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WACO CITY COUNCIL MEETING AGENDA
AUGUST 19, 2025
3:00 P.M. AND 6:00 P.M.
WACO CONVENTION CENTER - BOSQUE THEATER
100 WASHINGTON AVENUE, WACO, TX 76701

CITY OF WACO

Jim Holmes – Mayor

Andrea J. Barefield – Mayor Pro Tem, District I

Isabel Lozano – Council Member, District II

Josh Borderud – Council Member, District III

Darius Ewing – Council Member, District IV

George Chase – Council Member, District V

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VIDEOCONFERENCE NOTICE: A quorum of the Waco City Council will meet at the Bosque Theater in Waco Convention Center, 100 Washington Avenue, Waco, Texas. A limited number of the Waco City Council Members may attend remotely pursuant to Texas Government Code, Section 551.127.

The meeting will be streamed live on the Waco City Cable Channel at MyWacoTV.com.

Members of the public who wish to speak on any agenda item, may register prior to the meeting date at: https://www.waco-texas.com/council-speaker.asp, by emailing at CSO@wacotx.gov or by calling 254-750-5750 for staff assistance. The public may also register to speak the day of the meeting at the speaker's registration table.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aides or services should contact Michelle Hicks, City Secretary, at (254) 750-5750 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.

The Waco City Council may convene into an Executive Session at anytime during the course of the meeting to discuss appropriate items. Times indicated are estimated.

I. CALL TO ORDER

II. WORK SESSION

1. **WS-2025-552** Report of the City Manager: a. Changes in the Council Agenda; b. Organizational Updates and Recognition of Employee(s); and c. Review of Business Session Agenda.(Citywide)
2. **IR-2025-553** Informal Report - 2025 Waco Community Survey through National Research Center and Polco.(Citywide)
3. **WS-2025-554** Discussion of the City Manager Recommended Fiscal Year 2025-2026 Operating Budget and Capital Improvements Program ("CIP") Budget, including past, present, and future aspects of said Budgets.(Citywide)
4. **WS-2025-555** Discussion of Prosper Waco and Behavior Health Leadership Team related activities, accomplishments, and proposed funding.(Citywide)
5. **WS-2025-556** Discussion and update on the Alice Martinez Rodriguez Park Development Project, including final bidding results and project scope.(District II)
6. **WS-2025-557** Discussion of Planning public hearing agenda item(s).(Citywide)
7. **WS-2025-558** Council requests for scheduling of future agenda items.(Citywide)

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III. EXECUTIVE SESSION - DECORDOVA ROOM

Notice is hereby given that the City Council will go into Executive Session in accordance with the following provisions:

1. Attorney Briefing (Texas Open Meetings Act Sec. 551.071): Nuisance abatement regarding criminal activity under Texas Civil Practice and Remedies Code Chapter 125, and possible Council Action to authorize: (1) pursuing such abatement, and (2) hiring outside legal counsel to assist in such pursuit;
2. Real Property (Texas Open Meetings Act Sec. 551.072);
3. Economic Development (Texas Open Meetings Act Sec. 551.087); and
4. Personnel (Texas Open Meetings Act Sec. 551.074): Municipal Court Judge Robert Garcia.

The City Council may go into Executive Session on any item listed on the Agenda in accordance with Chapter 551 of the Government Code.

IV. BUSINESS SESSION 6:00 P.M. - WACO CONVENTION CENTER BOSQUE THEATER

V. PLEDGE OF ALLEGIANCE

VI. MINUTES

1. **MA-2025-559** Approval of minutes for the August 5, 2025, Regular City Council Meeting.

