



## City of Wichita Falls City Council Agenda

**Notice is hereby given that on March 3, 2026, the City Council of the City of Wichita Falls will hold a regular meeting at 8:30 a.m. at the MPEC, 1000 Fifth Street, Hayley Eye Clinic Seminar Room, for the purpose of considering the following items:**

**1. Call to Order**

**2. Invocation**

- a) Pastor Craig Lile, Faith Baptist Church

**3. Pledge of Allegiance**

**4. Presentations**

- a) Employee of the Month - Michael Graddy, Fire Department  
b) Proclamation - Women's History Month, Wichita Falls Alliance for Arts and Culture  
c) Proclamation - March for Meals Month, Meals on Wheels Wichita County

**5. Citizen Comments**

Citizens may speak on matters not listed on the agenda by signing up before the meeting. Remarks are limited to three minutes, and no deliberation or action may be taken by the Council.

### **CONSENT AGENDA**

**6. Approval of Meeting Minutes**

- a) City Council Meeting February 17, 2026

**7. Receive Minutes**

- a) Employee Benefits Trust Board September 24, 2025  
b) Wichita Falls 4B Sales Tax Corporation November 6, 2025  
c) Landmark Commission November 18, 2025  
d) Tax Increment Financing Board #3 December 16, 2025  
e) Landmark Commission December 16, 2025  
f) Wichita Falls 4B Sales Tax Corporation January 8, 2026  
g) Lake Wichita Revitalization Committee January 13, 2026  
h) Tax Increment Financing District #3 January 15, 2026

**8. Ordinances**

- a) Ordinance abandoning and vacating a storm water detention facility located at 3014 Seymour Road.

## **9. Resolutions**

- a) Resolution authorizing the City Manager to execute a professional services agreement with Joseph A. Ross, Architect Inc. for architectural and engineering services, for the Hamilton Park Tennis Center renovation project.

## **REGULAR AGENDA**

### **10. Staff Reports**

- a) City Manager's Update - Art Walk and Employee Appreciation Week
- b) Annual Castaway Cove Update
- c) Council Meeting Streaming Update

### **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 § 551.087, to discuss or deliberate the offer of a financial or other incentive to a business prospect that the City Council seeks to have, locate, stay, or expand in or near the territory of the City of Wichita Falls and with which the City and/or economic development corporations created by the City are conducting economic development negotiations (including, but not limited to, City Art Walk and Bell Street)
- b) Executive Session in accordance with Texas Government Code §551.071, consultation with attorney on matters involving pending or contemplated litigation or other matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act (including, but not limited to, consultation with City Attorney ).

### **13. Adjourn**

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**In accordance with the Americans with Disabilities Act, this facility is wheelchair accessible, and accessible parking spaces are available. If you require special accommodations to attend or participate in this meeting, please contact the City Clerk's Office at (940) 761-7409 at least 48 hours prior to the meeting.**

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**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**
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2. A livestream will be shown on the City's webpage <http://www.wichitafallstx.gov/994/Council-Meetings-and-Agendas>
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CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at the Wichita Falls Public Library, Wichita Falls, Texas on the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ o'clock p.m.

\_\_\_\_\_  
City Clerk



## City of Wichita Falls City Council Meeting Minutes February 17, 2026

### 1. Call to Order

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

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

**Absent:**

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

### 2. Invocation

Pastor Gene Holley, Life Church, gave the invocation.

### 3. Pledge of Allegiance

Mayor Short led the Pledge of Allegiance.

### 4. Presentations

a) Recognition of Foreign Exchange Students - Dave Clark

Dave Clark introduced and recognized foreign exchange students living in Wichita Falls.

Paul Menzies, Assistant City Manager, announced that no discussion or action would occur on Item 10A. He advised that any individuals wishing to address the item may do so during Citizen Comments. The applicants withdrew their request after the agenda was posted and plan to resubmit at a later date with restrictions limiting the use to a data center.

Mayor Short acknowledged community concerns regarding the ongoing investigation and the inability to release the body-worn camera footage at this time, stating the Council shares the public's frustration. He reported that the City has initiated a comprehensive review of policies and procedures, including mental health response,

supervisory practices, training, and accountability, with assistance from the Helen Farabee Centers, and that updates are being posted on the City's website. He also noted the implementation of FlashVote to enhance public engagement and affirmed the City's commitment to continue this work and remain transparent.

## 5. Citizen Comments

Jack Browne, citizen and Planning and Zoning Commission member, spoke in support of pursuing data center development, citing the city's available land, utility infrastructure, water supply, and potential economic and infrastructure benefits. He also commented on the role of artificial intelligence in driving industry growth and noted that modern facilities use closed-loop cooling systems with limited ongoing water demand.

Stephanie Harris spoke about the Victoria Lang incident and expressed concern about police accountability, the delay in making the matter public, and the need to release body camera footage. She stated that while mental health training is important, the primary issue is officer conduct and oversight, and called for stronger measures to address excessive force and for charges to be pursued against the officers involved.

Sonja Calliste, family and psychiatric nurse practitioner, addressed the Council regarding the Victoria Lang incident and expressed concerns about the lack of documentation of a welfare check, a mental health assessment, and de-escalation measures, as well as the absence of a female officer at the scene. She questioned the depth of officer training, psychological screening, and ongoing competency evaluations, and emphasized the potential harm such encounters can have on individuals with mental illness. She urged the City to ensure a thorough investigation, accountability if misconduct is substantiated, and stronger policies prioritizing mental health awareness, assessment, and de-escalation.

Sandra Gross spoke about the 2026 Martin Luther King Multicultural Parade and Black History Month events. She expressed appreciation for the City's past support of the MLK prayer breakfast and Juneteenth and requested similar visible partnership for the parade, including the use of the City stage at 8th and Scott on February 21st from 1:00 p.m. to 4:00 p.m.

Crystal Washington spoke about the Victoria Lang incident and expressed concerns about police accountability, disciplinary practices, and what she described as over policing in certain areas of the city. She called for criminal charges against the former officers involved and emphasized the broader impact of law enforcement actions on families and youth in the community.

Michael Damron addressed the Council, shared personal reflections on his experiences working in Texas, expressed general support for law enforcement and the principles of justice, and requested consideration for assistance.

John Hutchinson addressed the Council regarding the Victoria Lang incident and criticized City leadership for what he described as a lack of transparency and delayed

release of body camera footage. He called for immediate accountability and stated that the matter would remain a community and election issue until further action is taken.

Robert Mitchell spoke about the Victoria Lang incident and expressed concerns about the Police Department's and City Council's handling of the matter. He alleged a lack of accountability, questioned the acceptance of an officer's resignation, raised concerns about Internal Affairs complaint investigations, and stated that the situation could result in a significant financial impact to the City. He also voiced support for Councilor Brooks and opposed what he described as efforts to exclude him from participation.

Valerie Rhodes addressed the Council regarding the proposed data center development, stating she supports the potential for economic growth, job creation, and infrastructure improvements in the area. She also expressed concerns about the concentration of industrial uses near her neighborhood and the impacts on minority communities, and requested consideration of mitigation measures such as sound and physical barriers, lighting controls, performance standards, and improved maintenance of surrounding infrastructure.

Mark Calvano, a developer from San Francisco, spoke regarding solar development and data centers. He requested consideration of a zoning overlay to allow property owners to develop solar projects without individual zoning changes, stating this could generate private investment, jobs, electricity, and support future data center growth. He also commented on the importance of diversifying the local economy, the advantages Texas has for data center development, and noted that newer facilities use closed-loop or water-free cooling technologies.

### **Consent Agenda – Items 6 - 9**

Moved by Councilor Battaglini 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:

<b>AYES:</b>	Mayor Short, Councilor Cobb, Councilor Flack, Councilor Brooks, Councilor Browning, Councilor Battaglini, Councilor Taylor
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

### **6. Approval of Meeting Minutes**

a) City Council Meeting February 3, 2026.

### **7. Receive Minutes**

a) Homeless Advisory Committee September 15, 2025

b) Homeless Advisory Committee November 12, 2025

c) Wichita Falls Economic Development Corporation November 20, 2025

- d) Planning & Zoning Commission December 10, 2025

## **8. Ordinances**

- a) Ordinance making an appropriation to the Special Revenue Fund in the amount of \$104,628.00 for the STD/HIV-DIS Prevention Services Program from the Texas Department of State Health Services (DSHS) for Calendar Year 2026; authorizing the City Manager, or his designee, to execute all documents necessary to accept said funds.

## **9. Resolutions**

- a) Resolution authorizing a contract with Digital Resources, Inc. (DRI) to design, purchase, install, integrate, and test a fully integrated audio/video system in the new City Council Chambers through the TIPS Co-op Purchasing Program with PEG funding in the amount of \$496,500.41.
- b) Resolution authorizing the purchase of three BMW R 1300 RT-P Motorcycles from Retail Motorcycle Ventures, Inc. in the amount of \$122,333.31.
- c) Resolution confirming reappointment of Laura Fidelie to the Firefighters and Police Officers' Civil Service Commission with a term to expire December 31, 2028.
- d) Resolution authorizing the City Manager to award bid and contract for the 2026 Crack Seal Project to Holbrook Asphalt, LLC in the amount of \$232,500.00.
- e) Resolution authorizing the City of Wichita Falls's continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of ten cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

## **Regular Agenda**

## **10. Ordinances**

There was no discussion or action taken on this item.

- a) Ordinance rezoning +/- 37.61 acres of land from General Commercial (GC) to Light Industrial (LI) located at 2100 & 2226 Airport Drive (26.91 Acres, Abstract 344 – T. Currey, & +/- 10.7 acres out of the R. Brown Survey, Abstract 522), and +/- 60.87 acres of land from Multi-Family Residential (MFR) to Light Industrial (LI) zoning district located at 2100 Airport Drive, 2226 Airport Drive, Property ID #107232, and Property ID #107235 (+/-50.27 Acres, T. Currey Survey, Abstract 344; and +/-10.6 acres out of the R. Brown Survey, Abstract 522), and amend the Land Use Plan from High Density Residential to Light Industrial to allow for the construction of a data center.

## **11. Other Council Matters**

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

Councilor Cobb encouraged everyone to vote.

Councilor Brooks expressed frustration with requests for patience regarding the Victoria Lang incident and said the community has waited many years for meaningful change. He called for arrests and accountability, stated that photos and public appearances do not replace real action, referenced the significance of Black History, and urged the public to focus on facts and outcomes rather than appearances.

Councilor Flack stated that differences of opinion among elected officials are a normal and valuable part of the governmental process. She expressed confidence in established policies, procedures, and due process, acknowledged the difficulty of waiting for outcomes, and stated that patience is necessary to ensure the integrity of the investigation and the proper application of the law.

Councilor Browning encouraged voter participation and strongly supported Mayor Short, commending his involvement and service to the community. He stated that it was inappropriate for the Mayor to be personally criticized during public comment.

Councilor Taylor emphasized the need to allow the state and other appropriate authorities to complete their investigation so that any findings would withstand legal scrutiny and potential appeal. He announced the upcoming TIF #3 meeting, recognized the contributions of host families to the community, and expressed appreciation for a recent presentation on data centers and artificial intelligence.

Councilor Battaglino congratulated City Manager Jeff Jenkins for being named the 2026 Dancing for the Stars Mirror Ball Champion, announced his participation in the multicultural parade this weekend, where he will carry the American flag with American Legion Post 169, and noted he would be volunteering at the Home and Garden Show. Quoting Abraham Lincoln, "A house divided against itself cannot stand," he emphasized the importance of unity and expressed strong support for Mayor Short, commending his leadership and dedication to the City. He also stated that Councilor Brooks is an important member of the Council, publicly expressed his support for him, and acknowledged that the current matter is a heavy situation with strong emotions and a shared desire to see justice served.

Mayor Short stated that his support for Councilor Brooks has remained unchanged and reaffirmed that commitment. He announced his plans to attend the MLK Multicultural Parade on Saturday at 1:00 p.m. and the installation service for Reverend Ray Dixon as pastor of St. Paul Missionary Baptist Church on Sunday at 3:00 p.m.

## **12. Executive Sessions**

- a) Executive Session in accordance with Texas Government Code §551.071,

consultation with attorney on matters involving pending or contemplated litigation or other matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act (including, but not limited to, Lake Ringgold).

