rehabilitate the existing duplex and invest $50,000 into the project.

VI. ADJOURN

The next regularly scheduled meeting was set for Tuesday, September 2nd at 1:30pm at the Travel Center Conference Room.

Vice Chair Browder adjourned the meeting at 2:25 p.m.

Michael Mitchell, Chairman — Date 9/2/25

Fabian Medellin, AICP, Planning Manager — Date 9-3-25

STRATEGIC PILLAR
☒ Accelerate Economic Growth ☒ Provide Quality Infrastructure ☐ Actively Engage and Inform the Public ☐ Optimize Engagement with the City and City Services

City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 9.a

Agenda Title: Public Hearing and take action on an Ordinance amending the Code of Ordinances, Appendix B: Zoning, creating a special overlay district for the Heart of the Falls Neighborhood Revitalization Area, amending development regulations, zoning boundaries, and the Land Use Plan

Council Action to be Taken: Heart of the Falls Zoning Amendments

Department Submitted: Development Services/ Planning

Staff Contact: Fabian Medellin, AICP, Planning Manager

1. PURPOSE / DESCRIPTION

The proposed changes to the City's zoning ordinance, *applicable only in the revitalization area*, would reduce parking and setback requirements, better facilitate the construction of accessory dwelling units (ADU), and affect other related changes in an effort to advance (re)development in the area.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

- May 7, 2024 – City Council established the Central Wichita Falls Revitalization Area Committee (CWFRAC), and since began meeting bi-weekly to discuss community needs and how to address them through the researched programs and initiatives.
- April 15, 2025 – City Council adopts the Heart of the Falls Neighborhood Revitalization Plan.

As part of the plan adoption, regulatory barriers were identified as a limiting factor to revitalization efforts. Working in conjunction with the CWFRAC and a Planning and Zoning subcommittee, amendments as outlined in the revised ordinance are being

proposed to incentivize and promote redevelopment within the Heart of the Falls Neighborhood.

3. BOARD REVIEW/CITIZEN INPUT

Several opportunities for citizen and board input were facilitated over the last few months (see timeline, below). The P&Z voted unanimously to recommend approval to the City Council.

4. RECOMMENDATION

The CWFRAC, Planning and Zoning Commission and staff recommend the adoption of the ordinance.

5. FUNDING SOURCE

No funding required.

6. TIMELINE

- April 1, 2025 – The CWFRAC voted to recommend the presentation to City Council and adoption of the draft Heart of the Falls Neighborhood Revitalization Plan.
- April 29, 2025 - The CWFRAC voted to recommend the presentation to the Planning & Zoning Commission for their recommendation of the creation of the Heart of the Falls Neighborhood Overlay District (HFNO) and development regulations.
- May 14, 2025 – P&Z workshop on proposed amendments.
- June 14, 2025 – Community Day held to Bridwell Park to gather input from the public, and showcase progress on the futsal mural.
- July 17, 2025 – Public meeting held after business hours at the Public Library
- August 13, 2025 – P&Z Conducts public hearing and votes to recommend approval of the zoning amendments to the City Council;
- **September 16, 2025** – City Council to conduct public hearing and consider approving ordinance.

7. ALTERNATIVE OPTIONS

Continue with the current regulations that are generally applicable city-wide.

8. ATTACHMENTS

- Ordinance
- Exhibit 1 – HOF Overlay District Land Use Amended Map
- Exhibit 2 – HOF Neighborhood Overlay District Zoning Amended Map
- Exhibit 3 – HOF Neighborhood Overlay District

ORDINANCE NO. _____

Ordinance amending the Code of Ordinances, Appendix B: Zoning, creating a special overlay district for the Heart of the Falls Neighborhood Revitalization Area, amending development regulations, zoning boundaries and a Land Use Plan update

WHEREAS, the City Council has adopted the Strategic Planning Report with the goal to Provide Quality Infrastructure through the objective to Develop a Neighborhood Redevelopment Plan and Program; and,

WHEREAS, the staff actively engaged the neighborhood through the aid of community partners to include the neighborhoods aspirations and goals for the program; and,

WHEREAS, the City Council established the Central Wichita Falls Revitalization Area Committee (CWFRAC), to discuss community needs and how to address them through the researched programs and initiatives; and,

WHEREAS, at the CWFRAC meeting on April 1, 2025, the committee voted to recommend presenting the Heart of the Falls Neighborhood Revitalization Plan to City Council for adoption; and,

WHEREAS, the City Council on April 15, 2025, adopted the Heart of the Falls Neighborhood Revitalization Plan, including guiding principles, vision statement, and directed the City staff to develop approaches to implementing the strategies and programs; and,

WHEREAS, the city staff has reviewed this proposal and recommends approval of the amendment to the Code of Ordinances; and,

WHEREAS, the CWFRAC Committee on April 29, 2025, voted to recommend presenting the Zoning Amendment and development regulations to the Planning & Zoning Commission for their recommendation; and,

WHEREAS, the Planning and Zoning Commission on August 13, 2025, voted to recommend presenting the Zoning Amendment and development regulations to City Council for adoption;

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

1. The Land Use Plan, an element of the Comprehensive Plan, as amended, attached hereto as **Exhibit "1"** is adopted as an element of the Comprehensive Plan for the City of Wichita Falls, Texas.

2. The zoning boundaries are hereby amended as depicted on the attached map incorporated in this ordinance as **Exhibit "2"**,

3. The creation of the Heart of the Falls Neighborhood Overlay (HFNO) District is hereby created and the boundaries are as depicted on the attached map incorporated in this ordnance as **Exhibit "3"**

4. Appendix B of the Wichita Falls Code of Ordinances is hereby amended with revisions and additions to read as follows with deleted text shown as ~~strikethrough~~ and added text shown as <u>underlined</u>:

~~**[Sec.] 3730 – Commercial Corridor (CC)**~~

~~**[Sec.] 3731 Purpose/Overview**~~
~~The purpose of the CC Commercial Corridor District is to accommodate small offices, neighborhood commercial activities and residential uses to promote a traditional neighborhood district. These districts are intended to be adjacent to residential areas and act as a buffer between residential and more intense uses.~~

~~**[Sec.] 3732 Permitted Uses**~~

~~A. The following uses are permitted in the CC Commercial Corridor District:~~
~~Residential uses:~~
~~Dwelling, duplex two-family.~~
~~Dwelling, single-family detached.~~

~~B. The following uses are permitted in the CC Commercial Corridor District subject to the site plan review provisions of section 7100 and to the provisions of section 3738, Special conditions.~~
~~Residential uses:~~
~~Bed and breakfast homestay.~~
~~Bed and breakfast inn.~~
~~Boardinghouse.~~
~~Condominium.~~
~~Dwelling, multifamily, up to 25 units per acre.~~
~~Dwelling, zero lot line single-family, subject to the provisions of section 5200.~~
~~Townhouse, subject to the provisions of section 5300.~~
~~Civic uses:~~
~~Day care centers, limited and commercial.~~
~~Library, public.~~
~~Parks.~~
~~Private recreational areas, limited.~~
~~Public safety services.~~
~~Religious assembly.~~
~~School, primary and secondary.~~
~~Utility service.~~

Commercial uses:
Art gallery/museum.
Clinic.
Exterminating services, without chemical storage.
Medical office.
Nursery.
Offices.
Oil drilling, subject to the provisions of appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.
Restaurants.
Restaurants, limited.
Retail trade, excluding automotive sales.
Services.

[Sec.] 3733 Conditional Uses

The following uses are permitted in the CC Commercial Corridor District subject to the approval process provided in section 7200 and to the provisions of section 3738, Special Conditions.

Residential uses:
Dwelling, multifamily, exceeding 25 units per acre.
Household care facility.
Structured sober living facility.

Commercial uses:
Alcoholic beverage sales, subject to the provisions of section 5400.
Automotive service station.
Business and trade schools.
Club.
Convenience store.
Indoor sports and recreation.
Movie theatre.
Repair services.
Self-storage facility/mini-warehouse.
Shopping center.

[Sec.] 3734 Development Regulations

Each site in a CC Commercial Corridor District shall be subject to the following development regulations, except for zero lot line dwellings and townhouses:

1. Lot area: 5,000 square feet minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25 feet, minimum.
4. Side setback, interior: Five feet minimum.

5. Side setback exterior: 25 feet minimum, except 15 feet minimum for single-family and duplex dwellings.
6. Rear setback: Five feet minimum.
7. Height: 35 feet maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
8. Building coverage: 55 percent of lot area, maximum, except 50 percent of the lot area, maximum, for single-family and duplex dwellings.
9. Lighting: All outdoor lighting shall be directed away from residential areas.
10. Speakers: All audio devices, including, but not limited to, speakers, for restaurant drive-in and other like facilities, shall be located near and directed toward a public street. The primary building shall be situated between the location of the speaker and any adjacent residential district or use.

[Sec.] 3735 Sign Regulations

Due to the special character of the CC Commercial Corridor District, only the following types of signs are permitted:

A. Ground signs. Ground signs are permitted in accordance with the following regulations:

1. Maximum area: 60 square feet.
2. Maximum height: Four feet above top of sign base.
3. Setback: Ten feet, if taller than three feet. Signs are subject to the requirements of section 102-40, Visibility Sight Triangle, of the Wichita Falls Code of Ordinances, as amended.
4. Maximum number: One per business, per street frontage.
5. Sign base: All ground signs shall be mounted on a masonry base consistent with the principal building material usage. The base maximum height shall not exceed 1.5 feet, with the width and depth not to exceed nine inches beyond the perimeter of the sign.
6. Sign base landscaping: All commercial ground signs shall be landscaped, with landscaping height not to exceed the base of the sign. Use of low-bearing dwarf shrubs, per section 6800, is required to screen the base and complement site landscaping. Shrubs shall be planted in a staggered double row along the base of all sign faces such that at least 75 percent of the base is screened.
7. Sign lighting: Signs may be internally or externally illuminated. Message center signs, however, are prohibited.

B. On-premises wall signs. On-premises wall signs shall be permitted in accordance with the following regulations:

1. Maximum area: 60 square feet.
2. Maximum number: One per business, per street frontage.

C. Miscellaneous signs. All other signs permitted as per the provisions of Table 6741.

[Sec.] 3736 Building Material Requirements

Buildings in the CC Commercial Corridor District shall incorporate the following exterior building materials to create and complement the building's architectural design.

A. Primary exterior building materials shall consist of material comparable in grade and quality, to include the following: face brick, natural stone, rock face or specially designed pre-cast concrete units with a decorative material or texture. Smooth faced concrete block is not permitted as a primary exterior building material.

B. Cement stucco may be used as an acceptable exterior primary building material.

C. The following exterior building materials are not permitted as the primary material but may be used as a secondary treatment to complement the primary exterior building materials:

1. Synthetic stucco materials such as EIFS (Exterior Insulation Finishing System), cast sprayed textures, and trowel knock down textured finishes;
2. Metal siding or metal panels;
3. Smooth faced concrete block;
4. Glass, glass block, and glazed curtain walls; and
5. Plastic, vinyl or wood siding.

