



## City of Wichita Falls City Council Meeting Minutes June 2, 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 2 Robert Brooks  
Councilor District 3 Jeff Browning  
Mayor Pro-Tem/Councilor District 4 Mike Battaglino  
Councilor District 5 Tom Taylor

**Absent:**

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

### 2. Invocation

Pastor Christopher Readus, St. Mark's Global Methodist Church, gave the invocation.

### 3. Pledge of Allegiance

Mayor Short led the Pledge of Allegiance.

### 4. Presentations

a) Employee of the Month — Paige Lessor, Legal/City Clerk

Mayor Short recognized Paige Lessor as Employee of the Month for June 2026 and shared a brief video. He congratulated Mrs. Lessor and presented her with a plaque, a letter of appreciation, dinner for two, and a check, and thanked her for her service.

b) Proclamation - June Elder Abuse Awareness Month, DFPS - Adult Protective Services

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

c) Proclamation - Code Enforcement Officers Appreciation Week, City of Wichita Falls Code Enforcement Department

Mayor Short read a proclamation proclaiming June 1-5, 2026, as Code Enforcement Officers Appreciation Week in Wichita Falls, Texas.

- d) Presentation - Letter of Recognition of Exceptional Attendance, Javin Torres, Legacy High School

Mayor Short presented a Letter of Recognition for Exceptional Attendance to Javin Torres, Legacy High School.

Item 12b was moved up and presented at this time.

### **12b Staff Report – Long-term Flood Mitigation Plan**

Assistant City Manager Paul Menzies thanked the Mayor, City Council, and residents for their advocacy regarding floodplain drainage issues. He noted that the City has begun a comprehensive review of its Drainage Master Plan, utilizing the 2011 USGS study and other technical data. Mr. Menzies stated that the effort will involve engineering analysis, coordination with agencies and stakeholders, community input, and future policy direction from the City Council. He emphasized the City's commitment to reducing flood risk while minimizing unintended impacts and ensuring ongoing public engagement throughout the process.

Tyson Traw, Director of Engineering, gave a presentation on the City's long-term flood mitigation efforts. The presentation reviewed the history of major flood events dating back to 1899 and the infrastructure projects built in response, including Lake Kemp (1923), its reconstruction (1974), and the Holliday Creek channelization project (1998), totaling over \$170M in present-day value. The City established a Stormwater Utility Fund in 2000 and has since pursued brush clearing, drainage planning, and floodplain modeling along the Wichita River. Wichita Falls has participated in FEMA's National Flood Insurance Program since 1979 and holds a Class 8 Community Rating System designation, providing residents a 10% discount on flood insurance premiums. Looking ahead, the City is shifting toward a grant and partnership-based funding strategy, targeting the U.S. Army Corps of Engineers, the Texas Water Development Board, and FEMA. HDR, Inc. has been engaged to produce a Preliminary Engineering Report on flood mitigation alternatives focused on the Wichita River and East Plum Creek corridors, with a professional services agreement scheduled for Council approval on June 16th.

## **5. Citizen Comments**

Cathy Dodson stated that she had filed a formal complaint against the Fire Chief, alleging a lack of departmental oversight and the improper use of taxpayer-funded resources by Fire Department personnel to disseminate misleading information about a community member. She emphasized that public resources should be used solely for official governmental purposes, expressed concern that such conduct undermines public trust, and called for accountability, professionalism, and appropriate use of public resources. She urged the Fire Chief to take corrective action to address the matter.

Phyllis Morgan expressed concern about the lack of a grocery store serving the east side of the city, noting that residents must travel across town to shop for groceries. She also raised concerns about overgrown grass on vacant lots, stating that the vegetation obstructs visibility for motorists and creates potential traffic safety hazards.

Steve Garner recognized several local businesses for collaborating to provide a new roof at no cost to an Eastside resident in need. He stated that Jamie Gates of Gates Roofing, Doug Marchand of Marchand Roofing, Jake Marant of Marant Roofing, Cole Havens of 940 Roofing, and Justin Cantu of True Peak Solutions worked together to complete the project and noted that organizers hope to expand the effort into an ongoing community service initiative benefiting Wichita Falls residents. He yielded his remaining time to Jamie Gates.

Jamie Gates stated that she is committed to supporting the Wichita Falls community, particularly the Eastside. She described the upcoming home improvement project, which includes a new roof and additional exterior improvements donated by local businesses. Ms. Gates expressed her desire to continue similar projects regularly and emphasized the importance of businesses giving back to the communities they serve. She also noted her company's ongoing financial support of local schools and its commitment to community involvement.

John Richoux thanked Councilor Brooks for hosting a recent town hall meeting for residents of District 2 and commended the participation and ideas shared by community members. He encouraged continued collaboration among residents, community organizations, and City leadership to address issues and improve Wichita Falls. Mr. Richoux also expressed concerns regarding what he described as unprofessional conduct at the meeting.