- b) Executive Session in accordance with Texas Government Code § 551.087, to discuss or deliberate the offer of a financial or other incentive to a business prospect that the City Council seeks to have, locate, stay, or expand in or near the territory of the City of Wichita Falls and with which the City and/or economic development corporations created by the City are conducting economic development negotiations (including, but not limited to, economic development update.)
- c) 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, Lake Ringgold)

City Council adjourned into Executive Session at 9:37 a.m. in accordance with Texas Government Code §552.071, §552.087, and §552.072.

Mayor Short reconvened the meeting in open session at 11:05 a.m. and announced that no votes or polls were taken.

### 13. Adjourn

Mayor Short adjourned the meeting at 11:06 a.m.

PASSED AND APPROVED this 3<sup>rd</sup> day of March 2026.

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Tim Short, Mayor

ATTEST:

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Marie Balthrop, TRMC, MMC  
City Clerk

**City of Wichita Falls**  
**Employee Benefits Trust Board – Meeting Minutes**  
**September 24, 2025**

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

Present: Jeffery Jenkins, City Manager  
Paul Menzies, Assistant City Manager  
Kinley Hegglund, City Attorney  
Christi Klyn, Director of Human Resources  
Stephen Calvert, Chief Financial Officer

Agenda Items:

- I. Meeting was called to order at 1:33 PM.
- II. The September 16, 2025 meeting minutes were unanimously approved.
- III. The board discussed the request to relocate the QuadMed facility to the current immunizations area at the Health Department. This move would necessitate a remodel of the bathroom to ensure it is ADA compliant. The board ultimately decided to maintain the QuadMed facility in its current location. The Request for Proposal (RFP) for the new clinic provider will begin in January 2026. Once the RFP process is complete, the selected clinic is expected to move to the new facility in the fall of 2026.
- IV. The Board agreed for HUB to do an RFP for a worksite coverage vendor (currently offered by Aflac).
- V. All items below were opened for public comment – no comments received. The Board voted unanimously to:
  - a. Implement option 3 – Renewal Active Rates from the HUB 2026 Renewal Analysis proposal for active employees, no premium increases for plan year 2026.
  - b. Renewal of retiree rates for pre-65 retiree plans will increase by 7.3% paid by retirees on this plan.
  - c. The UHC Medicare Advantage renewal rates will increase from a monthly rate of \$375.17 to \$475.17.
  - d. Renew three benefit premium holidays for active employees and retirees.
- VI. The Board voted unanimously to add ARAG Legal, ID protection, and pet insurance as options to the 2026 plan year for active employees.
- VII. The board discussed the future wellness facility and use of BCBS wellness funds.

VIII. With no further business, the meeting was adjourned at 2:14 PM.

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

**MINUTES OF THE**  
**WICHITA FALLS 4B SALES TAX CORPORATION (WF4BSTC)**

**NOVEMBER 6, 2025**

**PRESENT:**

Glenn Barham, President	§	WF4BSTC Members
Michael Grassi, Vice-President	§	
Stephen Santellana	§	
Craig Reynolds	§	
Darrell Coleman	§	
Steve Garner	§	
Tim Short, Mayor	§	Mayor & City Councilors
Tom Taylor, Councilor, District 5	§	
Jeff Jenkins, City Manager	§	City Staff
Paul Menzies, Assistant City Manager	§	
Blake Jurecek, Assistant City Manager	§	
Kinley Hegglund, City Attorney	§	
Stephen Calvert, CFO & Finance Director	§	
Russell Schreiber, Public Works Director	§	
Monica Aguon, Deputy City Attorney	§	
Fabian Medellin, Planning Manager	§	
Samantha Forrester, PIO Specialist	§	
Paige Lessor, Executive Legal Assistant	§	
Jessica Wood, Executive Managing Director	§	Backdoor Theatre
David Gray, Board Treasurer	§	
Moriah Williams, CEO	§	Forward Wichita Falls
<b><u>ABSENT:</u></b>	§	
Nick Schreiber, Secretary-Treasurer	§	

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**1. Call to Order.**

Mr. Glenn Barham called the meeting to order at 3:00 p.m., noting that a quorum was present.

**2. Report of Financial Condition.**

Mr. Paul Menzies reported that he had just received sales tax revenue receipts for November, reflecting September activity and closing out the fiscal year. Overall, sales tax performance continues the positive trend seen in recent months, with total collections finishing the fiscal year approximately 2% higher than the same period last year, indicating continued strength on the revenue side. The financial statements also reflect the transition into the new fiscal year, during which the board has not yet begun receiving its new-year revenue allocations; those revenues will be realized over the next 12 months. At this point, the organization is holding approximately \$2.5 million in unrestricted, free-and-clear cash.

Mr. Stephen Santellana made a motion to approve the financial report. Seconded by Mr. Darrell Coleman, with no further public comment, the motion carried 6-0.

**3. Consent Agenda:**

- a) **Approval of Minutes of September 4, 2025.**
- b) **Approval of Minutes of October 2, 2025.**

Mr. Steve Garner made a motion to approve the consent agenda as presented. Seconded by Craig Reynolds, with no further public comment, the motion carried 6-0.

**4. Public hearing regarding a funding request from Backdoor Theatre to support a proposed renovation project at 501 Indiana downtown.**

Mr. Barham opened the public hearing at 3:04 p.m.

Ms. Jessica Wood, Executive Managing Director of Backdoor Theatre, presented a funding request for assistance with an exterior accessibility and facility upgrade project. She provided background on Backdoor Theatre as the only nonprofit community theater in Wichita Falls, established in 1970 and operating from its historic Ice House building at 501 Indiana Avenue since 1975, with its first production there in 1976. The theater's mission is to enrich, educate, and entertain the community through the performing arts, serving more than 5,000 patrons annually and engaging over 200 volunteers each year. Ms. Wood emphasized the theater's cultural importance to the community, including its role as a venue for civic events, weddings, and nonprofit gatherings, as well as its draw for international visitors associated with Sheppard Air Force Base.

Ms. Wood outlined the need for continued investment in safety, accessibility, and preservation of the historic structure. She described Phase One of the improvement project, which was completed earlier this year and included resurfacing approximately 14,000 square feet of parking lot at a cost of approximately \$96,500. Phase Two of the project, for which assistance is being requested, is estimated at approximately \$150,000 and includes exterior lighting improvements, new and more visible signage, brick and mortar repairs to the tower structure, roofing repairs to address leaks caused by deteriorating original materials, and landscaping improvements to enhance both safety and aesthetics. She noted that improved lighting and signage are especially critical due to evening performances and public perceptions about downtown safety, and that all proposed upgrades are being coordinated with the Landmark Commission to preserve the building's historic character.

Ms. Wood reported that \$56,000 has already been raised toward Phase Two, including an Impact100 grant awarded earlier this year, with an additional \$33,000 in grant funding currently pending. The remaining balance is expected to be funded through a combination of donations, future grants, and organizational fundraising efforts. She also shared that the theater is approaching its 50th anniversary at the Ice House and plans to launch a formal building fund to ensure long-term sustainability and relieve future leadership of major deferred-maintenance concerns, allowing them to focus on programming and community engagement.

In closing, Ms. Wood highlighted Backdoor Theatre's long-standing commitment to community stewardship and youth development, referencing the original agreement under which the building was donated—requiring padded seating and the continuation of a summer youth musical program. She described the summer youth musical as a fully student-produced production involving local middle and high school students both onstage and behind the scenes, fostering confidence, skills, and a lifelong connection to

the arts. Ms. Wood emphasized that the requested support is not only about preserving a historic building, but about strengthening downtown, sustaining a vibrant arts community, and ensuring that Backdoor Theatre remains a resource for future generations of storytellers and patrons.

Mr. Barham welcomed any questions from the Board.

Mr. Garner asked for additional details regarding the proposed exterior signage and the theater's collaboration with Reuben's House of Classics. Ms. Wood explained that the project includes a three-foot by eight-foot black metal, backlit sign featuring the Backdoor Theatre logo, designed to comply with Landmark Commission requirements. The sign is planned for placement on a small island of property near the former barbershop area and is intended to improve visibility during evening events. Ms. Wood confirmed that the estimated signage cost of approximately \$13,500 includes assistance from Reuben's House of Classics.

Mr. Reynolds questioned whether the architect's work involved preventative techniques beyond simply patching visible holes in the historic tower structure, referencing methods to prevent recurring deterioration. Ms. Wood acknowledged the question and indicated that a detailed architect's report is available and would be provided to further explain the repair approach, including measures intended to address ongoing wear rather than temporary fixes.

Discussion then shifted to funding amounts and the net request being made of the WF4BSTC. Board members sought clarification on how much funding had already been secured versus what remained outstanding. Ms. Wood and Mr. David Cook, Backdoor Theatre's Board Treasurer, reiterated that approximately \$56,000 has been raised to date, while an additional \$33,000 in grant funding is pending but not guaranteed. As the total estimated cost of Phase Two is approximately \$154,950, Board members worked through various funding scenarios to understand the remaining gap, noting that, depending on grant outcomes, the unmet need could range between approximately \$65,000 and \$100,000.

Mr. Cook emphasized that the theater is not presenting a fixed funding demand or insisting on a 75% contribution model. He explained that earlier discussions with staff suggested flexibility would be appropriate and that the intent of the request is to invite the 4B Corporation to partner in the project in a manner it deems appropriate. Options discussed included funding specific project components, such as roofing or lighting, rather than a single lump-sum contribution. Board members acknowledged this flexibility, noting that selecting individual project elements could be a practical approach.

After no further questions or comments, Mr. Barham closed the public hearing at 3:19 p.m.

**5. Consideration of a proposed fiscal year 2025-26 budget amendment to reallocate funds for downtown economic development and marketing services to Forward Wichita Falls.**

Mr. Menzies explained that the original allocation to the Chamber was approved during the budget process to support downtown and urban core economic development efforts. Since that time, Forward Wichita Falls has formally assumed the role of the City's economic development organization, making it appropriate to redirect the funding to Forward Wichita Falls to perform the same services originally contemplated.

Ms. Moriah Williams outlined how Forward Wichita Falls would utilize the funding, emphasizing that the organization's role is not event production or festival management, but rather economic development focused on revitalizing downtown and the broader urban core. She explained that the funds would support professional, market-driven evaluation of downtown and urban core properties, including assessing building conditions, redevelopment potential, leasing or sale opportunities, demolition needs, and associated investment costs. Forward Wichita Falls would approach urban core development in the same manner it handles industrial recruitment and retention—maintaining an inventory of available properties, assisting property owners, and guiding businesses through the process from initial interest to full occupancy.

Ms. Williams further noted that the urban core focus extends beyond a small downtown footprint and includes a broader area encompassing the hotel district, hospital district, areas beyond the railroad tracks, and surrounding corridors. She described ongoing work, including meetings with prospective businesses interested in locating downtown and site tours conducted by Forward Wichita Falls staff. She also discussed plans to eventually hire a team member with specialized expertise in real estate, architecture, or engineering to strengthen the organization's urban development capabilities, while noting that Forward Wichita Falls is already performing these functions with its current team.

WF4BSTC Board confirmed that the action under consideration was strictly a reallocation of existing funds, not a request for additional funding. It was also noted that the Wichita Falls Economic Development Corporation had recently taken similar action by redirecting funds previously provided to the Chamber toward Forward Wichita Falls.

Mr. Santellana made a motion to reallocate \$200,000 in funding for downtown economic development and marketing services from the Wichita Falls Chamber of Commerce to Forward Wichita Falls. Seconded by Mr. Garner, with no further comments, the motion carried 6-0.

**6. Executive Session.**

Mr. Barham adjourned the meeting into executive session at **3:25 p.m.** pursuant to Texas Government Code sections 551.087, 551.071, and 551.072. He announced the meeting back into regular session at **3:48 p.m.** The subjects posted in the Notice of Meeting were deliberated, and no votes or further action were taken on these items in executive session.

**7. Consideration of a funding request from Backdoor Theatre to support a proposed renovation project at 501 Indiana downtown.**

Mr. Garner made a motion to approve funding not to exceed \$13,500 to assist with the purchase and installation of new signage for Backdoor Theatre. Payment shall be made as a reimbursement. Seconded by Mr. Grassi, and after no public comment or further discussion, the motion carried 6-0.