D. All principal and accessory buildings shall meet the following minimum percentage requirements for primary exterior building materials:

1. Minimum: 60 percent for all nonresidential building exterior walls.
2. Minimum: 60 percent for all residential building exterior walls. Accessory buildings accessory to a residential use less than 150 square feet shall be exempt from this provision.

E. Architectural plans shall be prepared by a design professional, to include:

1. Elevations of all sides of the principal and accessory buildings;
2. Type, color and percentage of all exterior primary and secondary building materials, excluding all door and window openings; and
3. Location and screening of trash receptacles, heating, air conditioning and ventilation systems.

F. All accessory buildings, at minimum, shall be consistent in design and usage of material as the principal building, except as permitted per section 3736.D.2 of this ordinance.

[Sec.] 3737 Nonconforming Building Materials

Existing buildings in the CC Commercial Corridor District not in conformance with the provisions set forth in section 3736 shall comply with said provisions in the event of either of the following:

~~A. There is an increase in area or height of the principal building of a nonresidential use.~~
~~B. The principal building is demolished or destroyed beyond 50 percent of the replacement cost of its current material status on the date of the damage.~~

~~[Sec.] 3738 Special Conditions~~
~~The following special conditions are applicable to the CC Commercial Corridor District:~~

~~A. No outdoor repair service of any kind shall be permitted.~~
~~B. Commercial uses shall not be open to the public from the hours of 12:00 midnight through 6:00 a.m.~~

~~[Sec.] 3739 Lighting~~

~~A. In the CC Commercial Corridor District, all means of outdoor lighting shall be shown on all building elevations and site plans for ground locations.~~
~~B. An outdoor light plan shall be submitted with the site plan and building elevation plan.~~
~~C. All outdoor building, parking, and decorative lighting shall be directed away from residential uses and shall be shielded at all times so as to substantially reduce light being shown upon adjacent residential uses and so as to prevent public nuisances.~~

[Sec.] 4750 – Heart of the Falls Neighborhood Overlay District (HFNO)

The Heart of the Falls Neighborhood Overlay District (HFNO) is centrally located in the city and has a unique mix of residential and commercial uses as well as a diverse cultural mix of residents. The area is an approximately 911-arce core bounded by Seymour Highway to the north, Kemp Boulevard to the west, Kell Freeway to the south, and Brook Avenue to the east, as included in the ordinance, refer to Exhibit A herein.

[Sec.] 4751 Purpose/Overview

The Heart of the Falls Overlay District is to provide regulations to address the unique physical development of the lots and buildings in terms of setbacks (front, sides and rear), parking, and accessory uses, special conditions outside of the standards as adopted in the zoning ordinance. To further promote neighborhood character the following developmental guidelines will apply in addition to or instead of their base zoning guidelines counterparts.

[Sec.] 4752 Permitted Uses

1. The following uses are permitted in the Heart of the Falls Overlay District (HFOD): Grocery Stores in a Limited Commercial (LC) zoning district.

[Sec.] 4753 HFNO Development Regulations

The Heart of the Falls Neighborhood Overlay District (HFNO) will allow for following deviations from the base zoning and shall be subject to the following development regulations. For regulations not listed, the base zoning regulations will apply:

1. Setbacks:
   Primary Structure:

   A. Front setback: No greater than 25-foot maximum and no less than 15-foot minimum. Setback will be determined by the predominant front setback of 51% of the developed block as determined by the Director of Development Services.

   B. Side setback, interior: Five-foot minimum.

   C. Side setback, exterior: Five-foot minimum.

   D. Rear setback:

      a. Single-family and duplex dwelling: Five feet minimum from common lot line or one foot minimum from alley. [Covered parking structures must comply with setback requirements in sec. 6210.]

      b. All other uses: Five-foot minimum. However, in no case shall the roof overhang extend over the property line.

   Accessory structures:

   Accessory structures setbacks will no longer be subject to the accessory setback ordinance Section 6515, and will follow the following setback guidelines, excluding those structures exempt in Sec. 4220:

   A. Front setback: 25-foot minimum.

   B. Side setback, interior: Five-foot minimum.

   C. Side setback, exterior: Five-foot minimum.

D. Rear setback:

a. Single-family and duplex dwelling: Five feet minimum from common lot line or one foot minimum from alley. [Covered parking structures must comply with setback requirements in sec. 6210.]

b. All other uses: Five-foot minimum. However, in no case shall the roof overhang extend over the property line.

[Sec.] 4754 HFNO Accessory Use Regulations

Each site in the Heart of the Falls Neighborhood Overlay District (HFNO) shall allow the following:

1. One Accessory Dwelling Units (ADU) allowed by right for all single-family, detached uses.

[Sec.] 4755 HFNO On-Site Parking Regulations

Each site in the Heart of the Falls Neighborhood Overlay District (HFNO) shall be subject to the following parking regulations:

1. Single Family, detached and duplex uses will provide two (2) parking stalls per dwelling unit.

2. New accessory dwelling units will be required to provide one (1) parking stall.

3. Non-residential uses will have no parking minimums. However, if parking is provided all requirements of § 6225 – Design Standards for Parking Facilities will apply.

[Sec.] 4756 HFNO Special Conditions

The following special conditions are applicable to the Heart of the Falls Neighborhood Overlay District:

1. Alternative paving material shall be allowed, e.g., gravel for accessory dwelling units.

2. Each site participating in the Heart of the Falls Neighborhood Empowerment Zone (NEZ) program shall be subject to the requirements of the Development Regulations listed in the Heart of the Falls Design Guidelines.

[Sec.] 4757 HFNO Additional Setbacks

Additional setback shall be provided by non-single-family, non-single-family detached or non-duplex residential uses in the manner prescribed in this section where any one of the following conditions occur:

1. When these uses are located adjacent to single-family, single-family detached or duplex residential use, or abut an alley which is adjacent to a single-family, single-family detached or duplex use, no portion of the structure shall be closer to single-family, single-family detached or duplex property line than the height of that portion, except that the minimum setbacks stated in [subsection] three shall apply.

2. [When these uses are:]

    A. Adjacent to single-family, single-family detached or duplex residential use, no portion of the structure shall be closer to a single-family, single-family detached or duplex residential property line than the height of that portion, except that the minimum setback stated in subsection 3 shall apply. However, when the residential use property line abuts an alley or street right-of-way, the city aqueduct, or a body of water such as Sikes Lake or Wichita River, the additional setback shall be computed by including their width.

3. Minimum Setbacks:

    A. Multifamily dwelling units, townhouses, condominiums, mobile home parks and subdivisions, civic uses, and commercial uses shall have an increased setback of;

        a. A minimum of five feet if the structure is a single story and less that fifteen feet in height or;
        b. If structure is two-stories or more than fifteen feet in height the setback shall be equal to the height of the structure.

It is the intention of the City Council of the City of Wichita Falls, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Wichita Falls, Texas, and that sections of this ordinance may be renumbered to accomplish such intention.

Should any word, phrase, paragraph, section or portion of this ordinance or the Code of Ordinances, as amended hereby, be held to be void or unconstitutional, the same

shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

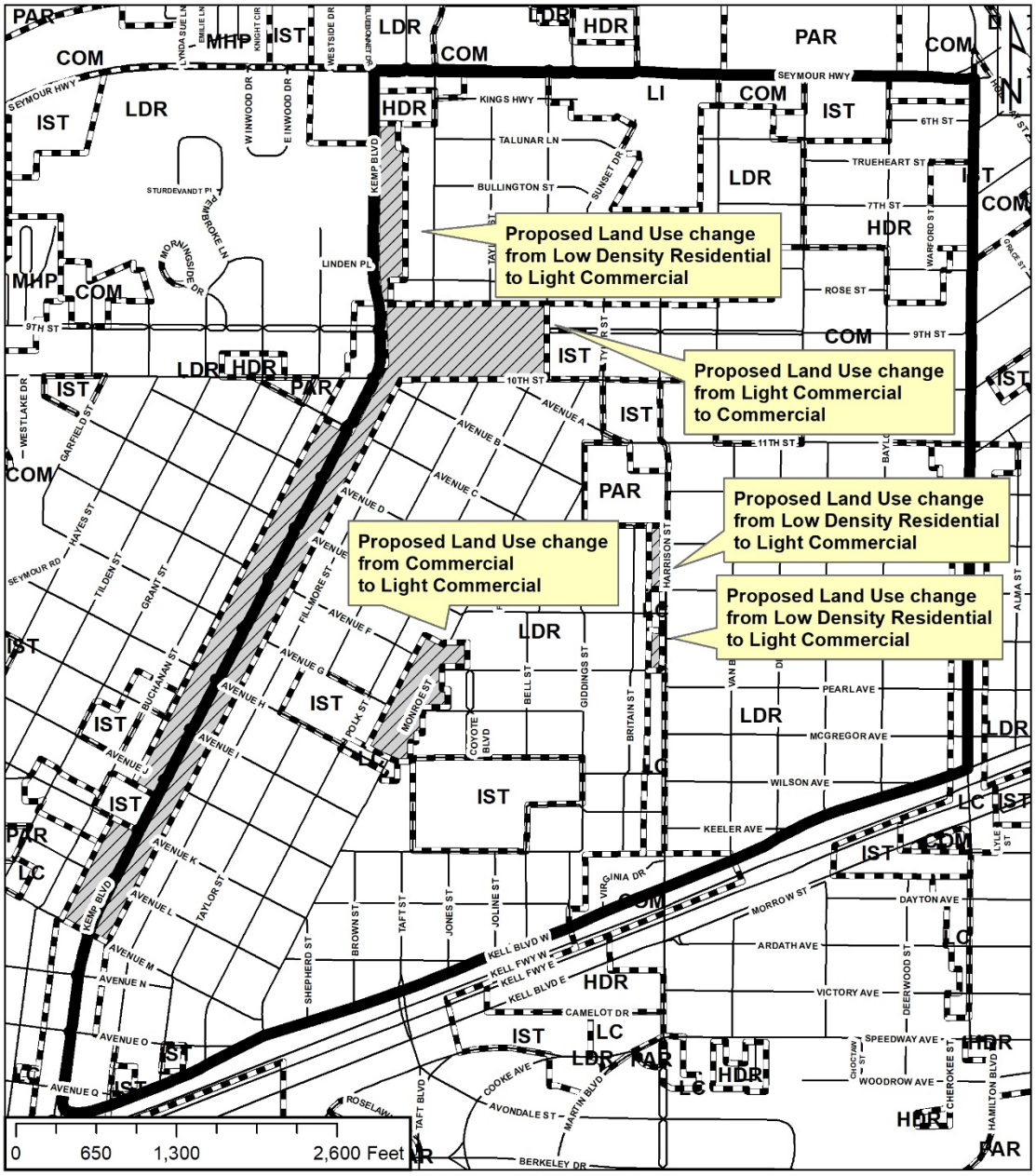
PASSED AND APPROVED this the 16th day of September 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