VII. PROCLAMATIONS/PRESENTATIONS/SPECIAL RECOGNITION

VIII. PUBLIC HEARINGS

1. **PH-2025-560** Conduct a public hearing and consider a resolution granting a special permit to China Spring Farmers and Crafters, for a Farmer's Market in an R-1B Single-Family Residence District, on property known as 12301 Yankie Road. (Case Z-25-27 China Spring Farmers and Crafters)(District V)
2. **PH-2025-561** Conduct a public hearing and consider a resolution granting a special permit to Jordan Yarbrough, for a Short Term Rental Type I in an R-1B Single-Family Residence District, on property known as 2919 Gorman Avenue. (Case Z-25-26 Jordan Yarbrough)(District IV)
3. **PH-2025-562** Conduct a public hearing and consider a resolution approving Hilltop Heights Addition Final Planned Unit Development ("PUD") Plan, consisting of 63 single-family residential lots, on property beginning approximately 350 feet southeast of the intersection of Loop 340 and Kendall Lane, on approximately 10.71 acres, situated in the Tomas De La Vega Survey, Abstract 42, McLennan County, Texas. (Case Z-25-28 Larry Jackson)(District I)

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4. **PH-2025-563** Conduct a public hearing and consider an ordinance changing the zoning from C-2 to R-2 on approximately 0.0186 acres, described as Lot 1, Block 1, Wollett & Riley Addition, known as 1414 Speight Avenue. (Case Z-25-30 Charles Merritt on behalf of Len Williams) FIRST READING(District II)
5. **PH-2025-564** Conduct a public hearing and consider an ordinance changing the zoning from R-1B to O-3 on approximately 1.11 acres, described as Lots 6-8, Block 1, Beacon Hill Addition, known as 1805 Monte Vista Street and 4504 Bagby Avenue. (Case Z-25-31 Guerrero) FIRST READING(District II)
6. **PH-2025-565** Conduct a public hearing and consider an ordinance changing the zoning from C-3 to O-3 on approximately 0.578 acres, described as Lot 1B, Block F, Coleridge Addition, known as 1210 Lake Air Drive. (Case Z-25-33 Jerry Dyer) FIRST READING(District IV)
7. **PH-2025-566** Conduct a public hearing and consider an ordinance changing the land use designation from Open Space to Urban Residential and rezoning from R-1B to R-2, on approximately 1.313 acres described as Lot 3, Block 1, Lene Ranch Addition, known as 4305 Flat Rock Road. (Case Z-25-32 David du Menil) FIRST READING(District V)

IX. CONSENT AGENDA

Consider Consent Agenda.

Agenda Numbers RES-567 through RES-588 require no formal public hearing and are subject to being approved in a single motion. However, any City Council Member or the City Manager may remove an item from the Consent Agenda to allow discussion and voting on the item individually.

X. RESOLUTIONS

1. **RES-2025-567** Consider a resolution approving an amendment to, and restatement of, the Employment Agreement with Bradley Ford as City Manager of the City of Waco, Texas ("Agreement"), to amend provisions on term, base salary and benefits; said amendments to be effective as of August 31, 2025, authorizing the Mayor to negotiate and execute the amendment to the Agreement, and authorizing the Mayor to execute any other documents in connection therewith.(Citywide)
2. **RES-2025-568** Consider a resolution to support the nomination and candidacy of Mayor Pro Tem Andrea Barefield for the position of President-Elect of the Texas Municipal League Board of Directors.(Citywide)
3. **RES-2025-569** Consider a resolution approving an amendment to, restatement of, and one-year renewal of the Agreement with Cameron Park Zoological and Botanical Society, Inc. to provide clarity regarding the management of rentals at the Cameron Park Zoo and to provide for an integrated planning process, among other minor revisions, through September 30, 2026, with the option for one, one-year renewal, for services including fundraising for the Cameron Park Zoo, and authorizing the City Manager to execute any documents in connection therewith.(Citywide)

