



City of Wichita Falls City Council Meeting Minutes May 5, 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
Councilor At-Large Austin Cobb
Councilor District 1 Whitney Flack
Councilor District 3 Jeff Browning
Mayor Pro Tem/Councilor District 4 Mike Battaglino
Councilor District 5 Tom Taylor

Absent: Councilor District 2 Robert Brooks

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

2. Invocation

Pastor Ben Murray, City Hope Church, gave the invocation.

3. Pledge of Allegiance

Mayor Short led the Pledge of Allegiance.

4. Presentations

a) Employee of the Month - Nicholas Welden, Transit and Airports

Mayor Short recognized Nicholas Weldon as Employee of the Month for May 2026 and shared a brief video. He congratulated Mr. Weldon and presented him with a plaque, letter of appreciation, dinner for two, and a check, and thanked him for his service.

b) Presentation - Wichita Falls Youth of the Year, Boys & Girls Club

Mayor Short and Rachel Wolff, CEO of the Boys and Girls Club of Wichita Falls, presented certificates to the Youth of the Year Ka'lecia, Junior - Legacy High School, and finalists J'Quan, Sophomore - Legacy High School, Caroline, Junior - Memorial High School, and Rachel, Senior - Homeschool.

c) Proclamation - Preservation Month,

Wichita Falls Alliance for Arts & Culture and Wichita Falls Landmark Commission

Mayor Short read a proclamation proclaiming May as Preservation Month in Wichita Falls, Texas.

d) Proclamation - Foster Care Appreciation Month, Texas Family Initiative

Mayor Short read a proclamation proclaiming May as Foster Care Appreciation Month in Wichita Falls, Texas.

e) Proclamation - Stamp Out Hunger Food Drive Day, Wichita Falls Area Food Bank
Mayor Short read a proclamation proclaiming May 9, 2026, as Letter Carriers Stamp Out Hunger Food Drive Day in Wichita Falls, Texas.

f) Proclamation - National Bike Month, Wichita Falls — Wichita County Public Health District

Mayor Short read a proclamation proclaiming May as National Bike Month in Wichita Falls, Texas.

5. Citizen Comments

Charlie Peters spoke regarding the proposed data center development near Sheppard Air Force Base. He stated he was not opposed to data centers in general but opposed the proposed location. Mr. Peters suggested an alternative site near the former CertainTeed plant, noting existing generators at the location and nearby spring-fed ponds that could support a closed-loop water system with minimal or no city water usage. He referenced a nearby Bitcoin operation that reportedly operates without city water service. Mr. Peters also suggested that data centers utilize onsite generators during periods of extreme temperatures and high electrical demand to reduce strain on the power grid. He stated the site could accommodate a large tilt-wall concrete facility and encouraged consideration of the alternative location.

Sandra Gross, representative of the East Project Network, invited the Mayor and Council to attend the organization's "Unity in the Community" neighborhood cleanup event scheduled for May 9 from 8:00 a.m. to 12:00 p.m. beginning at 310 Whitney Street. Ms. Gross stated the event would focus on community pride and beautification efforts in the Whitney and Smith Street area. She requested City support through equipment, coordination, and participation, and discussed concerns regarding debris, overgrown trees, and obstructed stop signs in the area.

John Richoux spoke regarding the City's public comment procedures and expressed concerns about being required to publicly state his home address at a prior meeting, citing privacy and safety concerns related to alleged harassment. He stated that he provided his address privately to the City Clerk for verification. Mr. Richoux also commented on the purchase and redevelopment plans for Sikes Senter Mall. He stated that inspection documents he reviewed identified significant repair and structural concerns, including roofing, HVAC, parking, façade, and other maintenance issues, as well as alleged structural and demolition risks. Mr. Richoux said these findings differed from how the project had been publicly presented.

