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## MINUTES

### Central Wichita Falls Neighborhood Revitalization Committee

July 23, 2024

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#### PRESENT:

Wendy Browder	◆ Vice Chair
Larry Fox	◆ Member
Jose Garcia	◆ Member
Nadia Menchaca	◆ WFAAC Liaison
Mike Mitchell	◆ Chairman
Councilor Larry Nelson	◆ Member
Councilor Michael Smith	◆ Member
Fabian Medellin, Planning Manager	◆ City Staff
Christal Cates, Neighborhood Revitalization Coordinator	◆ City Staff
Alex Borrego, Code Enforcement Supervisor	◆ City Staff

#### ABSENT:

Ann Arnold-Ogden	◆ Member
Andrea Robles	◆ Member

#### GUEST:

Nanette Philip	◆ Guest
Debi Johnson	◆ Guest

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### I. CALL TO ORDER

The meeting was called to order by Vice-Chairwoman Wendy Browder, at 4:07 p.m. and introductions of all attendees made. Chairman Mike Mitchell was running late.

### III. PUBLIC COMMENTS

Vice-Chair Browder asked if there were any members of the public that wished to speak. No comments from the public.

### VII. ADOPTION OF THE MINUTES

Vice-Chair Browder went over the minutes from the last meeting and asked for a motion to approve the minutes from July 9<sup>th</sup>, 2024. Councilor Larry Nelson made a motion to approve with Mr. Jose Garcia seconding. The motion passed unanimously with a vote of 6-0.

### VIII. REGULAR AGENDA

#### 1. Neighborhood Property Maintenance Code Discussions

Copies of the Proposed Property Maintenance Code Draft were distributed to the Committee Members and guests for markups and notes. Mrs. Cates continued discussions of property maintenance in the Revitalization Area and began to go over the code.

Mrs. Cates went over all sections of each chapter and advised the Committee that staff had struck-through sections and chapters that either were already City Ordinances for, or did not pertain to the vision the Committee had for the neighborhood. Staff encouraged the Committee to read through the codes later and make notes in what they wanted and did not want to see in the proposed code. Mrs. Cates advised the Committee this was only a base-line to start a property maintenance code, that they as a committee could add, take away or even write their own proposals for the Committee to review.

Discussions continued among staff, the Committee, and guests as staff went through the proposed codes. Questions and answers were presented as well as ideas on the code and implementation procedures. It was determined this would be an on-going discussion and would need to be continued at a longer meeting.

## **2. Vacant Structures Discussion**

Staff began discussions on the vacant structures in the Central WF Neighborhood Revitalization area. Mr. Medellin advised the Committee that staff had used multiple reports from the Utilities Department at the City of Wichita Falls to gather information on what properties had active and in-active water accounts as well as properties with no water meter to determine what properties were vacant. Mr. Medellin stated the total number of those researched came to 245 properties. Of those 245 properties, 157 were single-family residential properties, 39 were duplexes, and 49 were categorized as commercial. Mr. Medellin advised the Committee, there was still more research to be done to verify the structures were indeed vacant and that would be done the following week and be ready for future discussions.

## **IX. OTHER BUSINESS**

### **1. Bridwell Park/Futsal Court Unveiling Update**

Mrs. Cates gave a brief update regarding the pending construction of the multi-purpose Futsal courts in Bridwell Park. Photos were handed out that showed the new, replacement water fountain that had been installed at Bridwell Park the week before.

Discussion among staff and Committee regarding holding another sub-committee meeting for park party planning. It was decided a sub-committee meeting would be held, Thursday, July 25<sup>th</sup> at 4 p.m. at the City Planning Conference Room. Mrs.

**VII. ADJOURN**

Vice-Chair Browder advised the next meeting was scheduled for Tuesday, August 6<sup>th</sup> at 4 p.m. to be held at the Arts Alliance conference room. After discussions with staff and the Committee it was determined that would need to be a longer meeting to discuss the proposed Property Maintenance Code. The meeting would still begin at 4 p.m. but would last until 6 p.m.

Vice-Chair Browder adjourned the meeting at 5:12 p.m.



Mike Mitchell, Chairman

8/6/24  
Date



Fabian Medellin, Planning Manager

8-6-24  
Date