**8. Adjourn.**

No further discussions took place, nor actions taken. Mr. Barham adjourned the meeting at 3:50 p.m.

  
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Glenn Barham, President  
Wichita Falls 4B Sales Tax Corporation

**LANDMARK COMMISSION  
MINUTES  
November 18, 2025**

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**MEMBERS PRESENT:**

Christy Graham

Joel Hartmangruber

JD Dixon

Bill Enlow

Dr. Dawn Ferrell, Maj. Gen. (retired)

Noros Martin

Janel Ponder Smith

John Yates

Whitney Flack

Monica Aguon, Assistant City Attorney

Karen Montgomery-Gagné, Principal Planner/HPO

■ Chairperson

■ Vice-Chair

■ Member

■ Member

■ Member

■ Member

■ Member

■ Member

■ Council Liaison

■ City Staff

■ City Staff

**ABSENT:**

John Dickinson

■ Member

**GUESTS:**

Allen Winger – (1414 Tilden)

Xavier Lewis - (1414 Tilden)

Fernando Miranda - (3006 10<sup>th</sup>)

Jessica Wood - (501 Indiana)

Dylan Jimenez – KFDX

■ Representative

■ Contractor

■ Applicant

■ Applicant

■ Reporter

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**I. Call to Order, Introductions and Welcome:**

Chairperson Christy Graham called the meeting to order at 12:00 p.m.

Ms. Graham did introductions of Commission members, and guests attending.

**II. Review & Approval of Minutes from August 26, 2025:**

Chairperson Graham called for review and approval of the August 26<sup>th</sup>, 2025, Landmark Commission meeting minutes. Mr. Noros Martin made a motion to approve the minutes as presented, Dr. Dawn Ferrell seconded the motion. Minutes were unanimously approved. 9-0. Chairperson Graham asked if there was anyone from the public that had comments about the minutes, and there were no comments.

**III. Action Item: Design Review Case – 501 Indiana: Backdoor Theatre:**

Request authorization to install a new metal 3x8ft ground sign (indirect LED lighting) and 13 new exterior light fixtures/electrical conduit on main building facades for improved safety/visibility. (Depot Square HD)

Applicant: Jessica Wood, Executive Managing Director of Backdoor Theater

Staff presented the case and stated this structure was originally the People's Ice House Company and in 1986 was featured in Texas Highways publication as the only theatre use of a former icehouse in Texas. She added, the structure was constructed in 1919 and is a contributing structure located in the Depot Square Historic District. Staff displayed a photo of the subject property from 1927, courtesy of Backdoor Theatre. Inventory photos from 1995 and 1999 showed minor modifications to accommodate Backdoor Theatre that occurred approximately in 1986, such as a former ground sign being removed for the concrete handicapped ramp and sign mural installed in 2009 with other courtyard improvements and exterior lighting on the south façade, authorized by the Landmark Commission. Current inventory photos showed little had changed on the subject property.

Ms. Montgomery-Gagné stated the current sign had limited visibility on west façade facing Indiana and after dusk signage not visible at all. The proposed sign would be a 3X8 foot metal ground sign with indirect lighting at a pedestrian/vehicle height and closer to Indiana Avenue.

The second request, Ms. Montgomery-Gagné advised, was for the addition of 13 LED light fixtures on select columns on each façade; north façade (facing 5th St) – 4 fixtures; east façade (facing courtyard/alley) – 2 fixtures; south façade (facing parking lot) – 4 fixtures; west façade (facing Indiana Ave) – 3 fixtures. The current view from the parking lot was shown, with handicapped ramp that showed the existing 1 light fixture/electrical conduit and mature live oaks which are an important site feature and aesthetic, but block lighting. The goal of the lighting project: improved functionality and aesthetic visibility, in addition to safety for both patrons and performers.

Applicant photos clearly illustrated how dark the historic property becomes after sunset when the majority of patrons are attending performances. The mural sign on the west façade (facing Indiana) is essentially blocked by shadows from the trees along with the handicapped ramp/parking lot area being dark for patrons and performers. Alterations requested are for both increased visibility and safety.

Ms. Montgomery-Gagné stated Backdoor Theatre continues to work closely with City staff/Landmark Commission and to bring all proposals for approval before work is initiated. She also advised this proposal conforms to all design guidelines and staff recommends approval.

Chairwoman Graham asked if the applicant, Ms. Jessica Wood, Executive Managing Director, Backdoor Theatre had any presentations or statements for the Commission. Ms. Wood stated she had nothing further and felt Ms. Montgomery-Gagné did a wonderful job of presenting the case.

There was discussion among the Commission and Ms. Wood regarding lighting and the theatre's preference. Ms. Wood stated Backdoor Theatre had received a grant for funding and they would follow the Commission's recommendation.

Ms. Ponder-Smith made a motion to break up the requests into two separate motions. Mr. Dixon seconded the motion. Mr. Martin asked if that was something they could do, Ms. Montgomery-Gagné and Chairwoman Graham advised yes, that was an acceptable option.

Chairwomen Graham made the *motion to approve the proposed lighting as presented. After much discussion among Commission and the applicant, there was no second and the motion died on the floor. Dr. Farrell made a motion to table the discussion of lighting* with Ms. Ponder-Smith seconding to allow Backdoor Theatre additional time to research options/costs for alternate up/down lighting fixtures found on other structures in the Depot Square Historic District. Motion passed unanimously 9-0 to table the lighting proposal.

Ms. Ponder-Smith made a *motion to approve the new construction of a ground-mounted, metal sign 3ft x 8ft with indirect LED lighting utilizing the words/logo as shown in the application design schematic. The sign will be placed in the triangular island by the Indiana entrance north of the barbershop storage building.* Mr. Dixon seconded and the motion passed unanimously 9-0.

**IV. Action Item: Design Review – 3006 10th St:**

Request authorization to install a replacement pergola comprised of all metal in the rear yard (visible from public ROW) in compliance with setback standards. (West Floral Heights HD)

Applicant: Fernando Miranda

Ms. Montgomery-Gagné presented the case and advised the Commission this was brought to staff's attention in summer 2025 due to extensive work done in the yard and is currently still undergoing changes. She stated the subject property, a prominent contributing structure on 10<sup>th</sup> Street, was constructed circa 1923 located in the West Floral Heights Historic District. The primary structure is the historic house and rear detached two-story garage apartment. There was an additional detached structure to the east of the house built in 1989. Ms. Montgomery-Gagné stated the secondary structure, although not contributing, was constructed with materials to match the primary residence design and scale.

The Colonial Revival residence is characterized by its 2½-story rectangular Burke block form, capped with a hipped roof and roof dormer. A 2-story frame east wing extends from the main block and includes an open first-floor porch with a room above. The symmetrical façade features paired double-hung sash windows with stone sills, complemented by semi-hexagonal bay windows flanking the main entry, each containing double-hung sash windows and transoms. The front entry is notably elaborate, highlighted by a stone surround and sidelights. Contributing structures on the site include the primary house and a rear garage/apartment, while a later one-story garage constructed around 1989 is as mentioned, non-contributing.

Inventory photos displayed from 2013 show the subject property unchanged from the designation in 2005. Ms. Montgomery-Gagné pointed out in the photo a portion

of the original wood pergola visible from the right-of-way. Photos from 2019, again show the property unchanged until this spring when ownership changed from the late Dr. Karen Reed. There was a ramp installed and removed in July that is no longer a design consideration. Extensive landscaping conducted (terracing, stone/brick knee walls, etc.) in the back and front yards. It was determined in conjunction with Building Inspection, if the retaining walls were less than four-feet, permits were not triggered and utilized brick similar to the primary structure coupled with obscured view from the 10<sup>th</sup> St public ROW so design review was not required.

Ms. Montgomery-Gagné showed photos taken in August and November 2025 showing a replacement metal pergola installed in June by former contractor void of design review and building permits giving staff design, materials, and setback concerns. The pergola was highly visible from the alley public ROW. There was also a rear multi-tiered deck replaced prior to former owner's passing. However, it was undetermined to what extent the decking was maintenance and repair vs. expansion and extension, therefore design review was not required. The new owner, as of October, moved the illegal metal pergola until the case was slated for review by the Landmark Commission as not in violation to obtain an electrical permit. Photos taken by staff on August 7, 2025, show a detailed view of the replacement metal pergola from rear public right-of-way with different massing, profile, and design from the former wood pergola. There were also issues with the setback as it appeared to overhang the rear fence/property line. A photo taken in November showed the metal pergola moved from the concrete pad and out of rear setback, until issues could be addressed as well as missing permits.

Ms. Montgomery-Gagné stated when looking at the design review guidelines the landscape features not visible from the public right-of-way are not regulated. However, the guidelines are clear regarding landscaping features that were visible from the right-of-way that states "*Do not remove or destroy any built historic landscape feature that is visible from the public ROW unless deteriorated beyond repair*". Ms. Montgomery-Gagné advised the family of the former owner was concerned about the wooden pergola being a safety hazard and had it removed, so it may have deteriorated beyond repair. The design guidelines state new structures must reflect historically present building forms, materials, massing, proportions, and architectural style. Including the height of new construction shall not exceed height of tallest contributing building on lot/block; the quality of construction/materials prioritized over style; the design of new accessory buildings should be compatible with the scale of the associated primary building and historic character of district yet discernible as new. The materials/finish used for out buildings shall correspond to overall character of district and building type. There is also a question of the setback since there is no survey for the subject property. The City ordinance states accessory buildings not exceeding 150 square feet in floor area may be placed within the rear setback area, but no closer than one (1) foot from rear lot line. Staff is working with building inspections regarding the setbacks. Ms. Montgomery-Gagné stated the owner, Mr. Fernando Miranda, is requesting the Commission consider approving the replacement metal pergola, however, the structure will have to meet the setback ordinance requirements.

Chairwoman Graham asked if Mr. Miranda was present and wished to make a presentation which he declined, but stated he would move the pergola wherever the Commission instructed placement. Chairwoman Graham asked Mr. Miranda how big the concrete slab currently in the backyard was versus the pergola. The applicant stated it was a couple of feet bigger than the pergola. Chairwoman Graham stated with the size of the pergola and the slab he would be able to move the pergola onto the slab and still conform to the setback requirements. Chairwoman Graham asked Mr. Miranda if he built the pergola and he stated it was there when he purchased the property.

Chairwoman Graham asked if there was anyone from the public that wished to comment. With no comments from the public, Chairwoman Graham asked if there was a *motion to approve moving the metal pergola onto the concrete pad to ensure setback compliance*. Dr. Ferrell introduced a motion to approve the pergola case as presented. Mr. Hartmangruber seconded the motion. Commission voted unanimously to approve 9-0.

**V. Action Item: Design Review -1414 Tilden:**

Request authorization to replace all 74 original existing wooden windows in house and garage apartment with Renewal by Andersen Acclaim Fibrex material with dimensional muntins (exterior and interior). (West Floral Heights HD)

Applicant: Dawn Neville

Staff presented the case and advised staff was contacted by a representative from Renewal by Andersen that was present at the meeting, that was working with the contractor and home owner on addressing concerns on recent storm damage on the windows. Ms. Montgomery-Gagné stated there were 74 windows to be replaced and would be done in phases, however, the owner was seeking approval for all windows at that time since they would all be replaced with the same materials.

The subject property, located on the corner of Tilden and Avenue E was a contributing property located in the West Floral Heights Historic District. Constructed circa 1915, this Colonial Revival contributing structure features a side-gabled roof with wide, open eaves and exposed rafter tails, presenting a symmetrical two-story façade. The building retains its original wood windows—paired and tripled double-hung units with multi-pane sashes in 6-over-6 and 4-over-4 configurations—while vinyl siding, added before the district's 2005 designation, now clads the exterior. An elegant, pedimented entry porch with a curved underside supported by slender Doric columns highlights the front elevation, and three chimneys further define the home's historic character.

Inventory photos displayed from 2013 and 2019 show the large number of windows are a character defining feature and remain essentially unchanged. Photos shown from April 2025 after a spring storm that had hail and damaging winds show exterior wood frame damage, flaking paint, and glass panes broken and/or cracked. From the interior there was water leaking inside house and causing damage to historic

woodwork, walls/plaster, and furniture. Multiple photos displayed of the many windows show the trend in exterior as well as interior damage to the historical structure and the need for window replacements. The new owners are concerned about black mold and are seeking a remedy with window replacement.