Stephen Garner spoke in support of recent community events and organizations. Mr. Garner recognized the success of the "Loco for Cinco" festival held in downtown Wichita Falls, commending organizers Ish and Alicia Duran and noting its growth, cultural impact, and economic benefits to the community. He also highlighted upcoming community events, including the May Art Walk and activities at River Bend Nature Center, and expressed appreciation for opportunities that promote community involvement and quality of life in Wichita Falls.

Michael Mills thanked the Council for their service and spoke regarding flooding concerns in his neighborhood and at Williams Park, noting the impact of standing water during rainfall events. Mr. Mills also expressed appreciation for the dog park while noting concerns regarding the lack of paved parking at the facility and stated he had discussed the issue with the Parks Department.

Michael Mitchell spoke about several community initiatives and nonprofit fundraising efforts, including a Boy Scout Troop 2 fundraiser and the Rotary Club's "Wetter Than Hell 100" duck race, both benefiting local nonprofit organizations. He also clarified remarks made at a previous meeting regarding the City Revitalization tree abatement program, stating that more than 40 applications had been submitted and are currently under staff review. Mr. Mitchell thanked City staff for their work on the program and expressed support for expanding revitalization efforts to other areas of the city.

David Coleman thanked the Mayor and Council for their service and expressed appreciation for the City's Bike Month proclamation. He recognized Ashley Sisk for her work supporting the cycling community and announced the upcoming "Ride to Remember" event on May 31 at Hamilton Park, honoring cyclists who have lost their lives. Mr. Coleman also shared comments about the strong community support surrounding the Hotter'N Hell Hundred, including local families who host riders each year, and stated that those efforts help make Wichita Falls a welcoming community.

Consent Agenda Items 6-9

Moved by Councilor Browning to approve the consent agenda.

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

AYES:	Mayor Short, Councilor Cobb, Councilor Flack, Councilor Browning, Councilor Battaglino, Councilor Taylor
NAYS:	None
ABSTAIN:	None

6. Approval of Meeting Minutes

- a) City Council Meeting, April 21, 2026

7. Receive Minutes

- a) Construction Board of Adjustment & Appeals, November 10, 2022
- b) Planning and Zoning Commission, March 11, 2026

8. Ordinances

- a) Ordinance 19-2026 making an appropriation to the Special Revenue Fund in the amount of \$15,229.71 for grant revenue from the Texas Department of

Transportation (TxDOT) for the Click It or Ticket 2026 Grant and authorizing the City Manager or his designee to execute all documents necessary to accept said funds

- b) Ordinance 20-2026 reappointing Dan Tompkins as a Substitute Judge of the Municipal Court for a term of two years

9. Resolutions

- a) Resolution 44-2026 awarding contract to Yamaha Motor Finance Corporation, U.S.A. for a 48-month lease of 80 Yamaha "Standard" EFI Gas Golf cars for Champions Golf Course in the total amount of \$296,640
- b) Resolution 45-2026 appointing Dana Ross to the Wichita-Wilbarger 9-1-1 District Board with a term to expire May 15, 2028
- c) Resolution 46-2026 authorizing the City Manager or his designee to apply for a grant from the FY 2027 Motor Vehicle Crime Prevention Authority (MVCPA), request for application - SB 224 Catalytic Converter Grant in an amount up to \$309,000

Regular Agenda

10. Public Hearing & Ordinance

- a) Conduct a Public Hearing and Consider an Ordinance rezoning 2100 & 2226 Airport Drive and 3601 Central Freeway (+/- 95.82 Acres of Land from the T. Currey Survey, Abstract – 344 and +/- 21.11 Acres of Land from the R. Brown Survey, Abstract – 522) from General Commercial (GC), Multi-Family Residential (MFR), and Light Industrial (LI) to a Planned Unit Development – Commercial Use (PUD-CU) zoning district to allow for the special use of a data center
 - I. Public Hearing
 - II. Take Action

Mayor Short opened the public hearing at 9:27 a.m.