Exhibit 1



TA 25-01
Heart of the Falls Neighborhood Overlay District
Land Use Amended Map

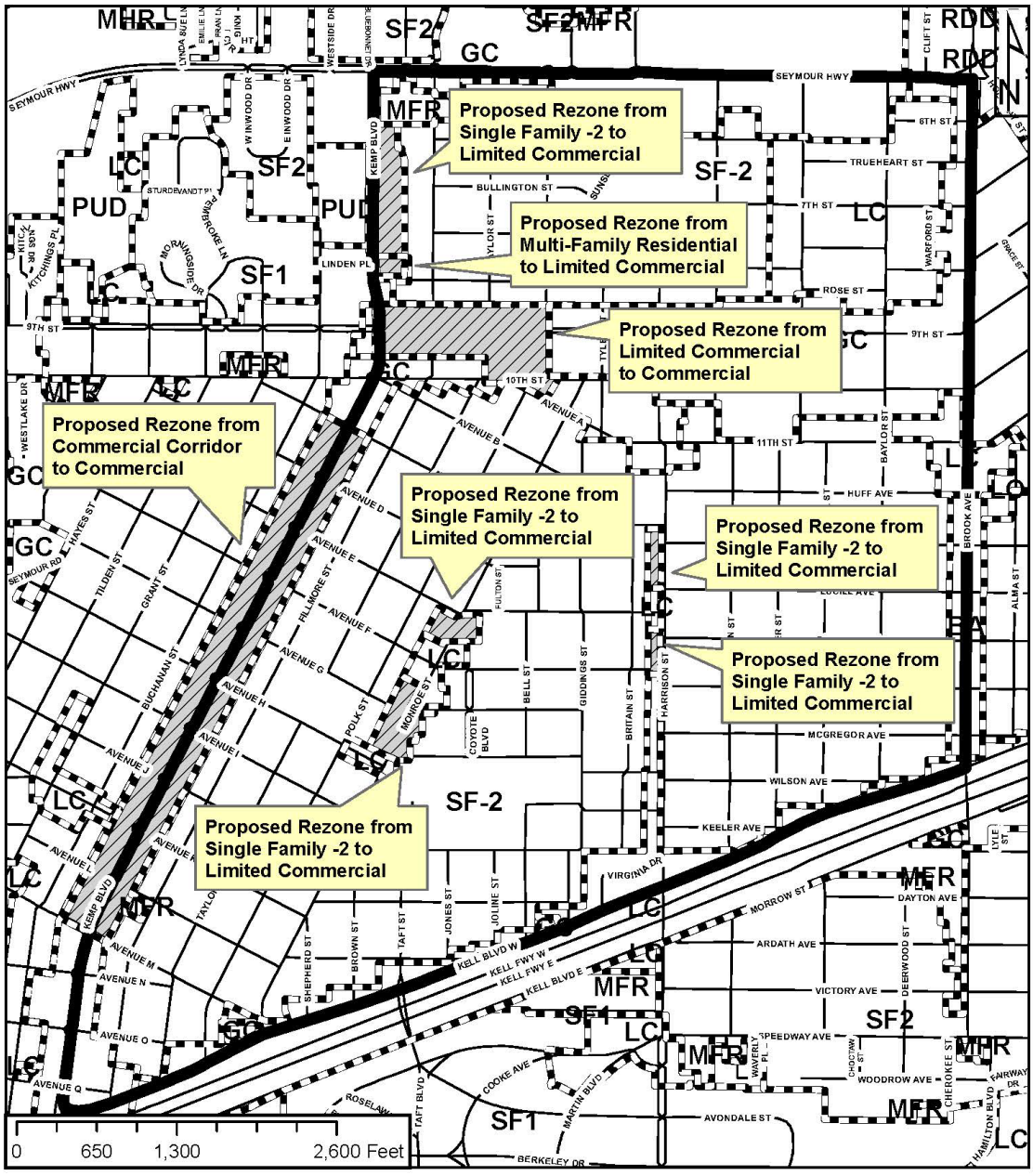
CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 7 August 2025

Disclaimer
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Legend

- Revitalization Area
- Areas of Amended Land Use
- Land Use Plan Boundary

Exhibit 2



TA 25-01
Heart of the Falls Neighborhood Overlay District
Zoning Amended Map

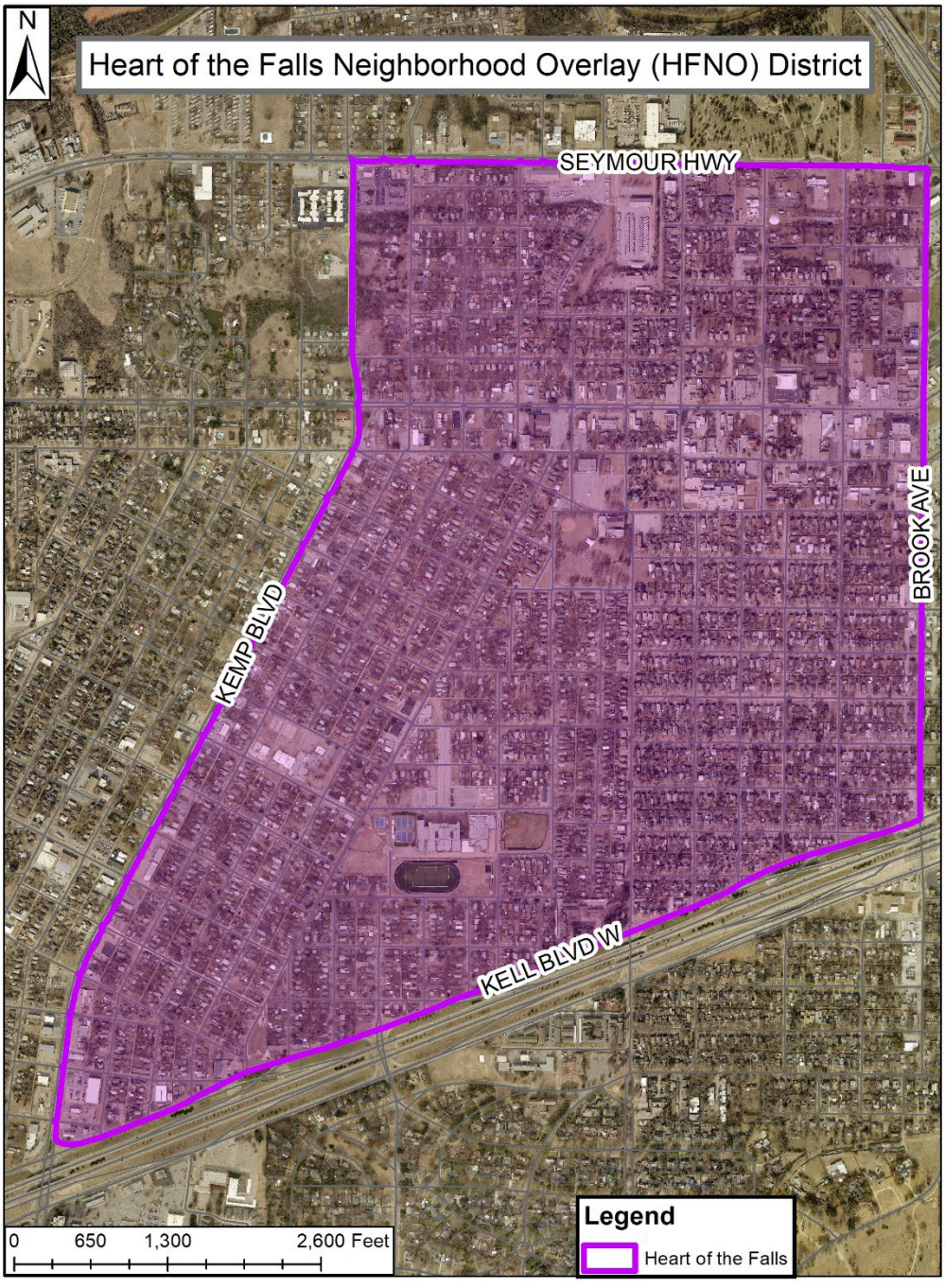
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Legend

- Revitalization Area
- Zoning Boundary
- Areas of Amended Zoning

Exhibit 3


N
Heart of the Falls Neighborhood Overlay (HFNO) District
SEYMOUR HWY
BROOK AVE
KEMP BLVD
KELL BLVD W
0 650 1,300 2,600 Feet
Legend
Heart of the Falls

STRATEGIC PILLAR
☒ Accelerate Economic Growth ☐ Provide Quality Infrastructure ☐ Actively Engage and Inform the Public ☐ Optimize Engagement with the City and City Services

City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 9.b

Agenda Title: Public hearing and take action on an ordinance rezoning +/- 0.18 acres of land located at 400 Fort Worth St. (Lot 14, Block 11, Kemp) from Light Industrial (LI) to Single Family -2 (SF-2) zoning district to allow for the construction of a single-family dwelling (detached).

Council Action to be Taken: Consideration of an ordinance rezoning 400 Fort Worth Street

Department Submitted: Development Services

Staff Contact: Fabian Medellin, Planning Manager

1. PURPOSE / DESCRIPTION

Adopt an ordinance rezoning 400 Fort Worth from Light Industrial (LI) to Single Family -2 (SF-2) zoning district to allow for the construction of a single-family dwelling for Habitat for Humanity. The P&Z recommends approval.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff met with the applicant, Habitat for Humanity of Wichita Falls, to discuss the development of 400 Fort Worth St. into a single-family detached dwelling. Staff determined the proposed use was out of the range of allowed uses in the current zoning district. Staff advised of the option to rezone the property to a Single Family-2 district by extending the neighboring district to accommodate the proposed residence.

The site was subdivided initially and constructed as a residential development. After demolition due to lack of maintenance, the site was designated as an Industrial Property with the adoption of the zoning ordinance in 1985. With no commercial development in

the last 40 years, staff recommended realigning the zoning boundary with the residential district/ uses to the north.

3. BOARD REVIEW/CITIZEN INPUT

- July 25, 2025 - Planning staff mailed notifications of the proposed rezone to property owners within 200 feet of the subject property. Rezone signage was posted at the property notifying of the August 13, 2025 P&Z meeting.
- July 27, 2025 – Notice of August 13, 2025 P&Z public hearing published in the Times Record News (TRN).
- August 13, 2025 – P&Z conducts public hearing and recommends to the City Council approval of the rezoning requested by unanimous vote (8-0).
- August 15, 2025 - Notice of September 16, 2025 City Council public hearing mailed to all property owners within 200 feet of the subject property. Posted rezone signage revised to list city council public hearing date.
- August 24, 2025 - Notice of September 16, 2025 City Council public hearing published in TRN;
- **September 16, 2025** – City Council to consider ordinance rezoning the property.

4. RECOMMENDATION

The P&Z and staff recommend approval.

5. FUNDING SOURCE

No funding required.