Ms. Montgomery-Gagné. advised the applicant is proposing to replace all 74 windows in the primary structure and garage/apartment in phases with engineered fibrex, which is 40% reclaimed wood fiber combined with 60% thermo plastic polymer. The muntin profiles are full divided light, exterior, between glass and interior. In phase one, 24 windows would be replaced. She stated the proposed window replacement product (Acclaim Fibrex Composite Material) does not meet Wichita Falls Design Standards based on profile of sill/framework being wider, substitute material is a vinyl product which is not an approved option. Texas Historical Commission does not recommend use of Fibrex in historically designated buildings. Use of Fibrex Composite material for replacement of 74 windows will impact the overall architectural character of the house/garage apt. and block as a contributing corner property. The fibrex window is classified as a vinyl (plastic) window; fibrex is not fiberglass as fiberglass has been considered a substitute material on secondary facades as its base is glass melted/molded under high-heat. The fibrex material is not considered in keeping with Sec. of Interior's Standards and would require replacement within 20-30 years.

Staff recommended consideration of wood, aluminum clad wood or aluminum windows that do meet the adopted Wichita Falls design standard options and follow Texas Historical Commission and Dept. of the Interior standards.

Chairwoman Graham asked if there was anyone from the public that wished to comment. Mr. Xavier Lewis, Senior Project Manager with Renewal by Andersen stated that the fibrex windows are specifically engineered to replicate historic wood profiles, maintain the architectural authenticity of Colonial homes, and meet current energy and safety codes. Mr. Lewis stated this proposal would preserve the historic appearance of the structure while improving long-term durability and performance. Mr. Lewis advised the Commission the Acclaim Fibrex windows were fashioned after the wooden window and the closest you could get as it was not aluminum, and not vinyl. Mr. Lewis stated the existing historic windows are deteriorated beyond practical repair and due to the level of degradation, repair is not feasible without replacing major components. Under the Secretary of the Interior's Standard 6, replacement is appropriate when deterioration is beyond repair.

Mr. Lewis advised that the Acclaim Fibrex windows accurately replicate the appearance of the historic wood windows and the material is compatible with preservation standards. From the right-of-way Mr. Lewis stated you could not tell the difference from painted wood and that met Secretary Standards 2 and 5, which safeguard historic character and defining features and that under section 9, substitute material is acceptable when they are compatible in appearance, texture, and form and the proposed windows meet that requirement.

Mr. Lewis stated the proposed windows meet modern energy, safety, and building code requirements and the overall project preserves the character-defining feature of the colonial façade, fully aligning with preservation best practices and standards 2, 5, and 6.

In conclusion Mr. Lewis advised their proposed Acclaim Fibrex windows; preserve the historic appearance of the 100-year-old colonial home; matches the original wood window design and sightlines; strengthens long-term preservation by preventing ongoing deterioration' meets or exceeds energy and safety codes; complies with the Secretary of the Interior's Standards for Rehabilitation; and maintains architectural integrity and the visual character of the historic district. For those reasons, Mr. Lewis requested approval from the Commission for the proposed window replacements.

After extensive discussion between the Commission and Mr. Lewis, Chairwoman Graham made a *motion to approve the new construction with replacement windows utilizing a specific alternative material (Acclaim Fibrex) for limited application, as it consisted of a combination of wood fibers and polymers. The Secretary of the Interior's Standards for Treatment of Historic Properties is referenced in this case as the new construction shall be undertaken in such a manner that if removed, the essential form and integrity of the historic property would not be impaired. Furthermore, it was determined by the Commission that according to the Wichita Falls Design Guidelines (Windows pg 56), although some substitute materials may be used for replacement windows, the appearance of windows from the public ROW shall closely resemble the original in size, configuration, profile, and finish. Dimensional muntins shall be placed on the outside glass and spaces between the glass so the window appears to have true divided lites from an oblique view.* Dr. Farrell seconded the motion, which passed with a 6-2 vote.

#### **VI. Action Item: 2026 Landmark Commission Meeting Schedule**

Review and Adoption of the 2026 Landmark Commission Meeting Schedule

Ms. Montgomery-Gagné presented the proposed 2026 Landmark Commission Meeting Schedule. Ms. Ponder-Smith made a motion to approve the 2026 Landmark Commission Meeting Schedule as proposed. Chairperson Graham seconded the motion which passed 9-0.

#### **VII. Other Business:**

##### **a) Monthly Reports:**

Chairperson Graham for the Depot Square HD:

12/06 – City Lights Parade 4pm-6:30pm

11/21 – 12/13 – Backdoor Theatre – Silver Bells

Wichita Theatre will host "Christmas with the Rat Pack" for one performance only.

11/14 – 12/20 – Wichita Theatre – Murder on the Orient Express

11/22 – 12/20 – The Grinch that Stole Christmas

12/22 – Grand Ol' Christmas Show

Ms. Janel Ponder Smith for West Floral Heights HD: All board positions are full.

**b) Updates:**

- Berry Brown House (1400 Travis) – Demolition due to fire and lack of maintenance.

Ms. Montgomery-Gagné gave updates on the Berry Brown House (1400 Travis) and the recent city council ordered demolition due to severe state of disrepair to the point of being deemed a life, health and safety threat in the community. Discussion among the Commission ensued, including the status of the historic Victorian style fence that was also removed to access the site for demolition.

**Preservation Priorities 2026-2028:**

-Protecting our Historic Resources

-Working with our community to nominate five resources

\*Noting: East Side Community, Indian Heights, Fillmore, Southland and Brook Village.

-Seeking funding

\*To get additional city budget funding over a three-year period, to then match with a certified local government grant from the State to hire a consultant to work with the community.

-Going out in inventory

\*Working with volunteers, working with people from Dr. Draper's Department, working with graduate students in the History Department and working with volunteers from the Wichita County Historical Commission.

-Outreach in the community about why it is important.

-Texas First Initiative

\*Being on an inventory and registered so that your downtown is recognized.

**c) Resources/Webinars:**


- The Medallion (THC) – Fall 2025
- NAPC Webinars – Design Review Roundtable (Nov 13)

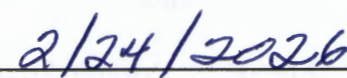
**d) Design Review: Staff Authorized – Minor Alteration/Repairs/Permits:**

- 129 Pembroke (Morningside Nat'l Register HD) – 20-window replacement; *informational purposes only*
- 408 Morningside (Morningside Nat'l Register HD) – roofing replacement; *informational purposes only*
- 2704 9th St (Morningside Nat'l Register HD) – kitchen remodel + 3 windows/1door; *informational purposes only*
- 1711 Grant (West Floral Heights HD) – roofing – replace same style materials; comp shingle
- 1501 Tilden (West Floral Heights HD) – carriage door rebuild (garage apt.); same style materials
- 1700 Hayes (West Floral Heights HD) – roofing – replace same style materials; comp shingle
- 1701 Hayes (West Floral Heights HD) – roofing – replace same style materials; comp shingle
- 2806 Ave E (West Floral Heights HD) – garage door – replace same design/profile/size & materials

**VII. Adjourn:**

Chairperson Graham adjourned the meeting at 2:22 pm and stated the next scheduled meeting would be January 27, 2026 at 12:00 pm.

  
 Christy Graham, Chairperson

  
 Date

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# MINUTES

## Tax Increment Financing #3 Board

December 16, 2025

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### PRESENT:

Kenneth Haney, Chairperson	◆ Member
Councilman Tom Taylor	◆ Member
Mark Beauchamp, Wichita Co. Commissioner	◆ Member
Ray Dixon, Jr.	◆ Member
Barry Mahler, Wichita Co. Commissioner	◆ Member
Monica Aguon, Deputy City Attorney	◆ Legal Dept.
Fabian Medellin, Development Services Director	◆ Staff Liaison
Rita Miller, Neighborhood Services Manager	◆ City Staff
Karen Montgomery-Gagné, Principal Planner	◆ Staff Liaison
Marquise Blue, IT Department	◆ City Staff
Michael Davis, Community Center Coordinator	◆ City Staff
Jack Browne	◆ P&Z Commissioner

### ABSENT:

Councilman Robert Brooks	◆ Member
Sandra Gross	◆ Member

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### I. CALL TO ORDER

The meeting was called to order by Chairperson Mr. Kenneth Haney at 5:36 p.m. Chairperson Haney noted the achievements of local athletics. Jacob Rodriguez has won numerous 2025 National Football awards as a defensive player and was the 5<sup>th</sup> place finalist for the Heisman Trophy. Also noted was Midwestern State University, Division II Men's Soccer Team, becoming National Champions. This being the Mustangs' first national championship in program history.

### II. APPROVAL OF MINUTES

Commissioner Mark Beauchamp made a motion to adopt the November 20, 2025, minutes and Councilman Tom Taylor seconded the motion. Chairman Haney asked if anyone had any comments, and no additional comments were made. Chairman Haney took the motion to vote, and it was approved unanimously 5-0.

### III. FINANCIAL UPDATE

Director of Development Services, Fabian Medellin gave a financial update where the TIF board is after the actions after the last meeting. This is an annual breakdown over the last three years of contributions from the city and from the county, as well as accrued interest over that time period. As of now there is \$1.5 million in the account. The allocation breakdowns of how the funds are to be dispersed are: 40% intended for private fund projects (\$636,000); 40% intended for public fund projects (\$636,000); and 20% allocation for discretionary projects (\$318,000). At the last meeting there were two action items that were voted on and approved. The Façade Improvement and Professional Assistance Grant that was approved from the discretionary funds in the amount of \$200,000. There was also a civic art initiative that was allocated from the public funds in the amount of \$75,000. Then prior to

that, there were the two initial applications that were received, totaling \$20,000. (Zoom Zoom 5/Nael Trading LLC. and House of Empowerment; private funds); there is \$616,000 available for private projects, \$561,000 for public projects and \$118,000 for discretionary funds.

There was some discussion on how the money is invested, and it was asked if they can be more strategic in their investments to increase interest earned. Director Medellin said he would bring it to the attention of our Finance Director, to see if there is a more aggressive strategy to increase the return. Commissioner Beauchamp noted that the way to invest with public funds is safety/security first, then liquidity and then finally yield. But the fact that we are looking at half the yield we got two years ago, if we can't do better. Additional questions were asked about the fund investments, and Director Medellin said he could send an informational email to the board members. It was noted by legal that they would want to avoid any walking forums.

Chairman Haney asked if there were any questions from the audience. Commissioner Beauchamp stated that government pools do allow you liquidity, and it is a good place to park money if you are needing liquidity. But in this case, that is not the main goal so you can look at longer term investments for this fund.

#### **IV. DISCUSSION OF THE PROPOSED PROGRAMS: Commercial Renewal, New Economic Opportunities, and Demolition Assistance.**

Director Medellin wanted to present these proposed programs for a second time, to get additional feedback from the public and to get some direction from the board to see if the programs are at least viable, to get some specifics on what the board would like to see, and to look at actually taking action to allocate more funds for these future programs.

The board was presented an 11X17 handout that had pages of maps of the TIF#3 zone. The first page was of vacant parcels and had different sub areas identified and numbered 1-7. The next few pages were maps with a closer look at those 1-7 subsets. The maps showed general location map and floodplain. He reminded the board that there were 400 plus vacant properties discussed in the September update, now twelve of those lots are city owned. A few of those are "not-for-sale-properties" because they were acquired after one of the floods with FEMA funds and FEMA will not allow us to sell those. He stated that there are a wide range of clusters, of partials, and added that the initiative would essentially eliminate obstacles for a potential commercial developer to allow the city to do the lead work. Essentially acquiring one of these clusters, or portions of these clusters, through the various property owners. Thus, allowing us to combine them to promote and advertise a large tract of land, or sizeable tract of land, suitable for commercial development. When the land is sold, the net proceeds from the sale will come back to the board to invest again.

It was asked who the broker would be, and Director Medellin said the City of Wichita Falls' Property Management Administrator would likely be used in that position. The different subsets/areas were discussed, and subsets one and seven were found to have a lot of potential with the already established businesses in those areas, the higher traffic and the history that would aid in adding development there. Subset one would be good for a strip mall or additional medical offices and seven would be excellent for industrial, particularly shipping and receiving warehouses.