Fabian Medellin, Director of Development Services, presented a request for a Planned Unit Development (PUD) zoning designation for approximately 100 acres located north of Airport Drive between I-44 and Spur 325. Mr. Medellin explained that the proposal had previously been presented to the Council as a request for Light Industrial zoning, but the applicant withdrew and resubmitted it as a PUD to provide additional self-imposed development standards and regulations. Mr. Medellin stated the proposed development would allow a data center campus consisting of nine two-story buildings totaling approximately 1.35 million square feet while maintaining the existing permitted uses associated with the current zoning classifications. He noted that the PUD specifically excludes cryptocurrency mining operations and includes additional

requirements for noise mitigation, lighting, traffic analysis, screening, and aesthetics. He further explained that the applicant committed to specific decibel limits for neighboring residential, commercial, and industrial properties. Mr. Medellin advised that the Planning and Zoning Board had recommended approval of the request and stated that staff also recommended consideration of the petition.

Brad Altman, applicant, addressed the Council regarding the proposed data center development and expressed appreciation to Fabian Medellin and Development Services staff for working with the applicants to address concerns raised during the previous meeting. Mr. Altman stated that the development team had brought in representatives and consultants to answer questions about data center operations, including water usage. He introduced members of the development team, including Stephen McDaniel, Will Pender, and Jody Bloodworth, and stated that TechData is locally based and believes the project would positively impact the tax base and future growth of Wichita Falls and Wichita County.

Councilor Cobb asked whether the applicant intended to remain the end developer of the project or transfer the property to another developer.

Mr. Altman responded that the group is not intended to be the end developer and explained that discussions with potential end developers are ongoing under non-disclosure agreements. He stated the zoning request was the first step in advancing those discussions.

Councilor Cobb asked whether the proposed project had received ERCOT approval and whether the applicant had entered the ERCOT queue process.

Mr. Altman responded that the process had begun, but additional planning and financial commitments were required before entering ERCOT's final expedited queue process, which he stated currently requires approximately \$6.5 million in cash or line-of-credit commitments.

Mayor Short asked how traffic impacts associated with the multi-year construction project would be mitigated.

Will Pender stated the proposed data center project would be constructed in phases over multiple years, with construction activity staggered to reduce traffic impacts. He advised that traffic control studies would be completed and noted that long-term operational traffic would be significantly less than that of major retail developments. He also stated that construction workers could be bused to the site during development.

Mayor Short expressed concerns regarding the project location, including traffic, proximity to nearby residential areas, and noise impacts.

Mr. Pender responded that required traffic, lighting, and noise studies would be completed and mitigation measures implemented.

Councilor Battaglino asked whether the project could impact traffic associated with operations at Sheppard Air Force Base and whether the applicant had consulted with the base.

Mr. Pender stated the development team had not yet spoken with base officials but did not anticipate conflicts and would provide traffic mitigation plans.

Councilor Browning asked about lighting impacts from the proposed facilities.

Mr. Pender stated that lighting studies would be conducted and that downward-facing lighting shields would be utilized to minimize impacts on surrounding properties.

Councilor Flack asked whether security lighting at the proposed facility would remain on overnight and whether ambient light would still be visible despite the use of downward-facing light shields.

Mr. Pender confirmed that some lighting would remain on for security purposes and acknowledged that some ambient light would still be present.

Councilor Cobb asked whether this was the development group's first data center project.

Mr. Pender stated it was the group's first project of this type, but noted that he had previously worked on data center development projects across the country.

Annette Stream expressed concerns regarding potential groundwater contamination and water usage associated with the proposed data center development, referencing reports involving a data center project in Oregon. Ms. Stream questioned the potential impact on local groundwater and aquifers during ongoing drought conditions and asked what benefits the development would provide to residents.

Steven McDaniel responded that the project would provide substantial tax benefits and stated that environmental concerns, including groundwater protection, would be addressed with development partners throughout the process.

James Kollaja explained that the proposed facility would utilize a closed-loop air-cooled system with minimal ongoing water consumption. He stated the primary water use would occur during the initial system fill and that annual water usage after startup would be limited. Mr. Kollaja also stated that the proposed sound mitigation standards were achievable through various noise reduction measures, including mufflers and baffles.