Crystal Washington thanked City staff for researching historical information related to flooding concerns and acknowledged upcoming discussions with a consultant. She described CHARM's mission (Character, Health, Awareness, Responsibility, and Maturity) and stated that the organization serves at-risk youth, families, and communities through education, support services, and community outreach. Ms. Washington urged the City Council to address longstanding flooding issues affecting residents, noting the impacts of past flooding events on homes and residents, including the displacement of elderly individuals. She also encouraged continued community engagement and expressed concern regarding what she perceived as disrespectful behavior toward community members during a recent town hall meeting.

David Coleman thanked the Mayor, Councilor Battaglino, City staff, local media representatives, and Officer Sean Sullivan for their support and participation in the Ride to Remember event. He stated that the event honored nine Wichita Falls residents who had lost their lives in recent years and noted that family members appreciated the community's support. Mr. Coleman also emphasized the event's goal of raising public awareness about the dangers of distracted driving and expressed appreciation for the community's involvement.

Mike Mitchell complimented Mr. Traw's presentation and thanked Councilor Brooks for hosting a recent District 2 town hall meeting. He stated that the meeting provided an opportunity to discuss community concerns and expressed his belief that some issues in District 2 had not received sufficient attention in the past. Mr. Mitchell noted that he left the meeting encouraged by the level of community participation and engagement from elected officials and City staff and expressed support for continuing similar outreach efforts in the future.

### **Consent Agenda Items 6-8**

Moved by Councilor Battaglino to approve the Consent Agenda.

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

**AYES:** Mayor Short, Councilor Cobb, Councilor Flack, Councilor Brooks, Councilor Browning, Councilor Battaglino, Councilor Taylor

**NAYS:** None

**ABSTAIN:** None

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

- a) City Council Meeting, May 19, 2026

## **7. Receive Minutes**

- a) Board of Adjustment, November 20, 2024
- b) Landmark Commission, February 24, 2026
- c) Planning & Zoning Commission, April 8, 2026
- d) Landmark Commission, April 21, 2026

## **8. Resolutions**

- a) Resolution 54-2026 authorizing the City Manager to execute a professional services agreement with Bundy, Young, Sims, and Potter, Inc. for architectural and engineering services for the renovation of Fire Station 4 at 5514 Castle Dr.
- b) Resolution 55-2026 authorizing the City Manager to sign all documents necessary to award an American Institute of Architects contract to Bundy, Young, Sims & Potter, Inc. for the renovation of Kirby Middle School into a new Police Department Headquarters and Municipal Court Facility located at 1715 TX-11 Loop

## **Regular Agenda**

## **9. Public Hearings**

- a) Public Hearing to receive public comments concerning the proposed PY 2026 Annual Action Plan and to allocate FY 2026 Community Development Block Grant (CDBG) funds in the amount of \$1,225,910, Reallocate \$100,000 in Prior Year CDBG Funding, and \$346,455 in FY 2026-2027 HOME Investment Partnership Program (HOME) funds

Mayor Short opened the public hearing at 9:38 a.m.

Fabian Medellin, Director of Development Services, presented the proposed FY 2025-2026 CDBG and HOME funding allocations. He reviewed available funding, including

current-year grant awards and carryover funds, and outlined the application, evaluation, and review process conducted by staff and the Council Subcommittee on Outside Agencies. Mr. Medellin summarized the recommended allocations for eligible public service, housing, and community development programs and noted that funding requests exceeded available resources. He stated that the public hearing was part of the required public comment process and that the final action plan would be presented to the City Council in July for adoption and submission to HUD.

Mayor Short thanked staff and the Council subcommittee for their work on the funding recommendations. He inquired about the City's ability to carry forward unspent grant funds, and Mr. Medellin stated that the carryover resulted from projects coming in under budget and that HUD allows funds to be carried forward for a limited period.

Councilor Browning thanked staff and community partners for their work in administering and utilizing the grant programs. He expressed his appreciation for participating in the funding process during his time on the Council and supported the positive impact the programs have had on the community.

Councilor Battaglino requested that staff consider providing earlier public notice when the annual grant application period opens, particularly to increase awareness among nonprofit organizations that may be interested in applying for CDBG funding opportunities.

Mayor Short closed the public hearing at 9:48

b) Public Hearing on PY 2021 Annual Action Plan Substantial Amendment to Re-allocate \$94,490 in HOME-American Rescue Plan (HOME-ARP) Funding

Mayor Short opened the public hearing at 9:49 a.m.