Director Medellin mentioned Forward Falls and said he would reach out to them, as they are working on their urban core initiative, which is broader than our typical greater downtown redevelopment goals, which may cross over and apply to some of these areas.

Creating a subcommittee to come up with some recommendations for the board to act on was discussed.

Councilman Brooks said he would like it if Vernon College could be brought in as an option, to bring a campus to the TIF#3 zone. Commissioner Mahler said there are no formal discussions about that happening, but it is being discussed and they are looking at all of their options, and this area maybe should be another option.

Director Medellin continued on to the next program, Commercial Renewal. Within the TIF zone, there are neglected and deteriorated commercial properties, but the land they sit on is still suitable for new commercial development. This program would look at acquiring one of these commercial properties that have a dilapidated structure on them, demolish them, and then set that piece of land up for its next life. The zone has 183 parcels that have non-residential structures on them, that would be everything from multifamily use, to churches, to convenience stores, and even a few industrial uses. Some of these parcels are already suitable for commercial redevelopment, it's just that there is an old structure there. This may be an opportunity to step in and then create some new re-development on the site. Director Medellin gave the board the suggestion of allocating \$225,000, which would allow for the acquisition and potential demolition of one of those structures. Depending on which site is selected, that will determine how many. He said he has looked at some sites with an appraisal of about \$100,000, and he felt that for a building with that value, it could be demolished for roughly the same amount. Noting that it will vary from building to building. He told the board he would like to get their insight on the overall concept. Commissioner Beauchamp said if you pick a subset (using subset one as a suggestion) and cleared everything off those properties, replatted them into one plat, and then set it up for sale as a commercial piece of property, there would be added value.

It was noted the City's Code Compliance Division identifies nuisance structures that are unsuitable for habitation, and they begin the lengthy legal notification/search warrant process which results in City Council determination to either order repair or demolition of the structure. (This can be for multiple reasons, some being a collapsed roof or utilities are deteriorated past the point of it being safe.) Director Medellin pointed out 12 parcels on the provided map and stated that those properties all have a structure on them that are at some stage in that process. Whether it's at the initial letter, or if they have had the City Council order the demolition. He reiterated that the proposed \$225,00 would be used to buy a specific piece of property (that has a severely dilapidated structure), demolish it, then set it up for its next commercial development use.

Commissioner Mahler pointed out the area by the overpass, and said there might be some real interest in development other than retail, like manufacturing or something like that. He said revamping a building might be a real advantage to the TIF3 program. He pointed out that there is a lot of good property in that area. Director Medellin explained that even though some of the buildings in that area may have a higher grade (that was given by the appraisal district), the buildings may not be as usable, or would need major renovation.

It was stated that it would be better if the board concentrates on one or two areas, which would make a better return on their investment. It would weaken the effort if they spread it out too much.

Mr. Phillip Townsend asked how structures outside of the TIF zone are paid for when a structure is set for demolition, and asks if the structures that they would demo in the TIF zone

can be paid for in the same way. Those are done primarily through the Community Development Block Grant Funds. Director Medellin stated that if we were to try to undertake one of those projects with the CDB grant funds, that would be the allocation basically for the entire year, plus more.

CDB grant funds were discussed a little more, and it was said that the TIF board could combine efforts with CDBG, if they plan a big project in one of these larger zones. It was noted that CDBG funds could not be used in the flood zone.

So, the general concept that Director Medellin presented would be acceptable, however the board would want to ensure that those funds are leveraged as much as possible. Then to have a targeted effort in conjunction with the other program as well as any other private investment. But there may be some more discussion specifically on the dollar amount.

The main subsets that the board has interest in for development are one, three, six and seven. (Three being for the community cultural history there.) But it was noted that subset three is in the floodplain.

The annual residential structures that the CDBG fund handles is about 10 structures a year on average that get demolished, but there are about thirty added to the list every year. Some of those come off the list because they do sell or are picked up by a contractor, or someone willing to undertake the development. If that does happen, the Council will rescind the order and allow the developer to go in and repair that structure. Director Medellin stated that the number of properties that have a structure to be demolished grows faster than the rate that we need to demolish them. This would allocate additional funds to help spur that cleanup of the community. This one would have a broader approach since we would be specifically targeting that blithe concern where we could include residential structures. Commissioner Browne asked how do we get someone else to join with us to help bring interest to acquire some of that property, and with the TIF zone to help make it feasible for them to do that? He said this is what tonight's discussion has been. Director Medellin said investment follows investment.

Mr. Townsend said if the board approves a \$100,000 project, where does the 10% come from for the investor, and asked how do you partner the private institutions locally to reinvest into that with encouragement of participating in some partnership? Because he feels there won't be a lot of people going after it. Director Medellin said it is an opportunity to bring in our banking and financial institutions into this. There was continued conversation about this, and it was stated that some known banking contacts will be brought into the conversation, and maybe look at special financing, or financing opportunities for existing businesses in the area. Additionally, realtors will be brought into the conversation, which might stimulate some activity for development. The suggestion was brought up to have a tour of the area for bankers and realtors to see the potential of the area. There would have to be a limited number of participants from the board, so as not to get into issues, but forming a site selection subcommittee could be possible, with a few key individuals on a trolley or something like that. Since the zone doesn't have a higher population, Mr. Townsend suggested offering incentives for businesses to come into the area. P&Z Commissioner Browne said you have to create a way to get people engaged, you've got to create the feeling for someone to move now because there's only a few of these available, and you need a few people to go first. You need to find a way to get the people hungry for opportunity to bring them in to start talking to us. Commissioner Mahler stated that making land available is something that's been done in economic development all over. Saying, we've got a plot of land here, come build something

on it. Commissioner Beauchamp said there could be incentives negotiated after the fact, like providing utility services or something like that.

Subset seven was discussed further because of its close proximity to the business park and can be used as warehousing or logistics support. It's not dependent on a customer base.

Also discussed was the potential of getting a parcel and investing the money into a building, or creating a shopping strip. Conversation included why this didn't work in the past and how have things changed that would make it work now.

Mr. Townsend discussed the 10% funding, and said the 10% helps, but it's not enough. Councilman Taylor said he understands that the TIF board's role is not to be a financing partner for a development. The 10% was laid out because there were people who needed funds from this program but couldn't put together a good solid application where they could be competitive to get a grant. So, the 10%, and making it more, that's not the purpose or the idea we came up with. There's not enough money in his opinion, to try and be a major investor in particular project, or a couple more.

Director Medellin said the reason he brought these three proposed programs back was to listen to the community and the public. To gain some insight on some of the community's wants and needs. But he stated that what he is hearing on the demolition assistance, as long as we are leveraging, that it is a program the board is looking to support. (Though there may be more discussion on the funds and a specific dollar amount.) It was clarified that the projects discussed today would come back to the board for approval. The demolition assistance would be staff level, and go through our code compliance.

There will be additional work done by Director Medellin, and he will be sending out some information to the board members. It was noted by Chairperson Haney that once people found out that the TIF# fund was not for residential, that the interest of the public fell off. It was discussed how to get the community engaged and interested. Having a confirmed meeting date, having the board members reach out to give personal invites to churches and non-profits might help. It was mentioned that tax abatements might be an incentive, but it would be noted that that would have to come before the City Council. Mr. Dixon said we need to educate the community in the language that the community will understand. There were additional talks on how to make the program successful.

Director Medellin said appointing a subcommittee will be put on the next meeting agenda, as well as the three programs.

**V. OTHER BUSINESS**

Next meeting: Thursday, January 29<sup>th</sup>, 2026 at 5:30 pm at the MLK Center.

**VI. ADJOURN**

Chairman Haney asked if anyone had any other comments. With no more comments being made, Chairman Haney adjourned the meeting.

Chairman Haney adjourned the meeting at 7:11pm.

Kenneth L Haney  
Kenneth Haney, Chairperson

12/16/2025  
Date

**LANDMARK COMMISSION  
MINUTES  
December 16, 2025**

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**MEMBERS PRESENT:**

Christy Graham	■ Chairperson
Joel Hartmangruber	■ Vice-Chair
John Dickinson	■ Member
JD Dixon	■ Member
Bill Enlow	■ Member
Dr. Dawn Ferrell, Maj. Gen. (retired)	■ Member
Noros Martin	■ Member
John Yates	■ Member
Monica Aguon, Assistant City Attorney	■ City Staff
Karen Montgomery-Gagné, Principal Planner/HPO	■ City Staff
Robin Marshall, Admin Assistant	■ City Staff

**ABSENT:**

Janel Ponder Smith	■ Member
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**GUESTS:**

Jessica Wood - (501 Indiana)	■ Applicant
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**I. Call to Order, Introductions and Welcome:**

Chairperson Christy Graham called the meeting to order at 12:04 p.m.  
Ms. Graham did introductions of Commission members, and guests attending.

**II. Action Item: Design Review Case – 501 Indiana: Backdoor Theatre:**

Request authorization to install 13 new exterior LED wall sconces/electrical conduit on main building facades for up/down lighting options for improved security/safety/visibility.

Applicant: Jessica Wood, Executive Managing Director of Backdoor Theater

Ms. Montgomery-Gagné explained that Ms. Wood had come to the Commission last month with a request for lighting and new signage. At that time, the Commission decided to table the motion for the lighting so there would be more time for the Theater to find a specific lighting style that would meet the theater's needs for increased visibility, safety and security.

Ms. Woods's proposal will still have thirteen LED wall sconces that will be attached to the grout through two puncture points (two screws attaching the mounting plate). The proposal also indicated that they are working with Syd Litteken, and Eddie Johnson (E.J.'s after-hours electrical).

Photos were shown to the Commission of similar fixtures in the area to show what

the effect will be. They can be utilized for up lighting to highlight the features of the Icehouse/Theater (historic building), or for downlighting for the visibility, added security, safety for performers/staff/patrons. Additionally, you can have both with different color options. It is a bigger investment than the initial, more commercial rectangular style light fixtures that were in the original proposal. The new style suits the needs of what the theater is trying to accomplish. Ms. Montgomery-Gagné stated that the placement of the lighting will be the same as the original proposal, and they will be on the columns on the building. She referred the board members to the book to view a picture where it was highlighted where the fixtures would be on the extended columns on each of the four façades.

Installation specifications of the light fixtures were shown to the board and Ms. Montgomery-Gagné discussed how they would be connected to the building. The connection for either style of fixture will be in the grout, not the brick, so that should not impact their final choice. Pictures in the Commissioner's books were referred to so they could see photos of the building from the original ice house through the 90's, and then on to today. The only direct impact to the building would be the point of puncture of the mounting bracket, and then the extension of electrical conduit. It was noted that some existing conduit on the exterior of the building will be removed.

Additional photos were pointed out to show the difference to the area from daytime to nighttime with the current fixtures. It is extremely dark at night with the two current fixtures on the Indiana facing façade because there is only one street light there. There is no desire to remove any of the trees due to the aesthetic value that they have, and can also be utilized for adding more decorative lighting.

Ms. Woods informed the board that if the fixture is approved, they plan to purchase one of each, so they can actually see what it looks like. They are the same fixture, just different sizes.

With no further comments or questions from the public, Chairperson Graham opened the discussion to the Commission. There was discussion regarding the wattage and location of the fixtures, but there was agreement that the theatre could mix and match the fixtures. Also, on the taller parts of the building they might opt to consider utilizing a higher wattage bulb in the same style fixture.

Chairperson Christy Graham introduced a *motion to approve new construction involving the installation of 13 exterior LED wall sconces with bulb wattage variable as determined is needed for adequate up/down lighting. Light fixtures are to be installed on the specified columns, with the fixture mounting plate attachment point in the grout to the extent possible. Additionally, electrical conduit will be installed as necessary to supply electricity to the new fixtures, and it will be affixed in the grout lines instead of the historic bricks.* Dr. Ferrell seconded the motion. The motion was taken to vote by Chairperson Graham, and unanimously approved by a vote of 8-0.

**IV. Action Item: Design Review Renewal – 1701 Grant:**

Request consideration for renewal of the design review case for rear garage gutters/downspout system and a new dormer; approved in December 2024 (West Floral Heights HD)

Applicant: Mr. Kevin Neil

Chairperson Graham explained the applicant was requesting an extension (renewal) of the certificate of appropriateness (design review) approved on December 17, 2024, because the year deadline was tomorrow.