Kimberly Wachsmann expressed concerns about potential light pollution from the proposed data center development and asked what measures would be taken to reduce impacts on nearby residential neighborhoods.

Mr. Pender stated that lighting studies would be completed for the project and that the development would comply with applicable codes and standards.

Councilor Flack asked for more details on the proposed lighting and sound studies, including concerns about the proximity of the development to residential areas and the height of the proposed buildings and lighting fixtures.

Mr. Pender explained that engineers would prepare lighting studies showing projected light levels and how far light would be transmitted from buildings, parking lots, and site lighting, with most lighting directed inward and downward. He also stated that sound studies would be conducted to measure projected noise levels at the property lines.

Councilor Browning asked about the ownership of property located south of the proposed development site and expressed concerns about the project's proximity to nearby homes, stating he would prefer to see the development located more centrally within the property and farther from residential areas.

Mr. Pender stated he was unsure who owned the property south of the site.

Councilor Flack asked whether nearby homeowners had been notified of the proposed rezoning.

Mr. Medellin responded that the City provided the legally required notifications to property owners and had also suggested a neighborhood meeting with residents, but no response was received regarding that request.

Mr. McDaniel stated the proposed site layout remained preliminary and explained that building locations could shift as the project develops, including adjustments based on future ERCOT power availability. He stated the development team would continue coordinating with the City as the project progresses.

Councilor Browning expressed concerns about the proximity of the proposed buildings to nearby residential neighborhoods and suggested shifting the development farther from homes to reduce potential impacts.

Councilor Taylor stated he believed the project remained in the early planning stages and expressed concerns regarding the number of unknown factors still associated with the development, including future studies, traffic impacts, and mitigation measures. He also expressed concerns about traffic volumes near Sheppard Air Force Base and the proximity of nearby residents who could be affected by construction activity, noise, and traffic.

Mr. McDaniel stated the development team was committed to addressing community concerns and working within the proposed development standards and mitigation requirements. He explained that the group intended to complete the necessary studies and planning measures to minimize impacts and stated the property was being prepared for future development by an end developer.

Mayor Short confirmed that the applicants were not the final developers.

Councilor Cobb asked whether the applicants owned adjacent property north of the proposed development site.

Mr. McDaniel stated they did not own the adjacent property.

Cathy Dodson expressed concerns about the proposed data center development's proximity to residential neighborhoods and stated that she believed too many unanswered questions remained about potential impacts on nearby residents. She also expressed concerns that the project appeared to prioritize financial benefits over neighborhood impacts.

Councilor Taylor thanked Ms. Dodson for her comments and acknowledged concerns about the number of residents who regularly travel along Airport Drive, noting that the project could affect a significant number of nearby residents and pedestrians.

Mr. McDaniel responded that the project remained in the early planning stages and stated that the development team was committed to completing the necessary studies and to mitigating the project's associated impacts.

Michael Mitchell asked whether additional approvals would be required after the proposed zoning request if an end developer moved forward with the project.

Mr. Medellin explained that approval of the rezoning would authorize the proposed land use, and that future City review would primarily involve permitting, building code compliance, and review of required studies associated with the Planned Unit Development regulations.

Stephen Santellana spoke in support of continued planning and coordination for the proposed data center development and stated that residents' traffic concerns were understandable. Based on his experience working on data center projects across Texas, he explained that developers typically work closely with local governments, TxDOT, utilities, and nearby entities to address issues related to traffic, roads, utilities, and construction impacts. He also noted that long-term traffic at data centers is generally limited once construction is complete and stressed the importance of future developers following through on commitments made to the community.

Councilor Flack asked for clarification regarding the limitations and requirements associated with the proposed Planned Unit Development (PUD) zoning designation.

Mr. Medellin explained that developments permitted under the existing zoning classifications would continue to follow normal City regulations, but additional requirements would apply if the property were developed as a data center under the PUD special use provisions.