Fabian Medellin, Director of Development Services, presented a proposed amendment to the City's ARP funding allocations for homelessness and housing-related programs. He explained that funding had become available for reallocation following the withdrawal of a previously approved project and noted that HUD regulations permit amendments to the action plan once annually. Mr. Medellin reported that one application was received and recommended for funding by the Council Subcommittee on Outside Agencies. He summarized the proposed project, which would expand

shelter capacity for women and children, and noted that additional funding would remain available for future allocation. He stated that public comments would continue to be accepted before the amendment is submitted to HUD.

Mayor Short asked about the timing of the next application cycle, and Mr. Medeliin stated that applications would likely open in late February or early March of the following year.

Mayor Short closed the public hearing at 9:53 a.m.

## **10. Public Hearings & Ordinances**

- a) Conduct a Public Hearing and take action on an ordinance amending the Code of Ordinances, to discuss the proposed text amendments to the Code of Ordinances, Appendix B: Zoning, Ordinances §5600 – Manufactured House and Temporary Use Vehicle Regulations and §6615 – Temporary Uses for the addition of permitted temporary workforce housing, development regulations, and enforcement
  - I. Public Hearing
  - II. Take Action

Mayor Short opened the public hearing at 9:54 a.m.

Fabian Medellin, Director of Development Services, presented a proposed zoning ordinance amendment establishing regulations for temporary workforce housing. He explained that the amendment was developed in collaboration with the Planning and Zoning Commission to address housing demands associated with anticipated large-scale development projects while protecting the local housing market. Mr. Medellin reviewed the proposed regulations governing temporary workforce housing developments, including eligibility requirements, permitted housing types, approval procedures, operational standards, occupancy restrictions, and enforcement provisions. He noted that developments would require conditional use permit approval, infrastructure improvements, and on-site management, and would be subject to time-limited approvals with opportunities for extension. Mr. Medellin stated that both staff and the Planning and Zoning Commission unanimously recommended approval of the ordinance amendment.

Paul Menzies, Assistant City Manager, stated that the proposed ordinance was intended to proactively address housing impacts associated with anticipated large-scale development projects. He noted that experiences in other communities have

demonstrated that demand for the temporary workforce can significantly affect local housing availability and rental markets. Mr. Menzies explained that the ordinance would provide temporary housing options for project-related workers while helping preserve housing availability and neighborhood stability for existing residents.

Councilor Browning expressed support for the proposed ordinance and emphasized the importance of planning ahead for anticipated development. He encouraged continued coordination between developers and City staff and commended staff for taking a proactive approach to protecting local housing availability.

Councilor Taylor thanked staff and the Planning and Zoning Commission for their work on the ordinance and expressed support for the proposed regulations.

Valerie Rhodes expressed concerns regarding potential public safety impacts and increased demands on law enforcement associated with temporary workforce housing developments.

Mr. Medellin stated that the proposed ordinance includes requirements for on-site management and enforcement provisions, including the ability to revoke approvals for noncompliance.

Mayor Short added that employers associated with qualifying projects typically maintain strict standards for worker conduct and address issues promptly when they arise.

Steve Garner inquired about the City's extraterritorial jurisdiction. Mr. Medellin explained that the City's extraterritorial jurisdiction generally extends five miles beyond the city limits, except where it overlaps with neighboring municipalities.

Mike Mitchell expressed support for the ordinance and thanked staff and Council for addressing concerns related to housing affordability and tenant displacement that can accompany major development projects. He stated that the ordinance would help mitigate anticipated housing impacts and protect existing residents.

Mayor Short closed the public hearing at 10:15 a.m.

Moved by Councilor Battaglino to approve Ordinance 24-2026 amending the Code of

Ordinances Appendix B: Zoning, Ordinances §5600 – Manufactured House and Temporary Use Vehicle Regulations and §6615 – Temporary Uses for the addition of permitted temporary workforce housing, development regulations, and enforcement

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

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

- b) Conduct a Public Hearing and take action on an ordinance amending the Code of Ordinances, Appendix B: Zoning, Ordinances Section 7500 – Amendment Procedure, Section 5100 – Home Occupations, and Section 7600 – Public Notices Procedures and Fee Schedule to comply with the 89th Texas Legislative Session
  - I. Public Hearing
  - II. Take Action

Mayor Short opened the public hearing at 10:16 a.m.

Fabian Medellin, Director of Development Services, presented proposed amendments to the Zoning Ordinance to incorporate changes required by recent state legislation. He explained that staff and the Planning and Zoning Commission had reviewed the legislation and developed amendments to ensure compliance while consolidating the updates with other zoning ordinance revisions. Mr. Medellin summarized changes related to zoning protest thresholds, protections for qualifying home-based businesses, and updated public notice requirements for zoning cases. He stated that the amendments were primarily administrative in nature, that no significant implementation concerns had been identified, and that the Planning and Zoning Commission unanimously recommended approval.