Ms. Montgomery-Gagné explained to the Commission an applicant can request an extension or renewal as long as it is requested within the 30-day window before expiration. Mr. Neil submitted his request in because he ran out of time during the 12mo period. He was able to complete the major component which included the approved addition of the garage doors. (facing Grant and on the rear alley side.)

The Commission was provided pictures of the property in 2019, and the location of the new garage bay was noted. Ms. Montgomery-Gagné reminded the board about the stop work order that had been put in place (and why), and then mentioned the case in December 2024, when the garage doors/dormer/downspouts & gutters were brought before the board. Also highlighted from the prior case was work on the south wall, and the installation of a one-hour fire resistant wall. (That work was completed in accordance with building and fire code inspections.)

Recent pictures of the site were presented that showed the garage door installed, having the same design the board had approved. Ms. Montgomery-Gagné mentioned the shingles that were approved, and pointed out the line where the garage and the addition met, and said that line would be hidden by the approved dormer that had yet to be installed. Staff informed the board that Mr. Neil wants to move forward with the dormer and gutters/downspouts but experienced contractor delays. The request seeks the Commission's consideration to renew the certificate of appropriateness for an additional 12 months, so the owner/applicant can complete the work in 2026 according to the requirements as outlined.

Mr. Joel Hartmangruber asked why they had roofed the structure without framing where the dormer will be. Ms. Montgomery-Gagné answered that she believed it was a timing issue with the insurance roofing claim. They were upgrading to a class four on the house, and wanted to ensure the garage shingles matched.

Mr. Noros Martin made the motion to approve a design review extension for 1701 Grant for an additional 12-months, and Chairperson Graham seconded the motion. Chairperson Graham took the motion to vote, and the motion passed 8-0.

**III. Other Business:****a) Monthly Reports:**

Chairperson Graham for the Depot Square HD:

Backdoor Theatre – Getting ready for their next show.

Wichita Theatre:

- Murder on the Orient Express - On the Dinner Stage through the upcoming Saturday (Dec 20<sup>th</sup>)
- The Grinch that Stole Christmas - On the Main Stage through the upcoming Saturday (Dec 20<sup>th</sup>)
- Grand Ol' Opry Christmas Show – December 22nd

Museum of North Texas:

- Home for the Holidays – Running through Dec. 20<sup>th</sup>.
- They are also taking nominations for legacies, people who have changed things in North Texas as a legacy. They will announce the winners on Dec. 29<sup>th</sup>.

**b) Design Review: Staff Authorized – Minor Alteration/Repairs/Permits:**

- Partial window replacement – 350 Morningside *(information only)*
- Gas/sewer line repair – 1315 Grant
- Roofing\* – 1311 Tilden
- Roofing\* – 1411 Hayes

*\*Composition shingle/same style; no design modifications*

**VII. Adjourn:**

Staff recognized out-going member Mr. Noros Martin for his service on the Landmark Commission as the P&Z Commission liaison. Noros was a dedicated board member serving 3+years, between March 2021 and December 2025. Chairperson Graham, thanked Mr. Martin for his service and adjourned the meeting at 12:30pm and stated the next scheduled meeting would be January 27, 2026 at 12:00 pm.

Christy Graham  
Christy Graham, Chairperson

2/24/2026  
Date

**MINUTES OF THE**  
**WICHITA FALLS 4B SALES TAX CORPORATION (WF4BSTC)**

JANUARY 8, 2026

**PRESENT:**

Glenn Barham, President	§	WF4BSTC Members
Michael Grassi, Vice-President	§	
Nick Schreiber, Secretary-Treasurer	§	
Stephen Santellana	§	
Craig Reynolds	§	
Darrell Coleman	§	
Steve Garner	§	
Tim Short, Mayor	§	Mayor & City Councilors
Tom Taylor, Councilor, District 5	§	
Jeff Jenkins, City Manager	§	City Staff
James McKechnie, Deputy City Manager	§	
Paul Menzies, Assistant City Manager	§	
Blake Jurecek, Assistant City Manager	§	
Kinley Hegglund, City Attorney	§	
Stephen Calvert, CFO & Finance Director	§	
Russell Schreiber, Public Works Director	§	
Monica Aguon, Deputy City Attorney	§	
Kalee Robinson, Parks & Rec Director	§	
Christ Horgen, PIO	§	
Paige Lessor, Executive Legal Assistant	§	
Michael Turner, Director	§	Falls Town Courts
Amy Harvey	§	
Moriah Williams, CEO	§	Forward Wichita Falls
Dr. Stacia Haynie, President	§	Midwestern State University (MSU Texas)
Anthony Inman, President	§	Inman Construction
Sgt. John Spragins, WFPD	§	
Tina Hanson, Senior Project Manager	§	Garver
<b><u>ABSENT:</u></b>	§	

**1. Call to Order.**

Mr. Glenn Barham called the meeting to order at 3:04 p.m., noting that a quorum was present.

**2. Report of Financial Condition.**

Mr. Paul Menzies directed the board to the financial reports in their packets. He noted that WF4BSTC had received a return on the loan to WFEDC for the purchase of Sikes Senter Mall. He also reported that the Backdoor Theatre project had officially hit the books. Additionally, Mr. Menzies explained that he, along with others, had toured the 713 Indiana project site, and it had finally reached completion. The final tranche of funding for that project will be paid out soon.

Mr. Menzies explained that he did not include the most recent sales tax data in the meeting materials because it would have been outdated by the time of the meeting. He then shared that the most recent report, reflecting November sales, showed an increase of approximately 12%. He clarified that this marked the third consecutive month of double-digit growth in sales tax and the sixth consecutive month of overall improvement.

Anticipating that the Board would have further questions, Mr. Menzies asked Mr. Stephen Calvert to provide additional insight. Mr. Calvert explained that the City receives detailed sales tax data from the state, although some information is confidential at the individual company level. At the industry level, however, he noted that more than half of the City's sales tax revenue comes from retail trade, including local restaurants and commonly frequented businesses, and that this sector has begun to recover, now showing an increase of approximately four percent. He further reported that utility-related sales tax revenues were up by about 17 percent and that manufacturing activity was also improving. Mr. Calvert emphasized that after several years of relatively flat sales tax performance, the City is now experiencing multiple consecutive months of growth, returning to normal levels and, in some cases, exceeding historical norms. He concluded by expressing gratitude for the positive trend in sales tax revenues.

### 3. Consent Agenda:

#### a) Approval of Minutes of November 6, 2025.

Mr. Michael Grassi moved to approve the consent agenda as presented. Seconded by Mr. Stephen Santellana, with no further public comment, the motion carried 7-0.

### 4. Public hearing regarding a funding request from the City of Wichita Falls to assist in the planned renovations of the tennis facilities at Hamilton Park in Wichita Falls.

Mr. Barham opened the public hearing at 3:04 p.m.

Mr. Blake Jurecek introduced the item, reminding the Board that a preliminary presentation on the project had been made during the prior summer. Since that time, the project team and local tennis community have generated significant public support and secured multiple financial commitments, prompting the City to formally request funding consideration at this meeting.

Mr. Michael Turner, representing Falls Town Courts, presented the proposal on behalf of the City. He explained that Hamilton Park serves as Wichita Falls' flagship tennis facility, supporting leagues, lessons, junior academies, and adult programming. Despite its size and activity level, the facility is no longer competitive with comparable tennis centers in Texas and Oklahoma, which limits the City's ability to attract tournaments, visitors, and associated hotel occupancy and tourism revenue.

Turner outlined existing facility limitations, including:

- Twelve outdoor courts only, with no enclosed courts
- An undersized pro shop
- Insufficient restroom facilities
- Limited office and storage space
- Inadequate parking during peak usage
- Lack of ADA-compliant viewing areas and pro shop access
- He then detailed the proposed improvements, which include:
  - Fully enclosed indoor tennis courts
  - Two additional outdoor courts

- A new front-facing entry plaza
- Expanded pro shop and retail space
- Improved spectator and viewing areas
- Increased restroom capacity
- Additional office and storage space
- ADA accessibility upgrades

The total estimated project cost was presented as approximately \$5.5 million, with major components including the indoor facility, entry plaza, concrete and drop-off expansion, court renovations, and covered patio areas. Turner formally requested \$1.5 million from the Wichita Falls 4B Sales Tax Corporation to assist in funding the project.

Turner also highlighted operational growth since Falls Town Courts assumed management in 2023, noting an approximate 600% increase in participation compared to 2022 levels. Programming expansions included private lessons, group instruction, junior academies, camps, adult leagues, and tournaments. Staffing increased from six employees to twenty-seven employees to meet program demand.

Dr. Stacia Haynie, President of Midwestern State University, spoke in support of the project, emphasizing its value to MSU's tennis program and the broader community. She explained that indoor courts would significantly enhance recruitment and player development, providing a competitive advantage that few universities possess. Dr. Haynie noted that expanded tournament hosting would strengthen the talent pipeline, support MSU recruitment efforts, and increase regional and national visibility for Wichita Falls.

Mr. Turner then presented projected tournament opportunities and associated economic impacts, including:

- NCAA spring and fall indoor invitationals
- USTA two-day and four-day tournaments
- Indoor junior national tournaments
- UIL and TAPPS district and regional events

He explained that Wichita Falls' status as a public indoor facility would uniquely position it to host tournaments currently limited to very few locations statewide. In response to a question from Mr. Nick Schreiber, Turner noted that Houston is currently the only consistent indoor public venue hosting such tournaments, with limited availability elsewhere.

Projected economic impacts, based on Parks and Recreation formulas and City modeling, estimated an annual return on investment of approximately \$2.6 million, derived from MSU events, USTA tournaments, and other sanctioned competitions.

Ms. Moriah Williams, representing Forward Wichita Falls, presented an economic impact analysis modeled similarly to an industry expansion. She emphasized that while estimates are conservative, the project would generate:

- Immediate capital expenditure impacts of approximately \$1.4 million
- Approximately 35 part-time and seasonal jobs, with long-term potential for full-time positions
- Increased sports tourism, which is a key factor in industrial recruitment and quality-of-life evaluations

Ms. Williams noted that few industries demonstrate growth rates comparable to the tennis center's recent expansion and stated that the project aligns strongly with broader economic development goals.

Mr. Turner concluded by emphasizing Wichita Falls' historical identity as a "tennis town," citing the City's high court density, centralized location, and proximity between venues as major advantages for tournament hosting and participant experience.

Mr. Anthony Inman addressed the Board regarding project financing and timeline. He stated that the total project cost is approximately \$5.6 million, with roughly \$4.8 million already raised or committed, including foundation support and anticipated grants. Remaining funding is expected to come from additional foundations and the local tennis community. Inman explained that the City has already engaged architectural and engineering professionals and outlined a projected six-month design phase followed by approximately one year of construction. He emphasized that the project represents a rare opportunity to leverage public funds at more than a 2-to-1 ratio through private and philanthropic investment.

Mr. Nick Schreiber inquired about the cost of the covered patio and pro shop portion of the project, noting that the estimate was approximately \$1.75 million. Mr. Turner confirmed the figure, and Mr. Inman provided historical and structural context for the cost. Inman explained that the existing Hamilton Park Tennis Center infrastructure dates back to the 1960s and 1970s, with courts originally constructed in the 1950s and later overlaid. While the courts remain structurally sound, ancillary facilities—particularly the pro shop and restrooms—are significantly undersized and outdated. He clarified that the proposed work is not an expansion of the existing pro shop but a complete demolition and rebuild to address ADA compliance, restroom capacity, retail needs for tournament players, and operational demands during peak usage.

Mr. Inman further noted that the current pro shop was rebuilt smaller than originally planned after a 1979 tornado, resulting in long-standing functional deficiencies. The proposed new facility would include expanded retail space, additional restrooms, changing areas, and improved spectator accommodations. Mr. Schreiber acknowledged that the estimated construction cost per square foot appeared reasonable given current market conditions and asked whether the proposed square footage was sufficient. Mr. Inman responded that the design had been intentionally conservative for affordability, though additional square footage could be justified to better meet long-term needs.