Mr. Medellin stated that the PUD requirements would remain with the property regardless of future ownership and explained that the regulations include specific

standards on noise limits, lighting restrictions, traffic impact analyses, and other mitigation measures.

Peggy York expressed concerns about potential low-frequency noise or vibration impacts from the proposed data center development, particularly in nearby residential neighborhoods and at the elementary school near the site. She also expressed concerns about the possibility of increased electricity costs for residents associated with infrastructure improvements related to the project.

Mr. McDaniel responded that the infrastructure costs required to provide electrical service to the site are typically the developer's responsibility under agreements with the utility provider.

Mr. Kollaja stated that stable power demand can help maintain electrical system efficiency and explained that equipment associated with the data center would utilize vibration-isolation systems designed to minimize the transfer of low-frequency vibration or sound.

Cassandra Castro spoke regarding community trust, transparency, and public engagement related to the proposed data center development. Ms. Castro stated that residents want more information on the project's long-term impacts and emphasized the importance of transparency and accountability when considering large-scale developments that affect the community's future. Ms. Castro also encouraged continued community involvement and leadership engagement, stating that residents, businesses, and community organizations want to feel heard during the decision-making process. She concluded by asking what benefits the proposed development would provide to the community beyond financial impacts.

Councilor Browning stated that while he generally supports data center development, he believed additional revisions and consideration were needed before moving forward with the proposed project. He expressed concerns about the number of unknown factors still associated with the development, including uncertainty about the future end developer and ongoing public concerns about data center projects, and stated he believed the project may need additional adjustments to ensure it is the right fit for the community.

Mr. Altman responded that the Planned Unit Development regulations were specifically developed in coordination with City staff to address concerns related to lighting, sound, traffic, and other neighborhood impacts. He explained that those requirements would remain tied to the property regardless of future ownership and stated that future developers would be required to comply with the established mitigation standards and regulations.

Ms. Wachsman spoke in opposition to the proposed data center development and expressed concerns about potential environmental impacts, including heat generation and broader environmental effects. She stated that she believed environmental considerations should take priority over financial interests.

Mayor Short expressed concerns about the proposed project location and stated he was uncomfortable with the proposal in its current form due to unresolved issues and uncertainty about the future developer.

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

Moved by Councilor Battaglino to approve Ordinance 21-2026 rezoning 2100 & 2226 Airport Drive and 3601 Central Freeway (+/- 95.82 Acres of Land from the T. Currey Survey, Abstract – 344 and +/- 21.11 Acres of Land from the R. Brown Survey, Abstract – 522) from General Commercial (GC), Multi-Family Residential (MFR), and Light Industrial (LI) to a Planned Unit Development – Commercial Use (PUD-CU) zoning district to allow for the special use of a data center

The motion was seconded by Councilor Cobb and failed by the following vote:

AYES:	None
NAYS:	Mayor Short, Councilor Cobb, Councilor Flack, Councilor Browning, Councilor Battaglino, Councilor Taylor
ABSTAIN:	None

11. Other Council Matters

a) Staff Presentation - Lucy Park Pool and Aquatics Update

Kalee Robinson, Parks and Recreation Director, provided an update on the condition of the Lucy Park Pool and recommended ceasing operations for the 2026 summer season due to aging infrastructure, increasing maintenance needs, and the high cost of bringing the facility into compliance with current health and safety standards. Ms. Robinson explained that the pool's filtration system, structural condition, and code compliance issues would require repairs and upgrades totaling \$150,000 to \$250,000 to reopen this season. She also noted that attendance and revenue at the facility have declined significantly in recent years. Ms. Robinson stated that Parks and Recreation staff are working to provide alternative aquatic opportunities for the community this summer, including partnerships with Castaway Cove, Camp Fire North Texas, and the All Hands Cultural Center to offer swim lessons and reduced-cost or free swimming opportunities. She also advised that staff are exploring expanded summer programming for teenagers. Ms. Robinson also provided updates on future aquatic amenities, including the reopening of the Hamilton Park splash pad over Memorial Day weekend and plans for a splash pad on the east side of the city. She also updated the Council on progress regarding the Falls Foundation and efforts to obtain its 501(c)(3) status. She provided additional information regarding future aquatic improvements and funding opportunities, including grant funding designated for water-related projects and efforts to secure additional grants to support future splash pads and aquatic amenities. Ms. Robinson emphasized the importance of community input in shaping future aquatic opportunities for the City. Ms. Robinson advised that if the City chose to complete repairs to the Lucy