6. TIMELINE

See above

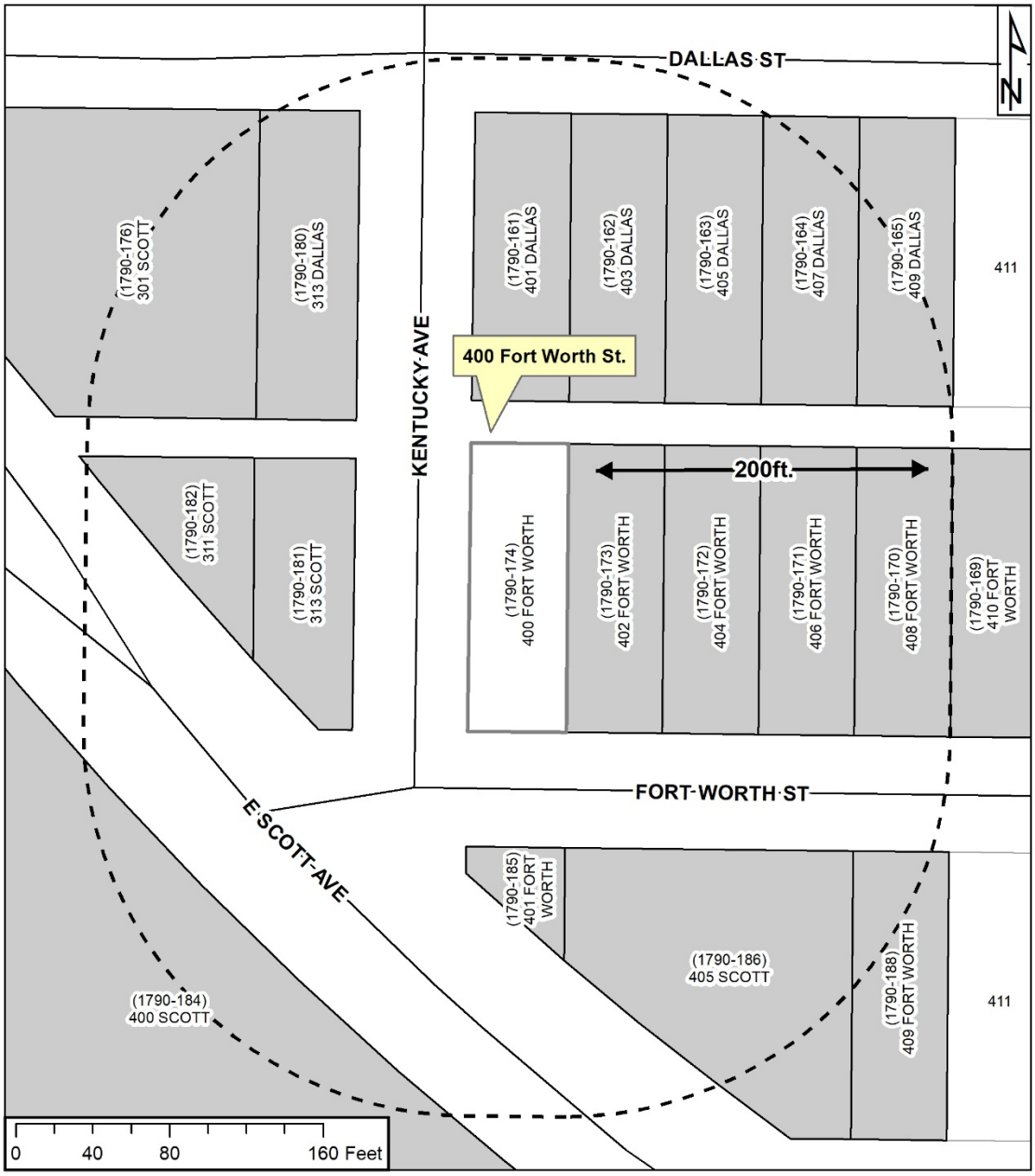
7. ALTERNATIVE OPTIONS

Continuation of current light industrial zoning which prohibits single-family residences

8. ATTACHMENTS

- Notification Response Map
- Zoning & Land Use Map
- Ordinance

Exhibit A – Notification Response Map



R 25-06
400 Fort Worth Street
Notification Response Map

CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 15 July 2025

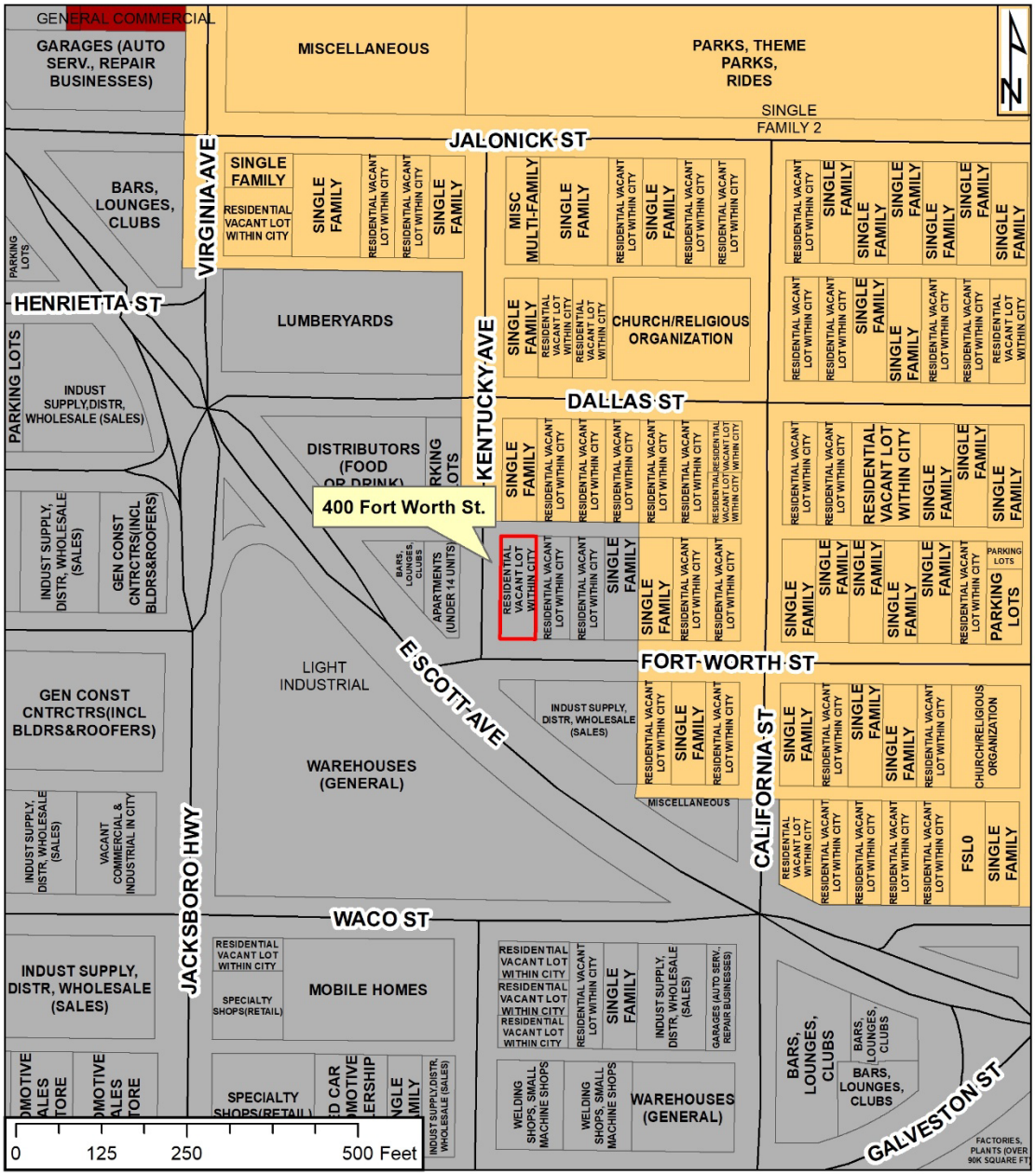
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Legend

√ **In Favor**
X Opposed
U Undecided/No Opinion
MH Manufactured Home

Subject Property
Notification Buffer
Notified Properties
Parcels

Exhibit B – Existing Zoning & Land Use Map



R 25-06
400 Fort Worth Street
Zoning and Land Use Map

CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 15 July 2025

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Legend

Subject Property
Parcels

Zoning

Single Family 2
General Commercial
Light Industrial

ORDINANCE NO. _____

Ordinance rezoning +/- 0.18 acres of land located at 400 Fort Worth St. (Lot 14, Block 11, Kemp) from Light Industrial (LI) to Single Family -2 (SF-2) zoning district to allow for the construction of a single family dwelling (detached)

WHEREAS, the Planning and Zoning Commission considered the proposed zoning change at its August 13, 2025, meeting, and voted to recommend approval of this request; and,

WHEREAS, the City Council has reviewed this request and has determined the herein described Zoning amendment is in the public interest.

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

1. +/- 0.18 acres of land located at 400 Fort Worth St. (Lot 14, Block 11, Kemp) as depicted on the attached map incorporated in this ordinance as **Attachment "1"**, is hereby rezoned from Light Industrial (LI) to Single Family -2 (SF-2).

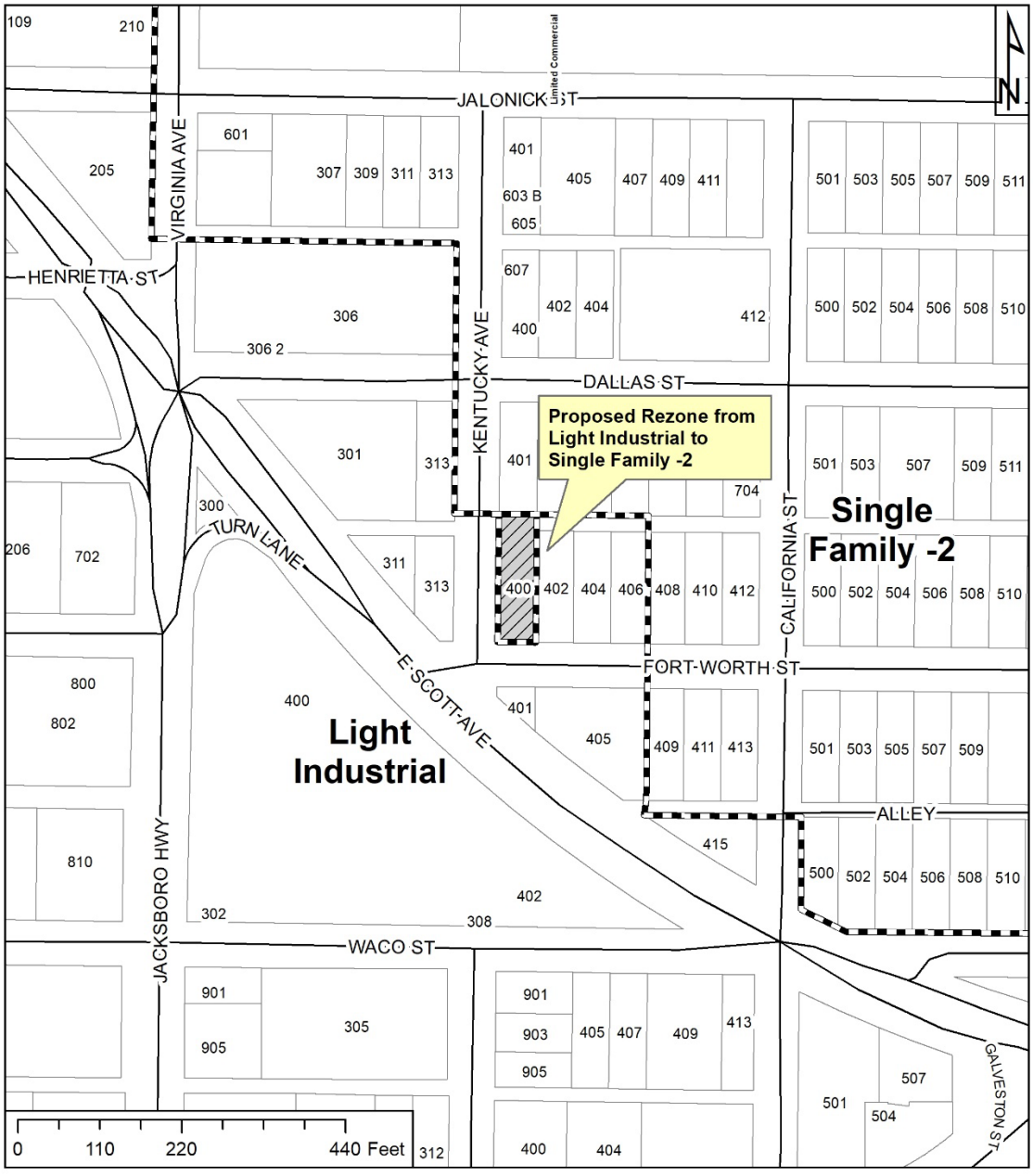
PASSED AND APPROVED this the 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

Attachment "1"



R 25-06
400 Fort Worth Street
Rezone Map

CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 7 August 2025

Disclaimer
The City of Wichita Falls has attempted to verify the accuracy of the information contained in the following map at the time of publication. The City of Wichita Falls assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Legend
- Zoning Boundary
- Rezone Area
- Subject Property
- Parcels

STRATEGIC PILLAR
☒ Accelerate Economic Growth ☐ Provide Quality Infrastructure ☐ Actively Engage and Inform the Public ☐ Optimize Engagement with the City and City Services

City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 9.c

Agenda Title: Public hearing and take action on an ordinance rezoning +/- 1.22 acres of land located at 1101, 1103, 1105, 1107, 1109, 1111, & 1113 Alma St. (Lots 8-14, Block 4, Southland) from Limited Office (LO) to General Commercial (GC) zoning district and amend the Land Use Plan from Low Density Residential (LDR) to Commercial (Com) to allow for the construction of a medical office.

Council Action to be Taken: Consider an ordinance rezoning the tracts to facilitate the planned construction of an office.

Department Submitted: Development Services

Staff Contact: Fabian Medellin, AICP, Planning Manager

1. PURPOSE / DESCRIPTION

Adopt an ordinance rezoning 1101-1113 Alma St. from Limited Office (LO) to General Commercial (GC) zoning district and amend the Land Use Plan from Low Density Residential (LDR) to Commercial (Com) to allow for the construction of a medical office for the United Regional Health Care System (URHCS).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff met with the applicant, United Regional Health Care System (URHCS), to discuss the development of these properties for a new medical office. In the meeting, staff informed the applicant and owner of the zoning designation and the allowed uses in the current Limited Office zoning designation. Staff determined that the proposed development would not meet the by-right development standards, including square footage, signage, and height allotment. Staff advised of the option to rezone the properties to a General Commercial designation by extending the General Commercial

district just to the west of the subject property. The applicant then submitted a rezone application for the following Planning and Zoning Commission meeting.

URHCS has gradually acquired properties directly adjacent to the site for supporting medical offices and facilities. A continued transition to the General Commercial zoning district is expected to align the new site facility with the existing complex, thereby supporting the matching of existing developmental standards.

3. BOARD REVIEW/CITIZEN INPUT

- July 25, 2025 - Planning staff mailed notifications of the proposed rezone to property owners within 200 feet of the subject property. Rezone signage was posted at the property notifying of the August 13, 2025 P&Z meeting.
- July 27, 2025 – Notice of August 13, 2025 P&Z public hearing published in the Times Record News (TRN).
- August 13, 2025 – P&Z conducts public hearing and recommends to the City Council approval of the rezoning requested by unanimous vote (8-0).
- August 15, 2025 - Notice of September 16, 2025 City Council public hearing mailed to all property owners within 200 feet of the subject property. Posted rezone signage revised to list city council public hearing date.
- August 24, 2025 - Notice of September 16, 2025 City Council public hearing published in TRN.
- **September 16, 2025** – City Council to conduct public hearing and consider ordinance rezoning tract.

4. RECOMMENDATION

The P&Z and staff recommend approval.

5. FUNDING SOURCE

No funding required.

6. TIMELINE

See above

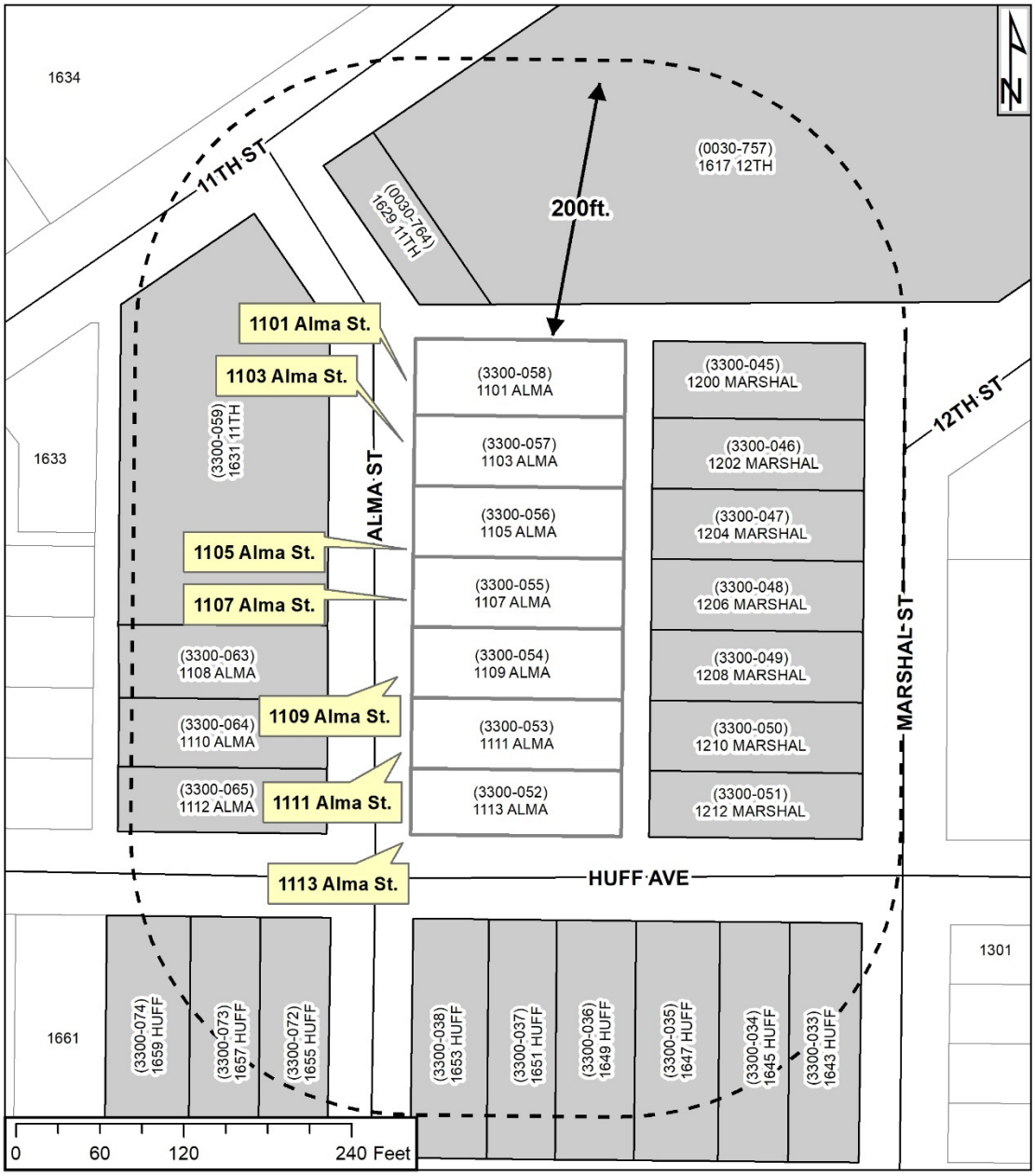
7. ALTERNATIVE OPTIONS

Continuation of current zoning

8. ATTACHMENTS

- Notification Response Map
- Zoning & Land Use Map
- Ordinance

Exhibit A – Notification Response Map



R 25-08
1101-1113 Alma Street
Notification Response Map

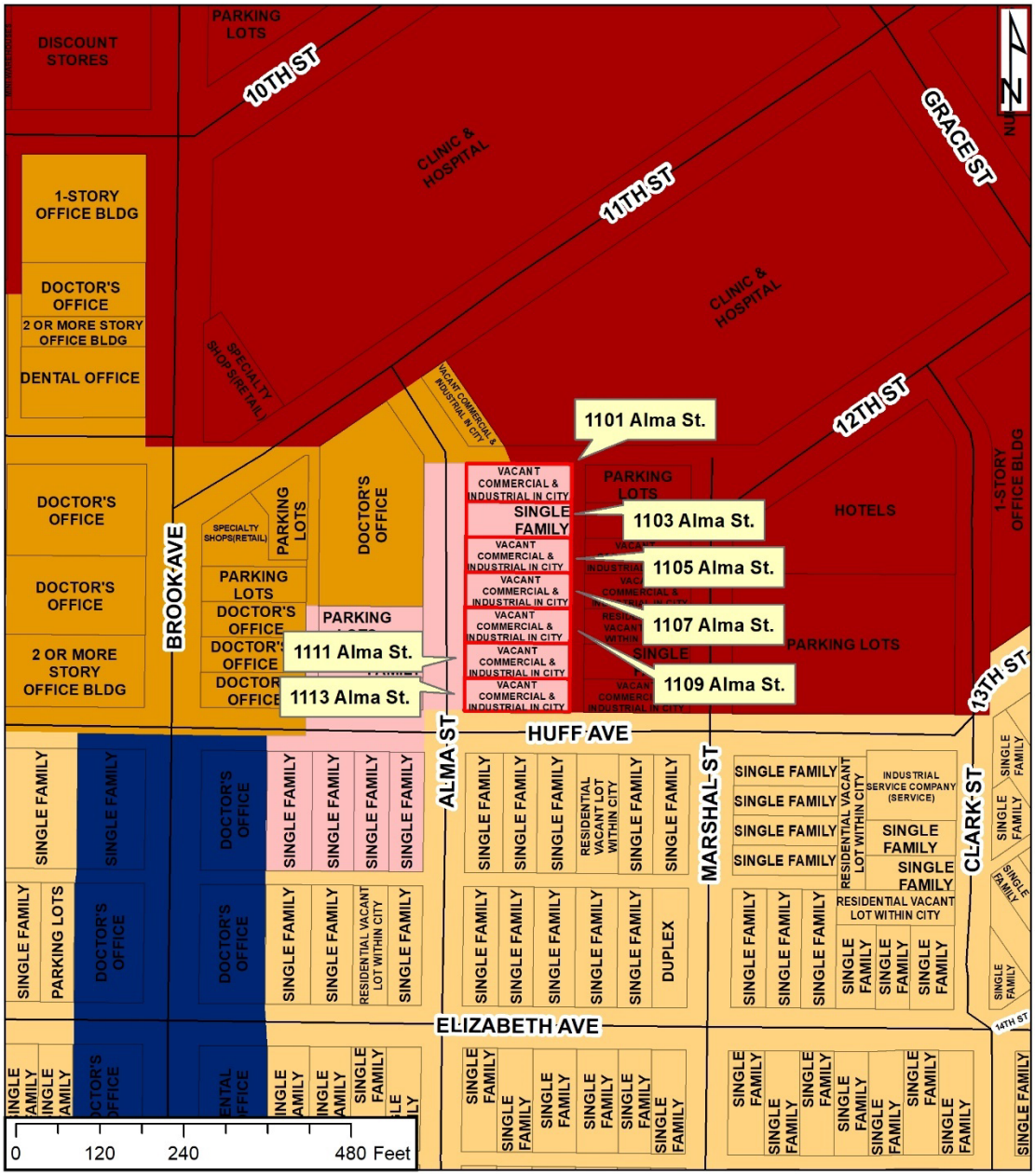
CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 18 July 2025

