
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

July 9, 2024

PRESENT:

Wendy Browder	◆ Vice Chair
Larry Fox	◆ Member
Jose Garcia	◆ Member
Nadia Menchaca	◆ WFAAC Liaison
Mike Mitchell	◆ Chairman
Councilor Larry Nelson	◆ Member
Ann Arnold-Ogden	◆ Member
Andrea Robles	◆ 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

GUEST:

Whitney Flack	◆ Guest
Debi Johnson	◆ Guest

I. CALL TO ORDER

The meeting was called to order by Chairman Mike Mitchell, at 4:03 p.m. and introductions of all attendees made.

III. PUBLIC COMMENTS

Chairman Mitchell asked if there were any members of the public that wished to speak. Guest, Debi Johnson stated she was excited to see the neighborhood progress and be a part of the revitalization. Mrs. Johnson and her husband are real estate investors and own Old to New Restorations LLC.

VII. ADOPTION OF THE MINUTES

Chairman Mitchell went over the minutes from the last meeting and asked for a motion to approve the minutes from June 25th, 2024. Councilor Larry Nelson made a motion to approve with Mrs. Ann Arnold-Ogden seconding. The motion passed unanimously with a vote of 8-0.

VIII. REGULAR AGENDA

1. Neighborhood Property Maintenance

Mr. Medellin and Mrs. Cates continued discussions of property maintenance in the Revitalization Area, picking up from the last meeting.

Mr. Medellin displayed various photos of existing residential structures in the neighborhood, in different conditions to the Committee to discuss what the standard of acceptability to be expected in a well-kept property and what would not be.

Mrs. Cates updated the Committee on a meeting held with her, Mr. Medellin, Planning Manager, Denton Keltner, Deputy Chief Appraiser and Monty Toliver, Director of Appraisal at the Wichita Appraisal District on Monday, July 8th, 2024 regarding the appraisal process and what upgrades and added items to properties would cause different rates of increase in property values.

Mrs. Cates introduced the 2024 International Property Maintenance Code (IPMC) to the Committee and advised this was for a baseline only and that the Committee could recommend to adopt as much or as little as they decided and even add their own verbiage if they so wished. Chairman Mitchell asked that the presentation for the meeting be emailed to all the Committee so that they could review the code in depth later for future meeting discussions.

There was much discussion between staff and the Committee regarding the property maintenance codes. It was determined a code would be vital in the rehabilitation and revitalization of the neighborhood as the Code Enforcement department was currently very limited in areas of property maintenance. Chairman Mitchell stated this would be an on-going discussion and would need to be continued at the next meeting.

IX. OTHER BUSINESS

1. Bridwell Park/Futsal Court Unveiling Update

Mrs. Cates gave a brief update regarding a meeting held with Mr. Fabian Medellin, Planning Manager, and Mr. Scott McGee, Recreation Administrator for the City of Wichita Falls, regarding the Futsal courts unveiling party in Bridwell Park. She advised the Recreation department would be furnishing the mobile stage for the event, free of charge. They will also be bringing in many of their outdoor games and possibly the train, depending on the width of the sidewalks in the park.

Mrs. Cates advised the Parks department had finished leveling out the in-fill dirt brought in and ready for Duke Construction to begin concrete work.

Discussion among staff and Committee regarding holding another sub-committee meeting in the coming week for more detailed planning of the unveiling event. It was decided Thursday, July 25th, the sub-committee would meet at 4 p.m.

Mrs. Cates gave an update in response to Chairman Mitchell's request for a social media group for the advertising of the Committee and future efforts and events. Mrs. Cates and Mr. Medellin met with Chris Horgan, Public Information Officer and Samantha Forester, Social Media Marketing with the City's Public Information department. Different ideas for what type of social media setup should be. It was determined a separate group would be set up for the Neighborhood Revitalization from the City's main page. This would allow for ownership of the group to be transferred from City administration to the revitalization group in the future without losing followers. The City's main page will post for the group and list it as an option for joining in future post regarding events and happenings for the Central WF Neighborhood Revitalization. Mrs. Cates stated the group was in the process of being created and permissions setup and should be ready in the next coming week.

VII. ADJOURN

Chairman Mitchell advised the next meeting was scheduled for July 23rd at 4 p.m. to be held at the Arts Alliance conference room, same as that meeting.

Chairman Mitchell adjourned the meeting at 5:03 p.m.



~~Mike Mitchell, Chairman~~
Wendy Browder

7-23-24
Date



Fabian Medellin, Planning Manager

7-23-24
Date