Mr. Nick Schreiber also asked about usage distinctions between Hamilton Park and Weeks Park. Turner confirmed that Hamilton Park is dedicated primarily to tennis, while Weeks Park functions as the City's pickleball facility, with limited overflow tennis courts. Inman emphasized that USTA-sanctioned tournaments cannot be held on courts marked for pickleball, making the separation of facilities necessary for tournament eligibility.

Mr. Steve Garner raised concerns regarding parking capacity. Mr. Inman explained that the site is geographically constrained by surrounding infrastructure, including a creek, streets, and utility pipelines. While the proposed plan includes minor parking improvements, significant on-site expansion is not feasible. He noted that there is nearby parking and that tournament operations could be supplemented by shuttle or golf cart service if needed.

Mr. Nick Schreiber then asked for clarification on the reported 600% increase in participation, asking how much of the growth reflected repeat use by members versus out-of-town visitors. Turner explained that attendance figures are derived from the court booking system, which logs each user entry. While repeat weekly usage by members is expected, the system allows differentiation between members and non-members if further analysis is requested.

The Chair invited public comment, at which time Sgt. John Spragins, a long-time member of the Wichita Falls tennis community, spoke in strong support of the project. Sgt. Spragins described the renewed vitality of the tennis center, confirming that near-capacity usage is now common and attributing the resurgence directly to improved management and programming. He compared the proposed investment to prior City investments in softball facilities, noting similar positive returns through tournament hosting and increased visitation.

Board member Stephen Santellana also spoke in support, sharing his personal experience working at the tennis facilities during the peak tennis years of the 1980s and 1990s. He emphasized that the current growth mirrors those earlier high-demand periods and credited Mr. Turner and his staff for revitalizing the program. Mr. Santellana highlighted the loss of play days due to weather as a key justification for covered courts and noted the broader community and youth development benefits already being realized.

Councilor Tom Taylor concluded the discussion by framing the project within the City's broader quality-of-life goals. He stated that the proposed improvements align with priorities frequently cited by residents and prospective employers, particularly regarding amenities that attract and retain both families and industry. Councilor Taylor emphasized that investments in recreational infrastructure, such as the tennis center, directly support economic development and community vitality.

With no further questions or comments, Chairman Barham thanked the presenters and participants. The public hearing on the Hamilton Park Tennis Center funding request was formally closed at approximately 3:38 p.m.

**5. Public hearing regarding a funding request from the City of Wichita Falls to support phase one (Ph. 1) of the design and renovation of the waterfalls adjacent to I-44 and the Wichita River in Wichita Falls, otherwise known as The Falls.**

Mr. Russell Schreiber addressed the Board, emphasizing that as Wichita Falls continues to attract visitors and new development, it is critical to address and improve one of the City's most recognizable landmarks. He explained that in early to mid-2025, the Board directed City staff to evaluate the condition and operation of the Falls to determine whether improvements could be made to enhance aesthetics and increase operational reliability and frequency.

In response, City staff issued a request for qualifications and subsequently retained Garver, an engineering firm, to conduct a professional evaluation. Mr. Russell Schreiber noted that a summary of the findings would be presented to the Board, with certain portions of the discussion occurring in executive session.

Mr. Menzies reminded the Board that the Wichita Falls 4B Sales Tax Corporation had previously funded an engineering study focused on improving water quality at the Falls. As part of that study, the structure itself—now approaching 40 years of age—was also examined. During the course of the evaluation, engineers identified structural integrity concerns that warranted further investigation.

Mr. Menzies explained that, due to the discovery of these issues, the Falls were shut down as a precaution and have remained off since then. As a result, the City is requesting \$895,000 from the Board to fund additional structural analysis and engineering work. The requested funding would allow the City to (1) complete a comprehensive structural assessment of the Falls and (2) begin the design phase of a renovation project that would address structural deficiencies, water quality improvements, and potential aesthetic enhancements.

Chairman Barham asked if there were any questions or comments from Board

members or the public. Hearing none, the Chair closed the public hearing at 3:41 p.m.

**6. Executive Session.**

Mr. Barham adjourned the meeting into executive session at **3:42 p.m.** pursuant to Texas Government Code sections 551.087, 551.071, and 551.072. He announced the meeting back into regular session at **5:04 p.m.** The subjects posted in the Notice of Meeting were deliberated, and no votes or further action were taken on these items in executive session.

**7. Consideration of a funding request from the City of Wichita Falls to assist in the planned renovations of the tennis facilities at Hamilton Park in Wichita Falls.**

Mr. Santellana made a motion to approve funding not to exceed \$1,500,000, to be allocated over two fiscal years, to the City of Wichita Falls to assist with the planned renovations of the tennis facilities at Hamilton Park Tennis Center, contingent upon completion of the remaining fundraising. Seconded by Mr. Coleman, and after no public comment or further discussion, the motion carried 7-0.

**8. Consideration of a funding request from the City of Wichita Falls to support phase one (Ph. 1) of the design and renovation of the waterfalls adjacent to I-44 and the Wichita River in Wichita Falls, otherwise known as The Falls.**

Mr. Coleman made a motion to approve funding not to exceed \$895,000 to the City of Wichita Falls for the cost of the detailed design, structural assessment, and procurement of a construction manager-at-risk to support the renovation of The Falls. Seconded by Mr. Garner, and after no public comment or further discussion, the motion carried 7-0.

**9. Adjourn.**

No further discussions took place, nor actions taken. Mr. Barham adjourned the meeting at 5:07 p.m.



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Glenn Barham, President  
Wichita Falls 4B Sales Tax Corporation

**MINUTES**  
**LAKE WICHITA REVITALIZATION COMMITTEE**

January 13, 2026

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**PRESENT:**

Josh Whittiker, Chair  
Steve Garner, Vice Chair  
David Coleman, Secretary  
Sharon Roach  
Amy Bobrowitz  
Mike Battaglino  
Jack Roe  
John Pezzano  
Mark Moran  
Ray Acuna

■ Members

Kalee Robinson, Parks Director  
Scott Powell, Parks Superintendent

■ City Staff

Wes Dutter, TP&W  
James York, TP&W

■ Guests

**ABSENT:** Matt Marrs, Austin Cobb (City Council Liaison), David Bender, Alicia Castillo

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1. **Call to Order:** Josh called the meeting to order at 11:31
2. **Approval of Minutes:** November meeting minutes were approved unanimously. Note that a meeting was not held in December.
3. **Project Updates:**
  - 3.a. **Veteran's Plaza Master Plan:** David Coleman stated that the cost estimate for construction of the third plaza, including the Thomas Fowler monument, is between \$200,000 to \$250,000. The overall cost of the entire Master Plan, with all the elements, is approximately \$1.35 million. We have some fundraising to do. Josh will contact a grant writer named Marvin Peevey to see what he would charge us to create and submit some grant requests.
    - 3.a.i. **Daughters of the American Revolution Patriots Marker Project:** Last meeting, the Committee voted unanimously to recommend approval to City Council for installation of the DAR's Patriot Marker on a metal pole at the Veterans Plaza, but we have not gotten any status updates on this.
  - 3.b. **Lake Deepening:** No change in status, since the Army Corps of Engineers is still waiting for funding from the Federal Government.

January 13, 2026

- 3.c. Parks Master Plan:** Kalee stated that the City did NOT receive the TXDOT Grant for the last section of the Circle Trail, along the shore of Lake Wichita. They will apply again in 2027. Also, the Circle Trail construction at Lucy Park is underway but delayed, they are not likely to meet their contract completion date of August 2026. The Parks Dept has hired a Parks Planner, who is completing an inventory and asset management system.
- 4. Discussion of Brick Sales and Fundraising Initiatives:** David Coleman stated there is one new brick order, with some more likely to be submitted soon. The balance in the Wells Fargo account is approximately \$92,000.
- 5. Other Business Matters:** None.
- 6. Adjournment:** The meeting adjourned at 12:12 pm.

  
\_\_\_\_\_  
Josh Whittiker, Chair

FEB 10, 2026  
Date

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## MINUTES

### Tax Increment Financing #3 Board

January 15, 2026

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**PRESENT:**

Kenneth Haney, Chairperson	◆ Member
Councilman Tom Taylor	◆ Member
Councilman Robert Brooks	◆ Member
Sandra Gross	◆ Member
Mark Beauchamp, Wichita Co. Commissioner	◆ Member
Ray Dixon, Jr.	◆ Member
Monica Aguon, Deputy City Attorney	◆ Legal Dept.
Stephen Calvert, CFO	◆ City Staff
Fabian Medellin, Development Services Director	◆ Staff Liaison
Rita Miller, Neighborhood Services Manager	◆ City Staff
Karen Montgomery-Gagné, Principal Planner	◆ Staff Liaison

**ABSENT:**

Barry Mahler, Wichita Co. Commissioner	◆ Member
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**I. CALL TO ORDER**

The meeting was called to order by Chairperson Mr. Kenneth Haney at 5:35 p.m.

**II. PUBLIC HEARING:**

MOHAMMAD KABIR, 1301 MLK JR. BLVD.

REGARDING A FUNDING REQUEST TO SUPPORT AN EXISTING CONVENIENCE STORE (ZOOM ZOOM #5) WITH THE PURCHASE AND INSTALLATION OF NEW FUEL PUMPS.

Mr. Fabian Medellin started the presentation with a brief history of Mr. Kabir's request. that the board has one item on the agenda. He informed the board that after his presentation, Mr. Kabir will speak with the board and after that the board will go into executive session for discussion. After executive session the board will then come back and take some action. Director Medellin cited that Mr. Kabir is requesting a total of \$47,505, for 100% of the costs associated with the purchase and installation for fuel pumps that are located at his store.

A clarification was made that the fuel pumps would be a single unit with pumps on both sides and will only dispense gasoline.

Mr. Phillip Townsend also gave an update that the \$47,505 was the original quote, and the costs have increased by 3%, so they are requesting the board to consider the amount with the increase included.

Director Medellin gave a quick description of where Mr. Kabir's store (Zoom Zoom) is located and stated that Mr. Kabir is currently in a lease to own the entire strip center. (Though he occupies just the one unit.) In presenting a timeline overview of the specific project, Director Medellin explained that staff started working with Mr. Kabir in March of last year. The original

request was in excess of a million dollars to rehab the entire strip center. Over the next several months, the staff went over the third version of his petition (which is the one that was presented to the board), it essentially just encompassed his suite. The improvements in the suite allow him to sell produce and groceries, as well as upgrading the fuel pumps and canopy. That request was approximately \$120,000. (October 15<sup>th</sup> meeting). At that time, the board felt that there wasn't enough information associated with the costs to provide funding. They provided design assistance in order to help solidify that specific cost. It was more than that, up to \$10,000 reimbursement assistance.

On October 20<sup>th</sup>, staff met with Mr. Kabir for a pre-development meeting, just talking through the ins and outs of the project. A couple team members went out to the site, and walked through the building, to give their professional perspective on what it might take to proceed with his proposed improvements.

November 5<sup>th</sup>, staff received that new cost estimate from his fuel provider. That was provided to us through Councilor Brooks, that Mr. Kabir had provided to the Councilor.

On November 20<sup>th</sup>, staff received plans from Mr. Kabir's architect (Mr. Phillip Townsend). However, there were some additions that may need to be added before staff could approve set plans and issue permits. We are unable to reimburse the down payment that Mr. Kabir has provided to the architect until we have plan sets that are eligible for permits.

Since November 20<sup>th</sup>, Director Medellin and staff have met with Mr. Kabir, Tim McMahill and Phillip Townsend multiple times and have had multiple conversations (some scheduled and some unscheduled). Director Medellin stated that he met with Mr. Kabir at his convenience store a couple of times. Since the last meeting, Mr. Kabir has advised, and requested, additional funding. The board has approved the façade improvement funding program. Which being the only two financing options available to offer, they weren't sufficient for Mr. Kabir to make those recent requested upgrades. Mr. Kabir requested staff present to the board his full request for funding. In addition, Councilman Brooks requested a special meeting to address this funding request in advance of the regularly scheduled meeting slated for January 29<sup>th</sup>.