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4. **RES-2025-570** Consider a resolution approving a Contract with Greater Waco Collective Impact Initiative, a/k/a Prosper Waco, in an amount not to exceed $200,000.00 to provide a second year of logistical support, coordination, and leadership to develop a shared measurement and evaluation system in support of behavioral health and the initiative known as the Behavioral Health Leadership Team, and authorizing the City Manager or his designee to execute any documents in connection therewith.(Citywide)
5. **RES-2025-571** Consider a resolution: (1) approving a contract for the Housing Opportunities for Persons with AIDS grant (No. 5635/25-26/553/01) from the Texas Department of State Health Services, administered through the Brazos Valley Council of Governments for the HIV Case Management program provided by the Waco-McLennan County Public Health District, in an amount not to exceed $111,000.00 for the period of September 1, 2025, through August 31, 2026; (2) accepting the grant funds; (3) appropriating the grant funds in accordance with the grant agreement; and (4) authorizing the City Manager, or his designee, to execute any documents in connection therewith and/or furnish additional information or documentation as deemed necessary for implementation of said program and related matters.(Citywide)
6. **RES-2025-572** Consider a resolution: (1) approving a contract for the HIV Health and Social Services Grant Program (Contract No. 5625/25-26/553/01) from the Texas Department of State Health Services administered through the Brazos Valley Council of Governments for the HIV Case Management program provided by the Waco-McLennan County Public Health District for an amount not to exceed $286,000.00 for the period of September 1, 2025, through August 31, 2026; (2) accepting the grant funds; (3) appropriating the grant funds in accordance with the grant agreement; and (4) authorizing the City Manager, or his designee, to accept said grant and execute any documents in connection therewith and/or furnish additional information or documentation as deemed necessary for implementation of said program and related matters.(Citywide)
7. **RES-2025-573** Consider a resolution approving a residential tax abatement agreement with Waco Community Development Corporation, d/b/a Grassroots Community Development, for a home to be built at 1225 Indiana Avenue, Waco, Texas 76707, being further described as Lot 14 in Block 4 of the Burleson Addition to the City of Waco, McLennan County, Texas, with an anticipated appraised value of $240,000.00, and authorizing the City Manager to execute any documents in connection therewith.(District IV)
8. **RES-2025-574** Consider a resolution approving Change Order No. 12 to the contract with Mazanec Construction Company, Inc., for the procurement and installation of furniture for the Bledsoe-Miller STEM Center, in the amount of $272,702.00, and authorizing the City Manager to execute any documents in connection therewith.(District I)
9. **RES-2025-575** Consider a resolution approving the purchase of play equipment at the Alice Martinez Rodriguez Park from Kompan, Inc., through the Omnia Partners cooperative purchasing program (Contract Number 2017001135) in an amount not to exceed $1,568,369.20, and authorizing the City Manager to execute any documents in connection therewith.(District II)

