



CITY COUNCIL MEETING

May 18, 2026 at 6:00 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

MINUTES

CALL MEETING TO ORDER

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

INVOCATION - Councilmember Stout

PLEDGE OF ALLEGIANCE - Mayor Pro Tem McDonald

ROLL CALL AND ESTABLISH A QUORUM

PRESENT

Mayor Charles Addington

Councilmember Place 1 Wesley Houck

Councilmember Place 2 Robert Salazar

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.

There were no public comments.

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 1 Houck, Seconded by Councilmember Place 4 McDonald.

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

1. Consider and take appropriate action on City Council Meeting Minutes from May 4, 2026.

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 4 McDonald, Seconded by Councilmember Place 1 Houck.

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

Voting Abstaining: Councilmember Place 3 Stout

2. Consider and take appropriate action on Payment Request #13 from UCA for the Lubbock North Interconnect Construction
3. Consider and take appropriate action on Payment Request from UCA for the Iron Horse Well Connection Line.

REGULAR SESSION

4. Consider and take appropriate action on Resolution 2026-021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS APPROVING AN AGREEMENT WITH ROYCE WITTIE FOR MUNICIPAL COURT JUDGE SERVICES; AND PROVIDING AN EFFECTIVE DATE

Motion to approve Resolution 2026-021 with an increase in pay to \$1200 per month.

Motion made by Councilmember Place 5 Worley, Seconded by Councilmember Place 3 Stout.
Voting Yea: Councilmember Place 1 Houck, Councilmember Place 2 Salazar, Councilmember Place 3 Stout, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

5. Consider and take appropriate action on Resolution 2026-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS
APPROVING AN AGREEMENT WITH JANET MATTHEWS FOR MUNICIPAL COURT
ASSOCIATE JUDGE SERVICES; AND PROVIDING AN EFFECTIVE DATE

Motion to approve Resolution 2026-022

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

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

6. Oath of Office was given to Municipal Court Judge Royce Wittie.
7. Consider and take appropriate action on appointments to the Economic Development Corporation, Planning and Zoning Commission, Tax Increment Reinvestment Zone and Board of Adjustment

Motion to reappoint Kyle Reeves Place 1, Robert Garcia Place 2, Russell Dabbs Place 3, Charlotte McDonald Place 4 and Bradey Holland as Alternate to the Planning and Zoning Commission

Reappoint Paula Sexton, Shawn Vinson, Glen Frick, Farley Reeves, Russell Thomasson, Nicole Butler to the EDC Board

Appoint Nicole Butler, Bradey Holland and Gregory Stout to the TIRZ Board

Appoint Tom Sinclair to the Board of Adjustment

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

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

8. Consider and take appropriate action on the use of Hotel Occupancy Tax funds to support the arts and festivals events associated with the City of Wolfforth.

Councilmember McDonald expressed concern this is a substantial financial cost for an event that provides entertainment to visitors from around the area who generally don't provide financial support. She also noted that the amount of staff time required and the obligation to work on a holiday is asking for a lot of sacrifice from our employees.

Motion to approve up to \$85,000 in HOT funds for 4th on the 5th 2026.

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

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

9. Consider and take appropriate action on report from staff regarding Wolfforth PD and future training facility needs.

Police Officers are required to show firearms proficiency annually. In the past, Wolfforth PD partnered with SPAG for use of a training facility. Earlier this year, SPAG was notified that they will no longer have access to the current range. A new range will be needed for our use, SPAG use as well as many other area small departments.

SPAG has had conversations with Chief Austin about a possible partnership on a new range. The City owns land at Woodrow Road and County Road 1100 that could be a possible site. SPAG would be willing to apply for grants to help fund the project.

The Council supports exploring this option and the partnership with SPAG. There is some concern about using this location. Council supports a feasibility study to begin using this site.

10. PUBLIC HEARING: Conduct a public hearing on a zoning change from R-1 to C-3 for Northeast corner of CR 1300 & CR 7300 at BLK D6 SEC 31 AB 435 TR H ACS AC: 17.00 acres.

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 request made by AMD Engineering for property located along County Road 1300, just south of 62/82, directly north of Painted Prairie Ranch consisting of 17 acres. The property is currently zoned R1 and this request is for C3 (Commercial with Outdoor Storage) zoning.

Public Hearing was opened at 6:44 PM

There were no public comments.