Mayor Short asked whether staff anticipated any challenges or issues resulting from the amendments.

Mr. Medellin responded that the changes were relatively minor and that staff had no significant concerns.

Mayor Short closed the public hearing at 10:22 a.m.

Moved by Councilor Battaglino to approve Ordinance 25-2026 amending the Code of Ordinances, Appendix B: Zoning, Ordinances Section 7500 – Amendment Procedure, Section 5100 – Home Occupations, and Section 7600 – Public Notices Procedures and Fee Schedule to comply with the 89th Texas Legislative Session.

The motion was seconded by Councilor Cobb 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 Battaglino, Councilor Taylor
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

## 11. Ordinance

- a) Ordinance 26-2026 making an appropriation to the Special Revenue Fund in the amount of \$10,000 for The Rescue Effect Campaign Grant from the American Society for the Prevention of Cruelty to Animals (ASPCA) for Fiscal Year 2026; authorizing the City Manager, or his designee, to execute all documents necessary to accept said funds

Moved by Councilor Battaglino to approve Ordinance 26-2026 making an appropriation to the Special Revenue Fund in the amount of \$10,000 for The Rescue Effect Campaign Grant from the American Society for the Prevention of Cruelty to Animals (ASPCA) for Fiscal Year 2026; authorizing the City Manager, or his designee, to execute all documents necessary to accept said funds.

The motion was seconded by Councilor Cobb.

Amy Fagan, Director of Animal Services, announced that the Animal Services Division had been awarded a \$10,000 grant from the ASPCA. She stated that the funding would support fee-waived adoption events to increase pet adoptions and help reduce the shelter population.

Valerie Rhodes expressed support for the animal adoption program and encouraged residents to adopt animals from the shelter. She discussed challenges some pet

owners face in maintaining adequate fencing or other means of keeping their animals secured, particularly seniors and those with limited financial resources. Ms. Rhodes spoke in favor of allowing dogs to be chained in yards, raised concerns about what she viewed as targeted enforcement of animal control regulations, and commented on issues involving loose dogs and neighborhood safety. She encouraged the City to consider additional resources and solutions to help pet owners care for and secure their animals while improving public safety.

The motion carried by the following vote:

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

**12. 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 congratulated Deputy City Clerk Paige Lessor and thanked her for her work supporting City Council meetings and City staff. He also reminded the public of the upcoming Kelly Crush Memorial Park ribbon-cutting ceremony.

Councilor Brooks thanked City staff for addressing facility issues during last night’s town hall meeting and expressed appreciation to residents who attended and participated. He discussed the importance of hard work and perseverance, sharing that one of the students he coaches recently received a college scholarship offer. Councilor Brooks said it was a great example of what can happen when people stay committed to their goals.

Councilor Flack thanked Chief Melton, John Henderson, and the Emergency Operations Center team for their work related to emergency preparedness and public safety. She also expressed appreciation for the drainage presentation and the data provided to support future flood mitigation planning. Flack encouraged residents to become involved in local government through boards, commissions, the Citizens

Academy, and public meetings. She also announced an upcoming Neighborhood Revitalization Committee meeting.

Councilor Browning thanked staff for the detailed presentations provided during the meeting and congratulated the Texas Tech Red Raiders softball team on advancing in postseason competition.

Councilor Taylor thanked staff, the public, and meeting participants for their involvement and noted that the information presented at the meeting offered optimism about the City's ability to address ongoing community challenges. He highlighted the importance of upcoming flood mitigation recommendations and discussed the need to identify future funding solutions. He announced an upcoming TIF #3 Board meeting and invited residents to attend. He also announced an upcoming District 5 Town Hall meeting and encouraged all city residents to participate.

Councilor Battaglino congratulated the Wichita Falls Railroad Museum on its upcoming ribbon-cutting and soft opening over the weekend, and thanked staff for the detailed presentations provided during the meeting.

Mayor Short recognized Jamie Gates and Gates Roofing for coordinating a charitable roofing project for a local resident and congratulated the Texas Tech Red Raiders softball team on their continued postseason success.

### **13. 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, update on case 7:25-CV-00111-0-BP).

City Council adjourned into Executive Session at 10:31 a.m. in accordance with Texas Government Code 551.071.

Councilor Brooks left the meeting at 10:32 a.m.

Mayor Short reconvened the meeting in open session at 11:04 a.m. and announced that no votes or polls were taken.

**14. Adjourn**

Mayor Short adjourned the meeting at 11:05 a.m.

PASSED AND APPROVED this 16<sup>th</sup> day of June, 2026.

  
\_\_\_\_\_  
Tim Short, Mayor

ATTEST:

  
\_\_\_\_\_  
Marie Balthrop, TRMC, MMC  
City Clerk