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10. **RES-2025-576** Consider a resolution approving the award of a contract to Millis Development and Construction - Dallas, LLC, for the construction of Alice Martinez Rodriguez Park for a total contract amount not exceed $16,510,622.02, and authorizing the City Manager to execute any documents in connection therewith.(District II)
11. **RES-2025-577** Consider a resolution approving a professional services agreement with Langerman Foster Engineering Company, LLC, d/b/a Langerman Engineering, LLC, for construction materials testing for the Alice Martinez Rodriguez Park project in an amount not to exceed $83,630.00, and authorizing the City Manager to execute any documents in connection therewith.(District II)
12. **RES-2025-578** Consider a resolution ratifying Amendment No. 2 to the contract with Design Workshop for additional design work, including bid document preparation, on the Alice Martinez Rodriguez Park project (aka Hart-Patterson Track Redevelopment Project), and to increase the contract amount by $58,481.17, so that the revised total contract amount does not exceed $3,186,831.17, and authorizing the City Manager to execute any documents in connection therewith.(District II)
13. **RES-2025-579** Consider a resolution approving an Amended and Restated encroachment agreement with SRH Hospitality Waco Realty, LLC, for the encroachment of certain pedestrian and vehicular directional signage, a fenced patio area, structural support columns and protective bollards, traffic improvements, a brick landscape planter, an art sculpture and decorative wind barrier on existing City of Waco rights-of-way surrounding the AC Hotel to include certain portions of Mary Avenue and Jackson Avenue rights-of-way, adjacent to the property commonly known as 600 Mary Avenue in downtown Waco, more particularly described in the exhibits to said resolution, and authorizing the City Manager to execute any documents in connection therewith. (E-23-03 SRH Hospitality Waco Realty, LLC)(District II)
14. **RES-2025-580** Consider a resolution approving an agreement with Tessere, Inc., to design and produce construction documents for an expansion of the Jaguar Habitat at the Cameron Park Zoo in an amount of $93,165.00 and reimbursable expenses up to $5,000.00, for a total amount not to exceed $98,165.00, and authorizing the City Manager to execute any documents in connection therewith.(Citywide)
15. **RES-2025-581** Consider a resolution: (1) approving the replacement of outdated backup power systems for the Waco Police Department by awarding a contract to GTS Technology Solutions, Inc., in an amount not to exceed $115,465.18; (2) amending Fiscal Year 2024-2025 operating budget by increasing appropriations in the General Fund by $115,465.18, and Information Technology Fund by $115,465.18; and (3) authorizing the City Manager to execute any documents in connection therewith.(Citywide)
16. **RES-2025-582** Consider a resolution approving a contract with Kaitlin Stone for services as a Texas Anti-Gang Center crime analyst for a term of twelve months from September 1, 2025, through August 31, 2026, in an amount not to exceed $91,083.00, and authorizing the City Manager to execute any documents in connection therewith.(Citywide)

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17. **RES-2025-583** Consider a resolution: (1) accepting two Federal 5310 grants from the State of Texas, acting through the Texas Department of Transportation, which will: (a) provide funding to Waco Transit System for transportation services for elderly and disabled citizens within the Waco urbanized area, in an amount not to exceed $358,322.00, using awarded Transportation Development Credits ("TDCs") of 71,664 as local match; and (b) provide funding to McLennan County Rural Transit District for transportation services for elderly and disabled citizens in an amount not to exceed $173,845.00 with 34,769 in TDCs; (2) appropriating said funds; and (3) authorizing the City Manager to execute any documents in connection therewith and/or furnish additional information or documentation as deemed necessary for implementation of said program and related matters.(Citywide)
18. **RES-2025-584** Consider a resolution approving Change Order No. 10 to the contract with TTG Utilities, Inc., for the James Avenue Reconstruction Project, to increase the contract amount by $86,193.90, so that the revised total contract amount does not exceed $3,643,112.90, closing out this contract, and authorizing the City Manager to execute any documents in connection therewith.(District I, District II)
19. **RES-2025-585** Consider a resolution: (1) amending the Fiscal Year 2024-2025 Streets Capital Improvements Program ("CIP") to fund the contract as detailed in the Resolution; (2) approving a construction inspection services contract with BGE, INC., for the Herring Avenue Rehabilitation and Utility Improvements Project in an amount not to exceed $96,750.00; and (3) authorizing the City Manager to execute any documents in connection therewith.(District IV)
20. **RES-2025-586** Consider a resolution: (1) Appropriating funds necessary by amending previous appropriations as detailed in the Resolution, and (2) awarding a contract to TTG Utilities, Inc., the lowest responsible bidder for the Chapel Road Widening project, in an amount not to exceed $8,779,778.00; and (3) authorizing the City Manager to execute any documents in connection therewith.(District III)
21. **RES-2025-587** Consider a resolution: (1) approving and authorizing a Standard Utility Agreement Supplemental Agreement No. 1 with the State of Texas for the State's sanitary sewer improvements on State Highway 6 from U.S. Highway 84 to IH-35, which will obligate the State to partially reimburse the City of Waco in the (revised) amount of $1,260,448.80; (2) authorizing the abandonment of two portions of an existing sanitary sewer easement (0.6865 acres total); and (3) authorizing the City Manager to execute any documents (including a Quitclaim Deed) in connection therewith.(Citywide)
22. **RES-2025-588** Consider a resolution approving a contract for construction materials testing services with Langerman Engineering, LLC, for the Speegleville Regional Detention Improvement Project in an amount not to exceed $72,880.00, and authorizing the City Manager to execute any documents in connection therewith.(District V)

XI. ORDINANCES

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1. **ORD-2025-589** Consider an ordinance amending Section 18-83, in Chapter 18, Personnel, of the Code of Ordinances of the City of Waco, Texas, to increase the number of Grade II Police sergeant positions from 37 to 39 and increasing the Waco Police Department's authorized strength to 297. SECOND READING.(Citywide)
2. **ORD-2025-590** Consider an ordinance establishing administrative departments of the City of Waco, Texas. SECOND READING(Citywide)
3. **ORD-2025-591** Consider an ordinance amendment to Chapter 28 “Zoning”, Article IV, Division 31 “Special District - Riverway Overlay District” for the City of Waco by amending the ordinance to include the definition of cottage residential and providing reference to the most recently adopted Riverway Design Book, and amending the Riverway Design Book by adding the cottage residential product as an allowable housing type and revising the concept plan/street layout. (Walker Partners on behalf of Caldwell Communities) SECOND READING(District V)
4. **ORD-2025-592** Consider an ordinance changing the street name of a portion of 42nd Street, between Colcord Avenue and Bosque Boulevard in the City of Waco, McLennan County, Texas, to Lions Way, authorizing the changing of the City Plan to reflect the name, authorizing the changing of City of Waco maps, and providing for new street signs. (Case ST-24-02 City of Waco & Waco ISD) SECOND READING(Citywide)
5. **ORD-2025-593** Consider an ordinance amending Sections 28-1, 28-132, and 28-151 in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, relating to protests and procedures for changes to a zoning regulation or district boundary, in order to comply with revisions to Texas Local Government Code, Chapter 211, per House Bill No. 24 of the 89th Regular Legislative Session. SECOND READING(Citywide)
6. **ORD-2025-594** Consider an ordinance amending Sections 28-1 and 28-928 in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, relating to home occupations, in order to comply with revisions to Texas Local Government Code, Chapter 211, per House Bill No. 2464 of the 89th Regular Legislative Session. SECOND READING(Citywide)
7. **ORD-2025-595** Consider an ordinance amending Section 28-1 and creating Division 10 "Dwelling Unit Occupancy Requirements" (of Article V "Supplementary District Regulations"), both in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, relating to the occupancy of dwelling units, in order to comply with revisions to Texas Local Government Code, Chapter 211, per Senate Bill No. 1567 of the 89th Regular Legislative Session. SECOND READING(Citywide)
8. **ORD-2025-596** Consider an ordinance amending Section 28-1 “Definitions” and Section 28-624 “Special uses” of Chapter 28 “Zoning” of the Code of Ordinances of the City of Waco, Texas, for the purposes of adding a definition for "Wholesale Buying Club" and allowing "Wholesale Buying Club" as a special permitted use in the C-2 Community Commercial District. SECOND READING(Citywide)

XII. HEARING OF ANY VISITOR CONCERNING CITY BUSINESS

XIII. COUNCIL COMMENTS ON ITEMS OF COMMUNITY INTEREST

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XIV. COUNCIL REPORTS AND REQUESTS FOR SCHEDULING FUTURE AGENDA ITEMS.

- Council Comments on Items of Community Interest and Requests for Future Agenda Items.

It is the opinion of the City Attorney's Office that this agenda complies with the requirements of Chapter 551 of the Texas Government Code.

Signed by:
kristen Hamilton-karam
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DS
Kristen Hamilton-Karam, City Attorney

DocuSigned by:
Michelle Hicks
426883EB80GC400...
Michelle Hicks, City Secretary

CITY OF WACO TEXAS

It is hereby certified that this notice was posted at Waco City Hall and on the City of Waco official website on the 15th day of August 2025 at 5:00 PM.