Public Hearing was closed at 6:45 PM

11. Consider and take appropriate action on Ordinance 2026-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE ZONING MAP AS IT RELATES TO PROPERTY KNOWN AS BLK D6 SEC 31 AB 435 TR H AC: 17.00, WOLFFORTH, LUBBOCK COUNTY, TEXAS, BY AMENDING THE ZONING DESIGNATION FROM R1 TO C-3; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES AND PORTIONS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance 2026-007

Motion made by Councilmember Place 1 Houck, Seconded by Councilmember Place 3 Stout.
Voting Yea: Councilmember Place 1 Houck, Councilmember Place 2 Salazar, Councilmember Place 3 Stout, Councilmember Place 4 McDonald, Councilmember Place 5 Worley

12. Consider and take appropriate action on final plat for Cityside Business Park Tract 3 and 4.

Motion to approve final plat for Cityside Business Park Tract 3 and 4.

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

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

13. Consider and take appropriate action on recommendation from consultant Matt Giese for architectural services as solicited in Request for Qualifications 2026-004.

Eight RFQ's were submitted by the deadline on Friday, May 15. A scoring committee has been selected and includes Charlotte McDonald and Wesley Houck along with City staff. The committee will bring the results and a recommendation to the City Council on June 1.

14. Consider and take appropriate action on Ordinance 2026-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE ZONING MAP AS IT RELATES TO PROPERTY KNOWN AS BLK D6 SEC 31 AB 435 TR H AC: 17.00, WOLFFORTH, LUBBOCK COUNTY, TEXAS, BY AMENDING THE ZONING DESIGNATION from R1 to C-3; PROVIDING A

SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES AND PORTIONS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Mike Guevara has been working with SPEC attorney to finalize this document. The previous franchise agreement had a clause that if the City needed utilities moved for a public improvements project, SPEC would pay for that cost. The new franchise agreement provided by SPEC removes that language and would require the City to pay to move any and all utilities within an easement, whether that be a blanket easement, an unfiled easement or a properly filed easement. This would lead to increased cost of projects for the city in the future.

Motion to table until a later date

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

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

15. Council Budget Work Session #1 for FY 2027 Budget.

This is the first work session for the fiscal year 2027 Annual Budget.

Department Heads have prepared and submitted their proposed budgets. Four budget workshops are planned until an adoption date in late August. The objective is always a balanced budget.

All budgeted funds, both revenue and expenses continue to increase with the growth we are seeing. 2026 population is estimated at close to 10,000.

Preliminary property value estimate is \$1,025,000,000, the first year to achieve over \$1,000,000,000 for the City of Wolfforth.

Fund balances remain healthy with the General Fund Fund Balance at year end 2025 at \$2,936,636, the Utility Fund Balance at year end 2025 \$6,994,954 and the Sanitation Fund Balance at year end 2025 \$148,000

Council priorities discussed: Property tax rate should stay the same and not increase, and that we continue to take care of staff and plan for the future. A Budget calendar will be presented to the Council at the June 1 meeting.

EXECUTIVE SESSION

In accordance with Texas Government Code, section 551-001, et seq., the City Council will recess into executive session (closed meeting) to discuss the following:

The City Council of the City of Wolfforth convened into Executive Session on May 18, 2026 at 7:42 PM.

16. 551.071 Consultation with Attorney: To consult with Attorney on a matter 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 Chapter 551 – Open Meetings (i) City Consultants
17. 551.087 Deliberations Regarding Economic Development Negotiations: to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of financial or other incentive to a business prospect. (i) Turquoise Poodle

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

The City Council of the City of Wolfforth reconvened into Open Session on May 18, 2026 at 8:04 PM.

Motion to approve the professional services agreement contingent upon EDC approval.

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

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

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Discussion on Data Centers

ADJOURN

Motion to adjourn at 8:09PM

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

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

PASSED AND APPROVED THIS 18TH DAY OF MAY 2026

Charlotte S. McDonald
Charlotte McDonald, Mayor Pro Tem
City of Wolfforth, Texas

ATTEST:

Terri Robinette
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: May 17, 2026

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.

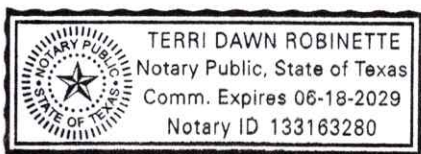
Signed this 17 day of May, 2026.

[Signature]
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 17th day of May, 2026



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