Park Pool, the bid process and construction timeline would likely extend approximately two months, effectively eliminating operations for most of the summer season.

Members of the Council expressed appreciation for staff's efforts to develop alternative aquatic opportunities for the community, including partnerships with local organizations, voucher and grant-supported programs, and future splash pad development. Council members also commended City staff and community partners for their collaborative, creative efforts to provide continued recreational opportunities for residents during the summer season.

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

Councilor Cobb congratulated Nick Weldon on being named Employee of the Month and commended airport staff for their work and customer service efforts. He also recognized the recent Hospice of Wichita Falls fundraising golf tournament and shared his appreciation for the organization's work in the community. Councilor Cobb recognized Municipal Clerks Week and expressed appreciation for City Clerk Marie Balthrop and her service to the City and Council. He also thanked residents who participate in public comment and local government discussions, stating that the Council carefully considers the issues and decisions brought before them and appreciates continued community involvement.

Councilor Flack recognized Dr. Stacia Haney and Midwestern State University for the recent opening of the Student Success Center and Military Education Center, stating that the project reflected the City's ongoing collaborative efforts with community partners, including MSU and Sheppard Air Force Base. She expressed appreciation for the partnerships and community collaboration taking place throughout the city. She also thanked residents for participating in public comment and encouraged community involvement through service on City boards and commissions.

Councilor Browning wished the community a happy Cinco de Mayo and made lighthearted remarks thanking residents and social media followers for their continued engagement and support.

Councilor Taylor thanked residents who attended and participated in the meeting, including those watching from home, and expressed appreciation for being part of the City's ongoing work and community discussions. He also emphasized the importance of the proposed pool voucher program and ensuring residents continue to have opportunities to participate in aquatic activities during the summer.

Councilor Battaglino highlighted several recent and upcoming community events, including Loco for Cinco, the Leadership Wichita Falls Red Dirt Derby fundraiser benefiting local nonprofits, upcoming Wichita Falls Area Food Bank mobile pantry distributions, Art Walk, and the Kell House Mother's Day Tea event.

Councilor Battaglino also discussed the upcoming Unity in the Community cleanup event organized by the East Project Network Committee on Whitney Street. He stated

the cleanup effort would include trash removal, tire disposal, and assistance from Parks staff to address overgrowth and visibility concerns in the area.

Mayor Short highlighted several recent and upcoming community events, including Loco for Cinco, the return of Art Walk, and the upcoming community cleanup event. He also congratulated Nichole Kirk, owner of Dear Heart, for being named Texas Small Business Person of the Year and recognized her recent visit to the White House. Mayor Short announced the return of the City's goat-grazing program and made lighthearted remarks about the goats' popularity in the community. He concluded by encouraging kindness and respect within the community and thanked those who participated in the meeting.

12. Executive Sessions

City Council adjourned into Executive Session at 10:35 a.m. in accordance with Texas Government Code §551.074.

Mayor Short reconvened the meeting in open session at 11:07 a.m. and announced that no votes or polls were taken, and reminded everyone that topics discussed in the executive session are confidential and may not be discussed.

13. Adjourn

Mayor Short adjourned the meeting at 11:08 a.m.

PASSED AND APPROVED this 19th day of May, 2026.



Tim Short, Mayor

ATTEST:



Marie Balthrop, TRMC, MMC
City Clerk