



# CITY COUNCIL MEETING

November 17, 2025 at 6:00 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

## MINUTES

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### **CALL MEETING TO ORDER**

Meeting was called to order at 6:00 PM by Mayor Addington.

### **INVOCATION - Councilmember McDonald**

### **PLEDGE OF ALLEGIANCE - Councilmember Worley**

### **ROLL CALL AND ESTABLISH A QUORUM**

#### **PRESENT**

Mayor Charles Addington

Councilmember Place 1 David Cooper

Councilmember Place 2 Wesley Houck

Councilmember Place 3 Gregory Stout

Councilmember Place 4 Charlotte McDonald

Councilmember Place 5 Karen Worley

### **SAFETY REVIEW**

### **CITIZEN ENGAGEMENT**

This is an opportunity for the public to address the City Council regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign-in sheet and state his/her name and city of residence before speaking.

Speakers shall address the City Council with civility that is conducive to appropriate public discussion.

Speakers can address only the City Council and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

Larry Holland - Lubbock, Texas In favor of the Sanctuary City for the Unborn

Kim Hicks - A Little Slice of Heaven Cafe was lost in a tragic fire at their location in Abernathy. They are relocating the cafe to Wolfforth on the access road of Hwy 62/82 and would like to invite everyone to come try them.

Jim Baxa- Lubbock, Texas West Texas For Life, In favor of the Sanctuary City for the Unborn.

Mark Dickson - Sanctuary Cities for the Unborn, 84 cities have passed the sanctuary city for the unborn along with 13 counties. In favor of the Sanctuary City for the Unborn in Wolfforth

### **CONSENT AGENDA #1**

Items considered to be routine are enacted by one motion without separate discussion. If the City Council desires to discuss an item, the item is removed from the Consent Agenda and considered separately.

Motion to approve Consent Agenda #1

Motion made by Councilmember Place 4 McDonald, Seconded by Councilmember Place 3 Stout.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Councilmember Place 3 Stout, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

1. Consider and take appropriate action on Resolution 2025-047 Second Reading

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH  
AUTHORIZING THE ECONOMIC DEVELOPMENT CORPORATION TO PURCHASE  
LAND TO PROMOTE NEW AND EXPANDED BUSINESS.

2. Consider and take appropriate action on Resolution 2025-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS,  
ADOPTING THE CITY OF WOLFFORTH INVESTMENT POLICY ATTACHED HERETO  
AS EXHIBIT "A"; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS  
REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE  
CITY AND THAT EXHIBIT "A" RECORDS ANY CHANGES TO EITHER THE  
INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING  
CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN  
EFFECTIVE DATE.

3. Consider and take appropriate action on Ordinance 2025-017

ORDINANCE DECLARING WOLFFORTH A SANCTUARY CITY FOR THE UNBORN, MAKING VARIOUS PROVISIONS AND FINDINGS, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

4. Consider and take appropriate action on Resolution 2025-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH EXTENDING A MORATORIUM ON NEW MULTIFAMILY DEVELOPMENT

5. Consider and take appropriate action on Resolution 2025-050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS, APPROVING AND ADOPTING A POLICY MANUAL FOR FEDERAL AWARDS; AND PROVIDING AN EFFECTIVE DATE.

6. Consider and take appropriate action on Resolution 2025-053 casting votes for the Lubbock Central Appraisal District Board of Directors

## **CONSENT AGENDA #2**

Items considered to be routine are enacted by one motion without separate discussion. If the City Council desires to discuss an item, the item is removed from the Consent Agenda and considered separately.

Motion to approve Consent Agenda #2

Motion made by Councilmember Place 5 Worley, Seconded by Councilmember Place 4 McDonald.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

Voting Abstaining: Councilmember Place 3 Stout

7. Consider and take appropriate action on Payment Request #11 from Landmark Structures for the Alcove EST Construction
8. Consider and take appropriate action on Payment Request #9 from UCA for the Loop 88 East Water Supply Construction.
9. Consider and take appropriate action on Payment Request #9 from UCA for the Lubbock North Interconnect Construction

## **REGULAR SESSION**

10. Consider and take appropriate action on presentation of City of Wolfforth Library Master Plan, Phase 1

Mia Ovcina with 720 Designs presented the Library Master Plan Phase 1. The planning process included information gathering, community input, space standards, programs, costs and next steps. The current Library building is a 7,800 square foot structure, built in 2007 and is in very good condition. The current building has serviced the population of the community well until recently. With the rapid population increases Wolfforth is experiencing, the Library is maxed out on space for programs, circulation materials and even seating.

Community input included responses from over 930 participants including library and non-library users, online surveys and teen focus groups. Most popular categories were teen spaces, children's spaces, outdoor spaces and creative spaces.

Cost estimates were prepared based on the needs outlined and the community priorities. Initial cost estimate based on a 2026 start date is \$28 million.

Phase 2 of the Comprehensive Plan will include a site analysis, program alignment with input from the City Council, and a final concept design. Average timeline for a project of this size is around 30 months.

There was no action taken at this time. Mayor Addington stated that the presentation was very informative and would be considered by the Council over the next 60-90 days.

11. Consider and take appropriate action on presentation of Water and Wastewater Master Plans from Kimley Horn.

Engineers from Kimley Horn presented a Water/Wastewater Master Plan that will address and plan for future infrastructure needs as rapid growth continues. This plan's objectives included a proactive approach to growth, provide for transparency of costs and impacts, meet TCEQ requirements and provide a clear path for sustainable City growth.

Projected growth was considered at 375 new connections per year over the period ending in 2040. Land Use was a factor in determining types of connections such as single family, schools, commercial etc.

Capital Improvement Plan was outlined over 5 year periods.

Water CIP

2025-2030: Pump Station and 12-inch Transmission Line, Lubbock North Pump Station Expansion.

2030-2035: Additional Pumping Capacity

2035-2040: Elevated Storage Tank to service west Wolfforth

Wastewater CIP

2025-2030: Decommission current wastewater treatment facility

2030-2035: Northern Lift Station and Force Main

2035-2040: 15in Wastewater line to service west Wolfforth

Budget through 2040 is \$26,030,000 for water and \$18,583,000 for wastewater. This investment will serve 13,650 people at 5,250 new connections.

This plan will be used for future discussions and updates to the City's Capital Improvement Plan. The Council took no action at this time.

12. Consider and take appropriate action on Resolution No. 2025-051

A RESOLUTION OF THE CITY OF WOLFFORTH, TEXAS, AWARDED A LANDSCAPING SERVICES CONTRACT TO S&J LAWN SERVICE AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE ALL AGREEMENTS NECESSARY TO IMPLEMENT THE CONTRACT.

Five proposals were submitted for Landscaping Services. A tabulation sheet was provided to the Council to summarize those proposals. The Staff is recommending this bid award to S&J Lawn Services. A contract will be drafted by the City Attorney and executed by the City Manager.

Motion to approve Resolution No. 2025-051

Motion made by Councilmember Place 4 McDonald, Seconded by Councilmember Place 3 Stout.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Councilmember Place 3 Stout, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

13. Consider and take appropriate action on Resolution 2025-052 First Reading

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AUTHORIZING THE ECONOMIC DEVELOPMENT CORPORATION TO ISSUE AN

INCENTIVE FOR CONSTRUCTION OF A RETAIL GROCERY STORE AND RELATED INFRASTRUCTURE TO UNITED SUPERMARKETS, LLC.

Motion to approve Resolution 2025-052 First Reading

Motion made by Councilmember Place 5 Worley, Seconded by Councilmember Place 2 Houck.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Councilmember Place 3 Stout, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

14. Consider and take appropriate action on preliminary plat for Wolfforth United Addition Tract C through R.

Motion to approve preliminary plat for Wolfforth United Addition Tract C through R.

Motion made by Councilmember Place 2 Houck, Seconded by Councilmember Place 1 Cooper.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Councilmember Place 3 Stout, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

15. PUBLIC HEARING: Conduct a Public Hearing on amending Chapter 14 Zoning; Deleting 14.02.006, Special Use Review; Amending 14.02.005 Conditional Use Review; Amending 14.03.002 Zoning of Newly Annexed Areas; Amending 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and Amending 14.03.013 Commercial Use Categories.

*A public hearing is held by the governing body in order for the public to hear the facts and offer their opinions. The governing body is not obligated to engage in dialogue with those present.*

This public hearing is to consider changes to the Zoning Ordinance including removing cemeteries from open spaces, outlining the process to include zoning at annexation of property, and amending the use table definitions including tobacco shops.

Public Hearing was opened at 7:10 PM

There were no public comments

Public Hearing was closed at 7:10 PM

16. Consider and take appropriate action on Ordinance 2025-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH  
AMENDING THE CITY OF WOLFFORTH ZONING ORDINANCE BY AMENDING

CHAPTER 14 ZONING; DELETING § 14.02.006 SPECIAL USE REVIEW; AMENDING § 14.02.005 CONDITIONAL USE REVIEW; AMENDING § 14.03.002 ZONING OF NEWLY ANNEXED AREAS; AMENDING § 14.03.008(5) USE TABLE; AMENDING § 14.03.012(F) REMOVING CEMETERIES AS AN ALLOWED USE UNDER PARKS AND OPEN AREAS; AMENDING § 14.03.013 COMMERCIAL USE CATEGORIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance 2025-018

Motion made by Councilmember Place 4 McDonald, Seconded by Councilmember Place 2 Houck.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Councilmember Place 3 Stout, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

17. Consider and take appropriate action on Ordinance No. 2025-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 13 UTILITIES ARTICLE 13.05 WATER AND SEWER, DIVISION 2 WATER RATES; PROVIDIING FOR THE ASSESSMENT OF RATES FOR UTILITY SERVICES WITHIN THE CITY; PROVIDING A REPEAL CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-019

Motion made by Councilmember Place 1 Cooper, Seconded by Councilmember Place 5 Worley.

Voting Yea: Mayor Addington, Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Councilmember Place 3 Stout, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

**ADJOURN**

Motion to adjourn at 7:12 PM

Motion made by Councilmember Place 4 McDonald, Seconded by Councilmember Place 1 Cooper.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Councilmember Place 3 Stout

**PASSED AND APPROVED THIS 1ST DAY OF DECEMBER 2025**



David Cooper, Mayor Pro Tem  
City of Wolfforth, Texas

ATTEST:



Terri Robinette, City Secretary



AFFIDAVIT OF CONFLICT OF INTEREST

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

I, Gregory Stout, as Council Member of the City of Wolfforth do make this affidavit and hereby on oath state the following: I, and/or a person or persons related to me in the first degree by either consanguinity or affinity, have a substantial interest in a business entity or real property that will receive a special economic effect by a vote or decision of the Wolfforth City Council as those terms are defined in Chapter 171 of the Texas Local Government Code.

Date of Meeting: 11/17, 2025

Agenda Item Number:

The business entity or real property is:

I have a substantial interest in this business entity or real property for the following reasons: (check all which are applicable)

- Ownership of 10% or more of the voting stock or shares of the business entity.
- Ownership of 10% or \$15,000 or more of the fair market value of the business entity.
- Funds received from the business entity exceed 10% of his gross income for the previous year.
- Have an equitable or legal ownership with a fair market value of \$2,500 or more.

Upon the filing of this affidavit with the Official Record Keeper of the City, I affirm that I will abstain from discussion, vote and decision involving this business entity or real property unless a majority of the members of the governmental entity of which I am a member is likewise required to file and has filed affidavits declaring similar interests on the same official action.

Signed this 17<sup>th</sup> day of November, 2025.

Greg Stout  
Signature of Official  
Council member  
Title

BEFORE ME, the undersigned authority, this day personally appeared Gregory Stout and on oath stated that the facts hereinabove stated are true to the best of their knowledge or belief.

SWORN TO AND SUBSCRIBED BEFORE ME on this 17<sup>th</sup> day of November, 2025

[Signature]  
Notary Public in and for the State of Texas