Disclaimer
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√ **In Favor**
X Opposed
U Undecided/No Opinion
MH Manufactured Home

Legend
- Subject Properties
- Notification Buffer
- Notified Properties
- Parcels

Exhibit B – Existing Zoning & Land Use Map



R 25-08
1101-1113 Alma Street
Zoning and Land Use Map

CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 18 July 2025

Disclaimer
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Subject Properties
Parcels

Zoning
- Single Family 2
- Limited Commercial
- Limited Office
- General Commercial
- Brook Avenue District

ORDINANCE NO. _____

Ordinance rezoning +/- 1.22 acres of land located at 1101, 1103, 1105, 1107, 1109, 1111, & 1113 Alma St. (Lots 8-14, Block 4, Southland) from Limited Office (LO) to General Commercial (GC) zoning district and amend the Land Use Plan from Low Density Residential (LDR) to Commercial (Com) to allow for the construction of a medical office

WHEREAS, the Planning and Zoning Commission considered the proposed zoning change at its August 13, 2025 meeting, and voted to recommend approval of this request; and,

WHEREAS, the City Council has reviewed this request and has determined the herein described Zoning amendment is in the public interest.

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

1. +/- 1.22 acres of land located at 1101, 1103, 1105, 1107, 1109, 1111, & 1113 Alma St. (Lots 8-14, Block 4, Southland) as depicted on the attached map incorporated in this ordinance as **Attachment "1"**, is hereby rezoned from Limited Office (LO) to General Commercial (GC).

2. The area on the Land Use Map, as depicted on the attached map incorporated in this ordinance as **Attachment "2"**, is hereby amended to change the area from Low Density Residential to Commercial.

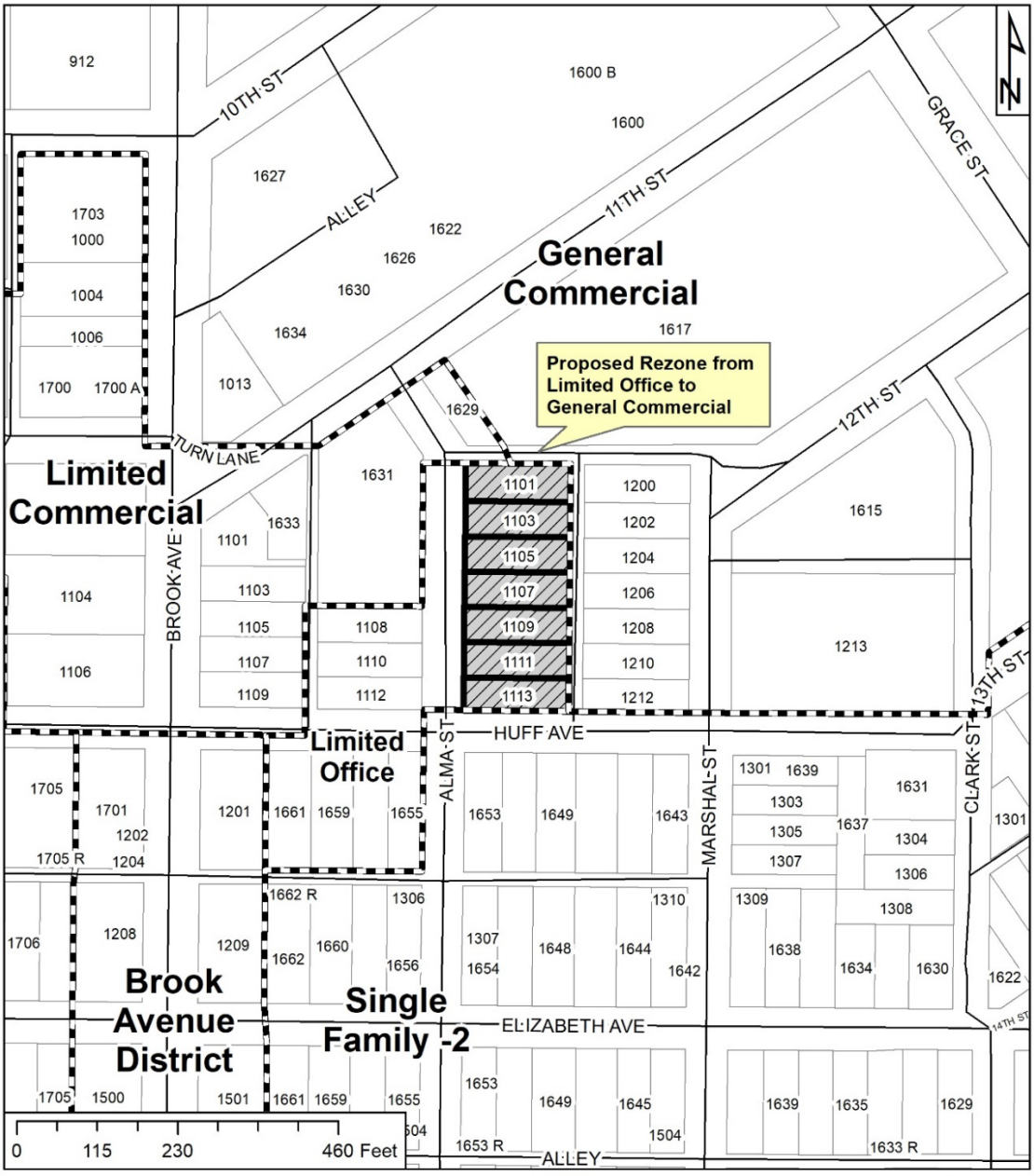
PASSED AND APPROVED this the 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

Attachment "1"



R 25-08
1101-1113 Alma Street
Rezone Map

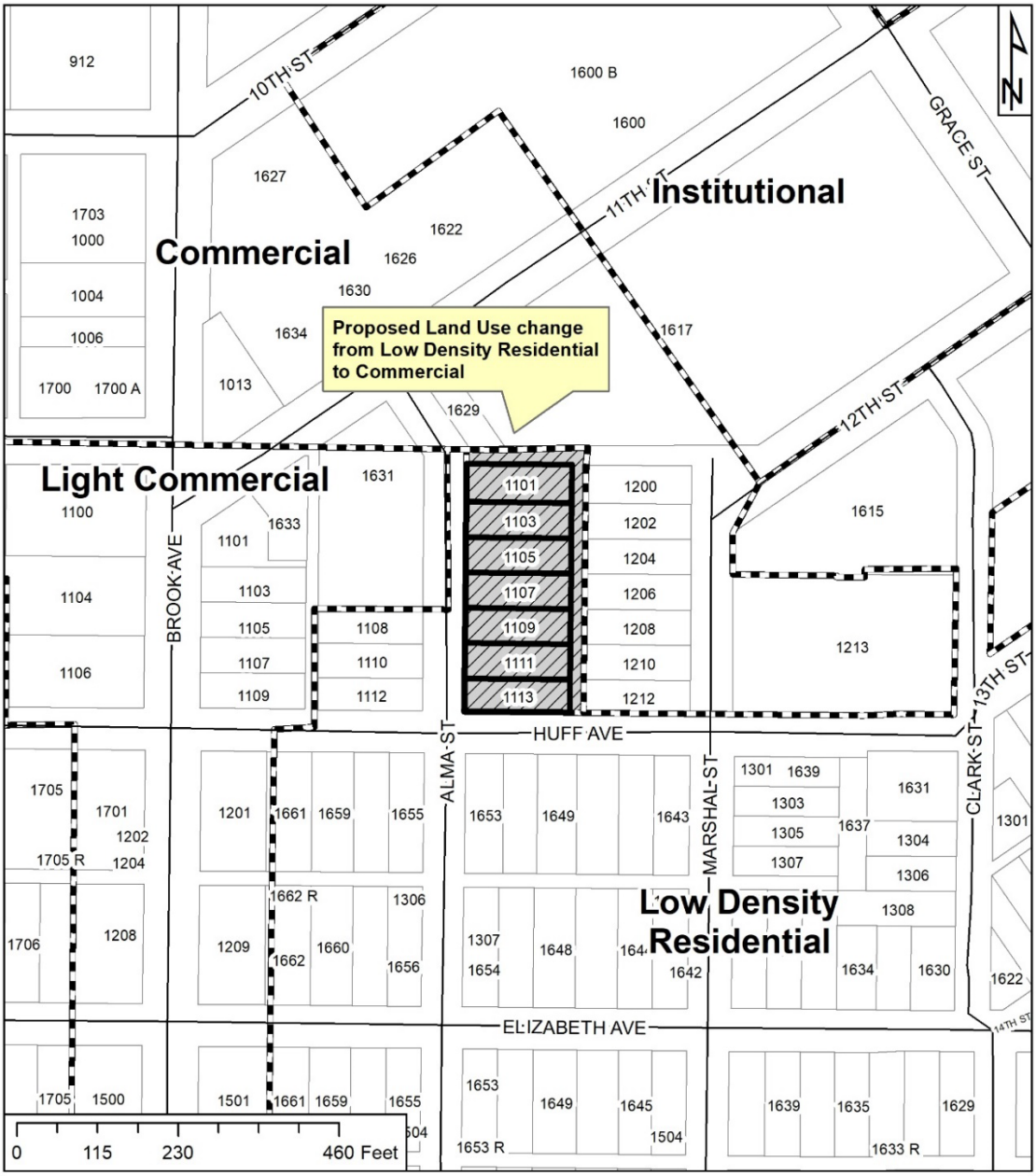
CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 18 July 2025

Disclaimer
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Legend

- Zoning Boundary
- Subject Properties
- Rezone Area
- Parcels

Attachment "2"



R 25-08
1101-1113 Alma Street
Land Use Map

CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 18 July 2025

Disclaimer
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Legend

- Land Use Plan Boundary
- Subject Properties
- Proposed Land Use
- Parcels

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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 9.d

Agenda Title: Public Hearing 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.

Council Action to be Taken: Conduct a Public Hearing; consider and take action on an ordinance finding certain structures as dangerous and require the property owners to demolish the structures within 30 days.

Department Submitted: Code Compliance

Staff Contact: Rita Miller: Neighborhood Services Manager
Alex Borrego: Code Compliance Supervisor

1. PURPOSE / DESCRIPTION

Pursuant to statute and local ordinance, the City Council can, after a public hearing on the matter, 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) demolish the structure or (2) receive a restoration permit for remediation/improvement of the structure to a livable condition. If, after 30 days, the structure remains dangerous, the City can affect demolition and place a lien for such costs on the property.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff is requesting the City Council deem eleven (11) structures, listed in the agenda item attachment, as dangerous. Many of the structures have experienced significant fire damage and/or unauthorized individuals entering the property. If Council approves the

ordinance, the property owners will then have (30) days in which to remove the structures. If such action has not been taken by the owners after 30-days, staff will complete the required HUD environmental review process and seek bids for the removal of the structures utilizing allocated Community Development Block Grant (CDBG) funds.

3. BOARD REVIEW/CITIZEN INPUT

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. A 30-day Notice of Public Hearing was sent and published in Times Record News to all interested parties for an opportunity to discuss their properties.

4. RECOMMENDATION

Staff recommends the City Council (1) open the public hearing, and (2) declare the listed structures as dangerous and order demolition.

5. FUNDING SOURCE

Federal Community Development Block Grant (CDBG) funds will be utilized for the demolition costs associated with the structures.

6. TIMELINE

- Initial “Notice of Violation” sent on various dates as indicated in the tables below. The notice provided the property owner 60 days to comply with ordinance requirements.
- August 14, 2025 – Notice of public hearing filed with the Wichita County Clerk’s Office.
- August 15, 2025 – Notice of public hearing sent via certified mail to property owners.
- August 15, 2025 – Notice of public hearing published in Times Record News.
- **September 16, 2025** – City Council public hearing and ordinance declaring listed structures dangerous.
- October 16, 2025 – If declaration(s) approved by City Council, deadline for property owners to demolish or be issued a Restoration Permit.

7. ALTERNATIVE OPTIONS

The City Council can provide additional time for compliance with a restoration permit, if requested by the property owner. Council may give the property owner 30 days (10/16/25) to obtain a restoration permit and an additional 90 days (01/14/26) for substantial completion.

If Council determines that the structures do not meet the criteria to be considered a nuisance, they may be removed from the list.

8. ATTACHMENTS

- Ordinance
- List of structures with pictures/details

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 Council Chambers 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. 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 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

List of Structures to be demolished as follows:

ADDRESS	OWNER	DATE OF NOTICE
1. 1723 6th St. Residential Property **Accessory Structure Only** Lot 12 Blk 2 Trueheart 2	Smith Patsy K 1723 6th St Wichita Falls, Tx 76301	October 24, 2023 and July 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	N/A	





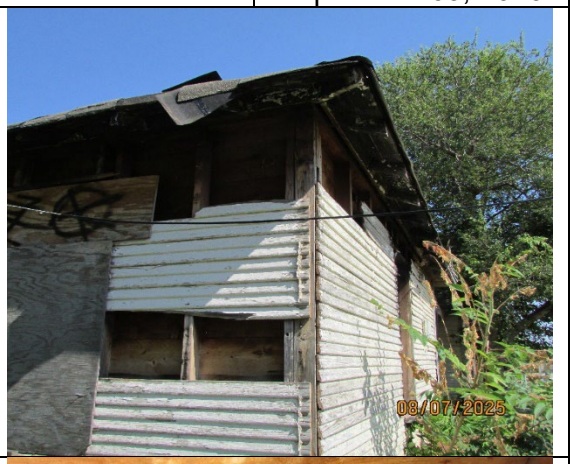




Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Holes in wall and ceiling, deterioration and water damage throughout.
Floors: Floor covering damaged, 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. 1707 7TH St. Commercial Property **Main Structure** E45 Ft Lots 17&18 Blk Ac Warford	Loyd Eldron A Etux Mindy V PO Box 996 Holliday, TX 76366	October 30, 2023 and July 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	December 10, 2019	Structure fire on September 09, 2020









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. 700 Denver St. Residential Property **Main Structure** E45 Ft Lots 17&18 Blk Ac Warford	Estrada Richard Ojeda Sr Estate % Richard Estrada Jr 1800 Speedway Wichita Falls, TX 76301	December 06, 2023 and July 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$3,831.13	July 16, 2013	Structure fire on October 13, 2023





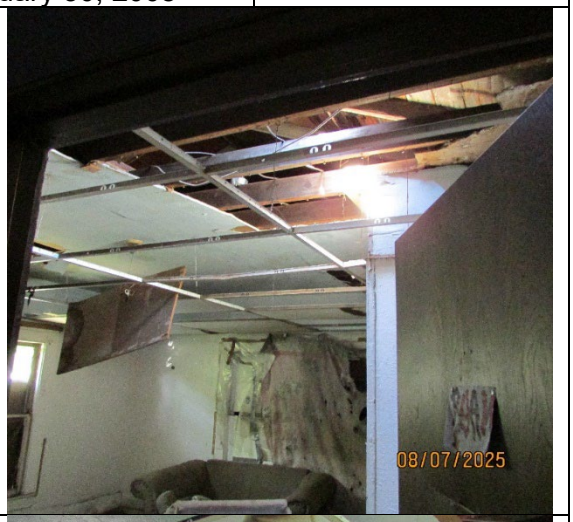




Exterior Walls: Fire and smoke damaged, cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Fire and smoke damaged, deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
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
4. 702 Denver St. Residential Property **Main Structure** N 1.9 Ft Lot 5 S 47.9 Ft Lot 6 Blk 1 Kemp & Jackson	Estrada Richard Ojeda Sr Estate % Richard Estrada Jr 1800 Speedway Wichita Falls, T 76301	December 06, 2023 and July 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$532.66	January 30, 2008	









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
5. 2308 8th St. Residential Property **Main Structure** Lot 12 Blk 15 Floral Heights	Dyer Herbert Jr 1804 10th St Wichita Falls, TX 76301	April 04, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	December 27, 2024	Structure fire on December 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
6. 1317 11th St. Commercial Property **Main Structure** E90' Of W150' Lot 6 in the W 1/2 Blk 233 Original Town, WF	WF1 Homes LLC 8100 Memorial Ln Apt 7203 Plano, Tx 75024	March 27, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	February 21, 2025	Structure fires on October 17, 2024 & February 19, 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.

ADDRESS	OWNER	DATE OF NOTICE
7. 404 Scott Ave. Commercial Property **Main Structure** Lot 3 Blk 126 Original Town, WF	Saldana Alejandro 4819 Bonny Cir Wichita Falls, TX 76302	December 07, 2023 And July 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	June 09, 2015	







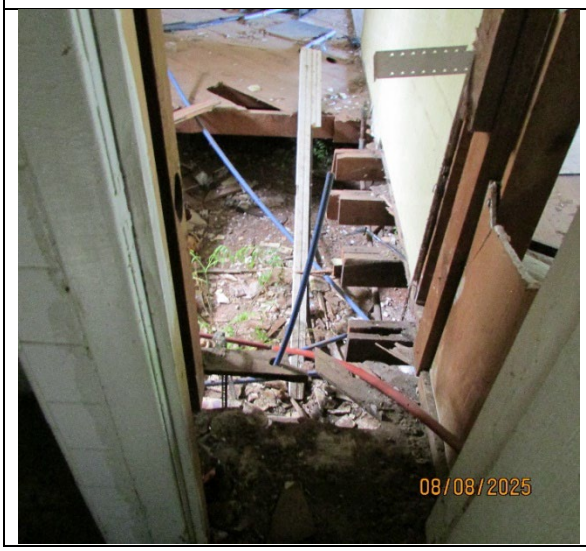


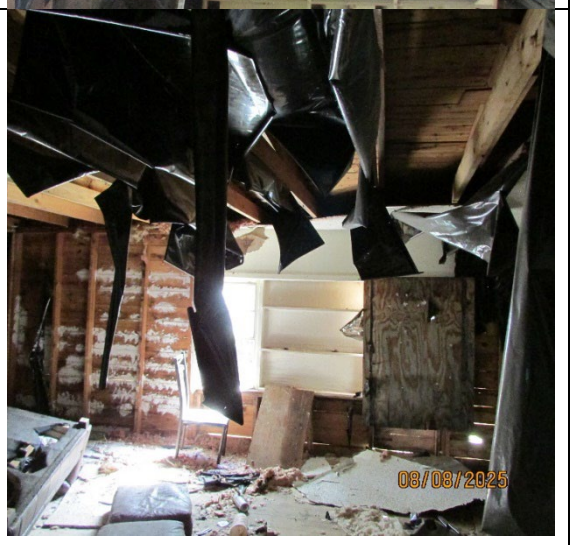
Exterior Walls: Cracks and holes in walls, missing members, deteriorated members, loose members.
Roof: Deteriorated and water damaged members, exposed decking due to lack of covering materials, water damaged and deteriorated decking, rafters, and joists.
Interior Walls and Ceiling: Broken sheetrock and 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. 1209 Tulip St. Residential Property **Main Structure** Lot 26 Blk 1 Burnett 1st	Mireles-Ramirez Maria 2009 Wilson Wichita Falls, TX 76301	December 18, 2023 And July 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	January 11, 2017	









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. 307 Jalonick St. Residential Property **Main Structure** Lots 3 & 4 Blk 1 Kemp	400 Westmoreland LLC Po Box 741209 Houston, T 77274-1209	May 31, 2023 and July 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$0	June 29, 2010	









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
10. 1404 Odin St. Residential Property **Main Structure** W50 Ft of Lots 9&10&11 Blk 1 Edgin	Morgan Marie % Ricky Ward 1129 Harlan Wichita Falls, TX 76306	February 05, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$1,724.95	September 21, 2022	









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. 2705 Tampico Dr. Residential Property **Main Structure** Lot 26 Blk 44 Lynwood West 2	Escobedo Elias B Etux Betty% Gloria Escobedo Gibson 1130 Harlan Ave Wichita Falls, T 76306	October 24, 2023 and July 31, 2025
TAXES OWED	**WATER DISCONNECTED**	**OTHER MISC. INFO.**
$2,932.22	March 08, 2019	









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.
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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 10.a

Agenda Title: Resolution authorizing the City's acceptance and use of Defense Economic Adjustment Assistance Grant (DEAAG) funds; and authorizing City Manager to award a bid and contract to Kobo Utility Construction Corp. in the amount of $1,821,605.00 for the SAFB Runway 15C/33C Airfield Strobe Light/Control Panel Repair Project.

Council Action to be Taken: Consider resolution accepting funds and bid award.

Department Submitted: City Manager's Office; Planning Division

Staff Contact: James A. McKechnie, Deputy City Manager
Jennifer Babineaux, Purchasing Agent
Karen Montgomery-Gagné, Principal Planner

1. PURPOSE / DESCRIPTION

Dual action requested with acceptance of state grant funding (DEAAG) from Texas Military Preparedness Commission (TMPC) to be utilized in a partnership project supporting Sheppard Air Force Base for repair of center runway strobe lighting and control panel replacement and awarding project bid/contract for $1,821,605.00

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Project identified as key priority for SAFB in 2023/24 as it protects both the military mission and value, prepares for future transition to the T-7A aircraft while also benefitting the general public. Timing for this partnership initiative is critical to align with a much bigger $43M center runway renovation thus reducing downtime in military pilot training. In order to address the project 'enhancement' acceptance by USAF with multiple funding sources, the project was separated in two components: 1) north control panel vault and strobe lighting (DEAAG + Type A/B funding); and 2) south control panel vault and strobe

lighting (USAF + NATO funding). Two bids were received, within budget, for the north control vault and strobe lighting repair project VNVP233301N, which are as follows:

COMPANY	AMOUNT
Allegiance Electric & Controls – Wichita Falls, TX	Non-compliant
Kobo Utility Construction Corp. – Sandwich, MA	$1,821,605.00

3. BOARD REVIEW/CITIZEN INPUT

Bid process advertised; public bid opening held Sept. 2, 2025.

4. RECOMMENDATION

Staff recommend approval of this item.

5. FUNDING SOURCE

$1,000,000 DEAAG: TMPC - Office of the Governor
$500,000 Type A WFEDC
$500,000 Type B WFSTC

6. TIMELINE

Oct. 1, 2024 – Council Resolution No. 124-2024 amending the Type A WFEDC and Type B WFSTC budgets in financial support for SAFB Runway Control Panel/Airfield Strobe Lighting project
Oct. 1, 2024 – Council Resolution No. 125-2024 authorizing DEAAG application
Dec. 16, 2024 – Office of the Governor announces statewide DEAAG awards
Mar. 3, 2025 – DEAAG agreement executed by Office of the Governor
Aug. 5, 2025 – SAFB obtains stamped set of project plans & specifications
Aug. 10, 2025 – Bid advertisement
Aug. 19, 2025 – Pre-bid conference on-site at SAFB
Aug. 21, 2025 – Bid question submission deadline
Sept. 2, 2025 – Bid opening
Sept. 16, 2025 – City Council consider grant acceptance; bid/contract authorization

Project timeframe +/-37wks (24wk lead time for materials + 13wks for installation).

7. ALTERNATIVE OPTIONS

N/A

8. ATTACHMENTS

- Project Location
- Bid Tab
- Resolution

Project Location

Sheppard AFB Airfield Strobe Light Project



8/27/2024

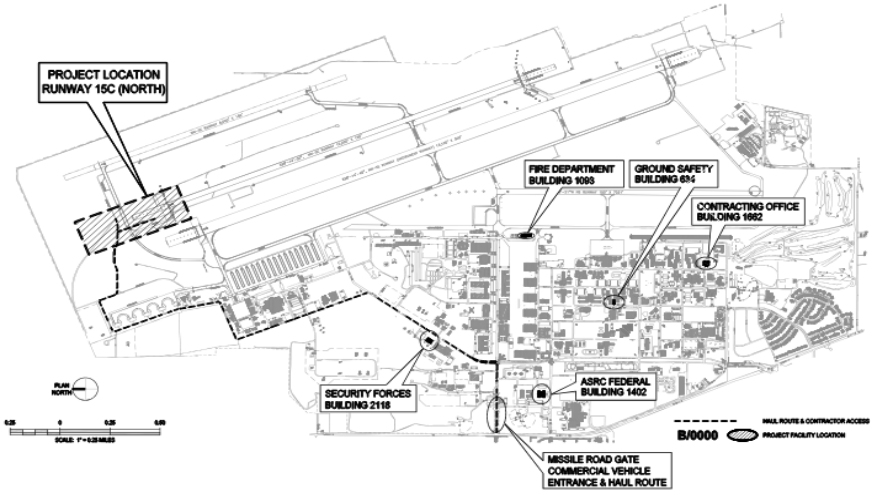
1:22,994
0 0.15 0.3 0.6 mi
0 0.23 0.45 0.9 km

Maxar, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau

U.S. AIR FORCE

ASRC FEDERAL
Gulf State Constructors

SHEPPARD AIR FORCE BASE, TEXAS
REPAIR CONTROL PANEL FOR AIRFIELD STROBE LIGHTING
VNVP233301N



Bid Tab

Repair Control Panel for Airfield Strobe Lighting
VNVP233301N
BID DATE: September 2, 2025

BASE BID				Allegiance Electric & Controls, Wichita Falls, TX		Kobo Utility Construction Corp., Sandwich, MA	
Pay Item	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
1	Site Prep & Mobilization (Not to Exceed 5%)	LS	1		non-compliant	$86,650.00	$86,650.00
2	Demolition and Disposal	LS	1		non-compliant	$45,600.00	$45,600.00
3	Master Control Cabinet	EA	1		non-compliant	$143,820.00	$143,820.00
4	Individual Control Cabinet	EA	21		non-compliant	$25,600.00	$537,600.00
5	Elevated Flash Head Kit	EA	21		non-compliant	$5,400.00	$113,400.00
6	Junction Box	EA	21		non-compliant	$6,250.00	$131,250.00
7	Spare Parts Trunk	EA	1		non-compliant	$7,950.00	$7,950.00
8	PAR 56 Lamp Holder	EA	121		non-compliant	$5,120.00	$619,520.00
9	PAR 56 Lamp - LED	EA	121		non-compliant	$350.00	$42,350.00
10	Transformers 200W	EA	121		non-compliant	$565.00	$68,365.00
11	Testing	LS	1		non-compliant	$14,500.00	$14,500.00
12	Aiming Device	EA	1		non-compliant	$7,450.00	$7,450.00
13	Flash Tester	EA	1		non-compliant	$3,150.00	$3,150.00
Engineers Estimate: $1,661,459.18				TOTAL	non-compliant	TOTAL	$1,821,605.00

Resolution No. _____

Resolution authorizing the City's acceptance and use of Defense Economic Adjustment Assistance Grant (DEAAG) funds; and authorizing City Manager to award a bid and contract to Kobo Utility Construction Corp. in the amount of $1,821,605.00 for the SAFB Runway 15C/33C Airfield Strobe Light/Control Panel Repair Project

WHEREAS, the City of Wichita Falls finds it in the public's best interest to provide for continued airspace safety for Sheppard AFB military missions, the NATO partners, and the general public by ensuring compliance with federal military airfield lighting standards so the strobe lighting sequence of flashing lights (SFL) continue to provide visual guidance for all landing categories, military and civilian; and,

WHEREAS, timing of this runway airfield strobe lighting and control panel project is critical to align with construction of a much larger $43M Runway 15C/33C renovation project thus reducing downtime in military pilot training; and,

WHEREAS, the City of Wichita Falls has advertised for bids for the aforementioned project; and,

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

1. The City accepts Defense Economic Adjustment Assistance Grant (DEAAG) funds in the amount of $1,000,000.00 from the Office of the Governor; and

2. The City Manager is authorized to execute a contract for the City with said Contractor, in a form approved by the City Attorney, for the SAFB Runway 15C/33C Airfield Strobe Light/Control Panel Repair Project (VNVP233301N) being awarded to Kobo Utility Construction Corp. in the amount of $1,821,605.00.

PASSED AND APPROVED this the 16th day of September 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk

STRATEGIC PILLAR
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City Council Meeting
September 16, 2025
Transmittal Letter

Agenda Item Number: 10.b

Agenda Title: Resolution approving a Multiple Use Agreement with the Texas Department of Transportation for Passenger Shelters and Amenities.

Council Action to be Taken: Approval of Resolution

Department Submitted: Public Transportation

Staff Contact: Jenny Stevens, Transportation Administrator

1. PURPOSE / DESCRIPTION

Provide the Texas Department of Transportation ("TxDOT") a Multiple Use Agreement ("MUA") for the construction, maintenance, and operation of certain public works and amenities within the highway right-of-way.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In order for the City to continue advancing the bus shelter project, it is necessary to coordinate closely with the Texas Department of Transportation ("TxDOT"). Specifically, all proposed bus shelter locations that fall within TxDOT-controlled right-of-way must first be identified, documented, and approved prior to the continuation of construction. This requirement ensures that the City and TxDOT are aligned on the placement of passenger shelters and related amenities, that installations do not interfere with roadway operations or safety, and that all regulatory and design standards are met. By completing this step, the City can proceed with construction in a timely and compliant manner, providing safe, accessible, and convenient shelter for bus riders across the community.

3. BOARD REVIEW/CITIZEN INPUT

N/A

4. RECOMMENDATION –

Approval of resolution to provide a Multiple Use Agreement with Texas Department of Transportation (“TxDOT”) and the City of Wichita Falls.

5. FUNDING SOURCE

No expenditure of funds would be required.

6. TIMELINE

N/A

7. ALTERNATIVE OPTIONS

Without this approval, the City would not be able to set bus shelters on TxDOT property. As such, any additional bus shelters adjacent to TxDOT property would require property owner approval and possibly the purchase of an easement.

8. ATTACHMENTS

- List of current shelters located in the Texas Department of Transportation (“TxDOT”) right-of-way
- Resolution

List of Shelters

List of current bus shelters located in the Texas Department of Transportation ("TxDOT") highway right-of-way:

Eastside – Route 1

- Martin Luther King Blvd/3 rd Street
- US 287 Access/Wayfarer Motel
- US 287 Access/21st Street

Central – Route 2

- Seymour Hwy/Beverly
- 5th Street/Fillmore
- 5th Street/VanBuren
- 6th Street/Bluff
- Southeast – Route 3
- Jacksboro Hwy/Oakhurst
- Jacksboro Hwy/Glendale

North – Route 4

- Iowa Park Rd/Kenley
- Iowa Park Rd/Hirschi Lane

Connector – Route 7

- Southwest Parkway/Heritage Church

RESOLUTION NO. _____

Resolution Approving a Multiple Use Agreement with the Texas Department of Transportation for Passenger Shelters and Amenities

WHEREAS, the Texas Department of Transportation ("TxDOT") requires a Multiple Use Agreement for the construction, maintenance, and operation of certain public works and amenities within the highway right-of-way; and,

WHEREAS, the City Council finds that the installation and maintenance of such improvements, as described in the Agreement and related exhibits, are in the public interest, will benefit residents and visitors, and will not impair safety, impede maintenance, or otherwise restrict the operation of the highway facility; and

WHEREAS, the City Council desires to enter into said Multiple Use Agreement with TxDOT to set forth the rights, obligations, and responsibilities of the parties.

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

That the City Council hereby approves the Multiple Use Agreement with the Texas Department of Transportation, in a form approved by the City Attorney.

That the City Manager, or their designee, is hereby authorized to execute the Agreement and any related documents necessary to carry out the intent of this resolution.

PASSED AND APPROVED this the 16th day of September, 2025.

_____
M A Y O R

ATTEST:

_____
City Clerk