Director Medellin spoke about the purpose of the board, and some information that has been given to him from the general public. There have been multiple inquiries regarding TIF money, what the fund is for, how it can be used and so forth. He explained that this is not free money, it is a partnership. This board has put together programs and financing options to partner with the property owners/new developers/business owners' investment, so that we can support your investment. Director Medellin emphasized funds are an investment. It's an investment of the board, and an investment in the public, because that's where these funds came from. We want to make sure that those investments are to businesses that are set up for the long term. Because, if those investments are successful, the TIF program will also be successful. Director Medellin recommended that the board invite Mr. Kabir into the executive session, so that they have the opportunity to ask him some direct questions in regards to his business operations and practices, to ensure that he is set up for that long-term success. Also, that we adhere to those previously approved board funding mechanisms, or amounts, which have been offered to Mr. Kabir.

Director Medellin presented the staff recommendations: Offer up to the 10% of the overall project cost, or under the Façade Improvement Grant, which can qualify under equipment

(which would be more beneficial to them to proceed that route).

Mr. Kabir was given the microphone and spoke a few words and answered numerous questions from the board members. It was asked how much Mr. Kabir had invested of his own money, and if he had documentation of payments, which he said he could provide. It was pointed out that any private, financial information should be saved for executive session and not discussed in the public meeting.

There was clarification made to whether Mr. Kabir had received any funds at this point from either of the two TIF3 grant programs, which Director Medellin informed the board that he has not. He stated that for the confirmed expenses, that Mr. Kabir had paid for, staff couldn't reimburse him for that portion until those plans were ready to be permitted. Clarifying that was for the design plans from the original request (\$120,000). It ended up boiling down to some improvements to allow for the new equipment for that project and improvements to the bathroom facilities, to meet ADA compliance.

There was additional discussion regarding the underground fuel tanks, plans and any permits needed. An electrical permit would be needed, and plans would be required for this element. It was noted that if he was not modifying the tanks then there wouldn't be any additional requirements from TCEQ for the fuel tanks. Mr. Kabir was asked about any leakage/contamination from the old tanks, and he answered that they were good working order. Lynd Fueling Systems, Inc. came to the site and assessed what would be needed, and provided a complete listing of what's going to be updated for the tanks, fuel pumps and new software, including the credit card system, training, regulations.

Mr. Townsend added that the primary emphasis is the gas pumps, and it is the highest priority. Renovation and spending money, if it's not 100% funded, (renovating the bathroom) is of no benefit to Mr. Kabir from an economic standpoint. The gas pump will provide economic input. Mr. McMahill added that he has spent a lot of time at Zoom Zooms with Mr. Kabir, and the citizens need those gas pumps functional.

There was discussion on how the addition of the new pump would benefit the community. Director Medellin clarified that it is within the authority of the board to approve the full request from Mr. Kabir. Prior policy would not have to be changed, and the board could do a "one off."

Chairman Haney asked if there were any other comments and questions, and there being none, at 6:01 p.m. Chairman Haney closed the public hearing.

### **III. EXECUTIVE SESSION**

Chairman Haney stated that the board would be going into Executive Session at 6:01 p.m., in accordance with the Texas Government Code section 551.087.

The board came out of Executive Session at 6:27 p.m.

### **IV. CONSIDERATION AND TAKE ACTION:**

**MOHAMMAD KABIR, 1301 MLK JR. BLVD.  
REGARDING A FUNDING REQUEST TO SUPPORT AN EXISTING CONVENIENCE  
STORE (ZOOM ZOOM #5) WITH THE PURCHASE AND INSTALLATION OF NEW FUEL  
PUMPS**

Chairman Haney stated that the board will now go back into regular session at 6:29 p.m.

He then let the public know that subjects described in the certified agenda were deliberated and no votes or further action was taken. Items discussed in executive session are to remain confidential. Except as provided by law, no TIF3 member, staff member, legal counsel, or any other persons present, may discuss or reveal the proceedings of an executive session to persons not present during the executive session.

Chairman Haney asked if there was a motion for the request. Commissioner Mark Beauchamp made the **motion to approve a forgivable loan, of up to and not exceeding \$50,000.00, with first installment payment directly to the identified contractor [the down payment that has been requested, with the amount to be updated]. The second installment to be paid upon completion of the project and will be a 100% forgivable loan if the business is still operational, and the pumps remain working at the end of the 3-year term. If the business closes within that 3-year window, Mr. Kabir will pay a prorated share back to the City/TIF #3 fund.** A performance agreement shall be signed. The motion was seconded by Councilman Tom Taylor.

Chairman Haney asked if there was any additional discussion. There being no additional discussion. The motion was taken to vote, and the motion passed unanimously 6-0.

**V. ADJOURN**

Chairman Haney adjourned the meeting at 6:32 p.m.

Kenneth L. Haney  
Kenneth Haney, Chairperson

1/15/2026  
Date



STRATEGIC PILLAR

- Accelerate Economic Growth
- Provide Quality Infrastructure
- Actively Engage and Inform the Public
- Optimize Engagement with the City and City Services

**City Council  
March 3, 2026  
Transmittal Letter**

**Agenda Item Number:** 8.a.

**Agenda Item Name:** Ordinance abandoning and vacating a storm water detention facility located at 3014 Seymour Road.

**Council Action to be Taken:** Consider and take action on proposed Ordinance.

**Department Submitted:** Property Management

**Staff Contact:**

Pat Hoffman, Property Administrator

**1. PURPOSE / DESCRIPTION**

This ordinance will allow Wichita Falls MHP, LLC to clear up any title defects on their erected apartment complex at this address by vacating the original storm water detention facility that was on-site prior to construction. This detention facility was installed in 1998 and is no longer necessary or required for the parcel.

**2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

All affected city departments have been notified, and Public Works has agreed to the vacation and abandonment of the detention facility.

**3. BOARD REVIEW / CITIZEN INPUT**

N/A

**4. RECOMMENDATION**

Staff recommends approval of this ordinance.

**5. FUNDING SOURCE**

N/A

## **6. TIMELINE**

N/A

## **7. ALTERNATIVE OPTIONS**

The detention facility document remains filed of record, and a clouded title will remain on the parcel.

## **8. ATTACHMENTS**

1. Ordinance - MHP Detention Abandonment Agreement

**Ordinance No. \_\_\_\_\_**

**Ordinance abandoning and vacating a storm water detention facility located at 3014 Seymour Road.**

WHEREAS, Wichita Falls MHP LLC has requested to abandon and vacate the existing storm water detention facility located at 3014 Seymour Road; and,

WHEREAS, all affected City departments have reviewed this request, and have approved to close, vacate, and abandon the detention facility; and,

WHEREAS, it has been determined to be in the best public interest.

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

Approval of this ordinance will authorize the City Manager or his designee to execute an Abandoned and Vacated Detention Facilities agreement, in a form approved by the City Attorney, with Wichita Falls MHP LLC, Inc.

PASSED AND APPROVED this the 3rd day of March, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

# Location Map



**ABANDONED DETENTION POND AGREEMENT**

STATE OF TEXAS           §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WICHITA       §

That the City of Wichita Falls, Wichita County, Texas hereinafter referred to as “City,” acting by and through the City Manager or his designee, does hereby grant to Wichita Falls MHP LP hereinafter “Owner”, its successors and assigns, an **abandonment** of the DENTION POND AGREEMENT, filed of record in the Wichita County Deed Records, Wichita County, Texas on April 22, 1998, Volume 1998, Page 838; in and across that certain tract of land situated in Wichita County, Texas, described as follows, to-wit:

Lot 1, MHMR Addition A-701, A 701-E

Agreed and executed in the City of Wichita Falls, Texas on this, the 3<sup>rd</sup> day of March, 2026

City of Wichita Falls

\_\_\_\_\_  
Paul Menzies, Assistant City Manager

STATE OF TEXAS           §

COUNTY OF WICHITA       §

This instrument was executed and acknowledged before me this \_\_\_\_\_ day of March, 2026, by

Paul Menzies, Assistant City Manager, for the City of Wichita Falls, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**  
**PROPERTY MANAGEMENT DIVISION**  
**P. O. BOX 1431**  
**WICHITA FALLS, TEXAS 76307**

# Exhibit C

**VOL 1998 PAGE 841**

**STORM WATER RETENTION PLAN**  
 FOR LOT 2 AND LOT 1 ADDITION  
 WICHITA COUNTY, TEXAS

DESIGNED BY: CONLEY, FROST & BOTT, INC.  
 1000 W. 17TH ST., SUITE 100  
 WICHITA, KANSAS 67202  
 DATE: 4/24/98

**EXHIBIT 'C'**

Filed for Record \_\_\_\_\_ A.D. 19 \_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_ M  
 Recorded April 24 A.D. 19 98  
 VERNON CANNON, Clerk, County Court  
 Wichita County, Texas  
 By \_\_\_\_\_ Deputy



STRATEGIC PILLAR

- Accelerate Economic Growth
- Provide Quality Infrastructure
- Actively Engage and Inform the Public
- Optimize Engagement with the City and City Services

**City Council  
March 3, 2026  
Transmittal Letter**

**Agenda Item Number:** 9.a.

**Agenda Item Name:** Resolution authorizing the City Manager to execute a professional services agreement with Joseph A. Ross, Architect Inc. for architectural and engineering services, for the Hamilton Park Tennis Center renovation project.

**Council Action to be Taken:** Approval of Resolution

**Department Submitted:** Recreation

**Staff Contact:**

Kalee Robinson, Director of Parks & Recreation

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**1. PURPOSE / DESCRIPTION**

This resolution will authorize the City Manager to enter into a professional services agreement with Joseph A. Ross, Architect, Inc. to provide architectural and engineering services for the Hamilton Park Tennis Center renovation project.

**2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

The City of Wichita Falls has completed the Hamilton Park Master Planning process for the Hamilton Park Tennis Center, with the final Master Plan dated May 30, 2025, prepared by Joseph A. Ross, Architect, Inc. The project has received significant community and organizational support, with funding commitments from the 4B Sales Tax Corporation, local foundations, USTA grants, and private donors toward the total estimated project cost of \$5,026,000.

The proposed project will implement major components of the approved Master Plan, including construction of a new 27,500 square foot indoor tennis center with radiant heaters and HVLS fans, a new 3,000–4,000 square foot pro shop, two additional outdoor tennis courts, court enhancements, shade structures, a new entry plaza and drive lane/drop-off, and an expanded parking lot. If approved, the design phase for

architectural and engineering services will begin immediately and is anticipated to continue through September 2026, after which the project will be advertised for competitive bids. This agreement also provides for construction management services during the construction period to ensure the project is delivered in accordance with City standards, budget, and schedule.

Staff recommends approval of the resolution.

**3. BOARD REVIEW / CITIZEN INPUT**

This project has been recommended by the Parks Board and 4B Board.

**4. RECOMMENDATION**

Staff recommends approval of this resolution.

**5. FUNDING SOURCE**

Multiple funding sources will be used for this project including: 4B, Local Foundations, USTA Grants, and private donations

**6. TIMELINE**

Design services will commence upon approval and are estimated to be completed in September 2026.

**7. ALTERNATIVE OPTIONS**

If not approved, staff would need to seek an alternative architect for design and engineering services in order to complete the renovation project.

**8. ATTACHMENTS**

- 1. Resolution - Hamilton Park Renovation

**Resolution No. \_\_\_\_\_**

**Resolution authorizing the City Manager to execute a professional services agreement with Joseph A. Ross, Architect, Inc. for architectural and engineering services for the Hamilton Park Tennis Center renovation project.**

WHEREAS, the City Council has approved funding allocations from the 4B Sales Tax Corporation, local foundations, USTA grants, and private donors in support of major improvements to the Hamilton Park Tennis Center as identified in the Hamilton Park Master Planning Document dated May 30, 2025; and

WHEREAS, the existing Hamilton Park Tennis Center facilities require significant renovation and expansion to meet current and future community demand for tennis and related recreational programming; and

WHEREAS, Joseph A. Ross, Architect, Inc. prepared the original Hamilton Park Master Plan in 2025 and is uniquely familiar with the site conditions, proposed improvements, and project objectives; and

WHEREAS, it is necessary to retain professional architectural and engineering services to complete design, bidding support, and construction-phase services for a fee of 7.25% of the total construction cost for the Hamilton Park Tennis Center renovation project.

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

Resolution authorizing the City Manager to execute a professional services agreement with Joseph A. Ross, Architect, Inc. for architectural and engineering services for the Hamilton Park Tennis Center renovation project.

PASSED AND APPROVED this the 3rd day of March 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk