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WACO CITY COUNCIL MEETING AGENDA

Jim Holmes, Mayor
Andrea J. Barefield - Mayor Pro Tem, District 1
Isabel Lozano - Council Member, District 2
Josh Borderud - Council Member, District 3
Darius Ewing - Council Member, District 4
George Chase - Council Member, District 5



CITY OF WACO

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City of Waco
City Council Meeting Agenda

October 21, 2025
3:00 pm Work Session
6:00 pm Business Session

WACO CONVENTION CENTER - BOSQUE THEATER
100 WASHINGTON AVENUE, WACO, TX 76701

WORK SESSION 3:00 P.M. - WACO CONVENTION CENTER BOSQUE THEATER

A. CALL TO ORDER

B. WORK SESSION

1. **2025-736** 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. **2025-737** Discussion of Waco Downtown Redevelopment Project – Form Based Code Update. (**District 1, District 2, District 4**)

3. **2025-738** Discussion of the Riverwalk Construction Project (including base and alternate submitted by the low bidder) and Update on I35 Brazos River Bridge Decorative Lighting Repairs. (**District 2**)

4. **2025-739** Discussion of Public Facility Corporations. (**Citywide**)

5. **2025-740** Discussion regarding a Traveling Animal Acts Ordinance. (**Citywide**)

6. **2025-741** Discussion of Planning public hearing agenda item(s) and adoption of the International Codes and National Electrical Code. (**Citywide**)

7. **2025-742** Council requests for scheduling of future agenda items. (**Citywide**)

C. EXECUTIVE SESSION – DECORDOVA ROOM

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

1. Real Property (Texas Open Meetings Act Sec. 551.072;
2. Economic Development (Texas Open Meetings Act Sec. 551.087);
3. Attorney Briefing (Texas Open Meetings Act Sec. 551.071) and Personnel (Texas Open Meetings Act Sec. 551.074): Discussion of City Manager Appointment Process; and
4. Attorney Briefing (Texas Open Meetings Act Sec. 551.071): A construction contract with Environmental Improvements, Inc., for the Mt. Carmel Water Treatment Plant Chlorine

Scrubber.

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

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

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. **2025-743** Proclaiming October 19 - 25, 2025, as National Friends of Libraries Week. (**Citywide**)

F. CONSENT AGENDA

1. **2025-744** Approval of the minutes for the October 7, 2025, Regular City Council Meeting. (**Citywide**)

2. **2025-745** Consider a resolution amending the Policies Governing the City of Waco Boards and Commissions. (**Citywide**)

3. **2025-746** Consider a Resolution approving a donation agreement between the City of Waco, Texas, a municipal corporation and the owner of the Bledsoe-Miller STEAM Center, and SpaceX, with no fiscal cost to the City, accepting receipt and ownership of an authentic spacecraft capsule to be permanently displayed at the new Bledsoe-Miller STEAM Center to help inspire local students and visitors to explore careers in STEM fields. (**Citywide**)

4. **2025-747** Consider a resolution amending the Fiscal Year 2025-2026 operating budget fee schedule for the Development Services Department. (**Citywide**)

5. **2025-748** Consider a resolution approving a Trust Agreement to participate in Texas Cooperative Liquid Assets Security System Trust (“TexasCLASS”) Local Government Investment Pool, and determining that said agreement is consistent with the City’s Investment Policy, and authorizing the City Manager to execute any documents in connection therewith. (**Citywide**)

6. **2025-749** Consider a resolution approving (1) an economic development Program Project Agreement between the Waco-McLennan County Economic Development Corporation (funded half by the City of Waco and half by McLennan County) and Electrolit Manufacturing USA Inc. and Brazos River Ventures LLC (the “Companies“), requiring the Companies to construct a new beverage production and distribution facility at 401 Sheehy Parkway, Waco, Texas 76712 (the ”Facility”) that will contribute to economic development by their investing a minimum of $220,000,000.00 in new real and personal property improvements and to create at least 149 full-time jobs with benefits at the Facility (collectively, the “Investment”); reimbursing the Companies an amount not to exceed $1,500,000.00 to assist the Companies with construction of the Facility; (2) the Chapter 380 Economic

Development Agreement between the City and the Companies for the Investment; reimbursing the Companies certain personal property taxes over 15 years, starting at 90% in Years 1–5, 75% in Years 6–10, and 50% in Years 11–15, for an estimated total value of $7,766,548.00; and (3) authorizing the City Manager to execute all necessary documents in connection therewith. (**District 3**)

7. **2025-750** Consider a resolution approving a lease agreement with Zimin Transportation, LLC, for approximately 51,803 square feet of property, including a hangar, apron space, and parking space, located at 7925 Karl May Drive, Waco, Texas, at Waco Regional Airport for a period ending September 30, 2035, and authorizing the City Manager to execute all documents in connection therewith. (**Citywide**)

8. **2025-751** Consider a resolution approving a three-year agreement with On Duty Health - Texas, PLLC, to provide on-site annual first responder physicals and authorizing the City Manager to execute any documents necessary in connection therewith. (**Citywide**)

9. **2025-752** Consider a resolution authorizing a payment in an amount not to exceed $105,159.23 under an existing contract with Tyler Technologies, Inc., for existing and ongoing court software management and maintenance, for Fiscal Year 2025-2026, and authorizing the City Manager or designee to execute any documents in connection therewith. (**Citywide**)

10. **2025-753** Consider a resolution approving the renewal of the City of Waco's enterprise Palo Alto firewall subscription and support services for the main internet connection, in an amount not to exceed $143,419.49, from Solid Border, Inc., through the State of Texas Department of Information Resources contract DIR-CPO-4850, and authorizing the City Manager or designee to execute any documents in connection therewith. (**Citywide**)

11. **2025-754** Consider a resolution authorizing the expenditure of funds for the third year of a three-year contract for Microsoft Software Licenses under an existing OMNIA contract NCPA 01-043 with Dell Marketing, L.P., in an amount not to exceed $795,153.16 in Fiscal Year 2025-2026, and authorizing the City Manager or designee to execute any documents in connection therewith. (**Citywide**)

12. **2025-755** Consider a resolution approving a contract with Creative Waco for an amount not to exceed $600,000.00 in exchange for Creative Waco providing support for community and economic development, including coordinating the Downtown Waco Cultural District program and managing the non-profit arts organizations' grants from October 1, 2025, through September 30, 2026, and authorizing the City Manager to execute any documents in connection therewith. (**Citywide**)

13. **2025-756** Consider a resolution approving a grant agreement with Heart of Texas Region Mental Health Mental Retardation Center, d/b/a Heart of Texas Behavioral Health Network, for the partial funding of a program manager and an administrative technician for the Reintegration Roundtable in an amount not to exceed $65,000.00 for Fiscal Year 2025-2026, and authorizing the City Manager or their designee to execute any documents in connection therewith. (**Citywide**)

14. **2025-757** Consider a resolution approving a grant agreement with Heart of Texas

Region Mental Health Mental Retardation Center, d/b/a Heart of Texas Behavioral Health Network, for partial funding of a medical clearance initiative at the Crisis Treatment Center in an amount not to exceed $80,000.00 in Fiscal Year 2025-2026, and authorizing the City Manager to execute any documents in connection therewith. (**Citywide**)

15. **2025-758** Consider a resolution ratifying a purchase order issued to CSP Utilities, LLC., for the emergency repair of a collapsed sewer main near 2420 Washington Avenue in an amount not to exceed $152,142.00, and authorizing the City Manager, or his designee, to execute any documents in connection therewith. (**District 4**)

16. **2025-759** Consider a resolution authorizing the submission of a grant application for $25,874,000.00 to the Federal Highway Administration for a Bridge Investment Program grant for the replacement of bridges over lower Primrose Creek, with a City match of $5,175,000.00, and authorizing the City Manager to execute any documents in connection therewith. (**Citywide**)

17. **2025-760** Consider a resolution approving a professional surveying and engineering services contract with STV Incorporated for design, bidding, and construction phase services in connection with the Pavement Rehabilitation Project in an amount not to exceed $1,131,057.50, and authorizing the City Manager to execute all documents in connection therewith. (**District 1,District 3**)

18. **2025-761** Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving a contract with STV Incorporated for professional services for construction administration and site construction observation for the Herring Avenue Bridge Rehabilitation Project for a total amount not to exceed $259,650.00; and (3) authorizing the City Manager to execute all documents in connection therewith. (**District 1,District 4**)

19. **2025-762** Consider a resolution awarding a construction contract to Environmental Improvements, Inc., lowest responsible bidder, for the Mt. Carmel Water Treatment Plant Chlorine Scrubber, in an amount not to exceed $511,840.00, and authorizing the City Manager to execute any documents in connection therewith. (**Citywide**)

20. **2025-763** Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) awarding a construction contract to Bennett Paving, Inc., the lowest responsible bidder, for the Pavement Rehabilitation Project for a total amount not to exceed $1,996,367.65; and (3) authorizing the City Manager to execute all documents in connection therewith. (**District 1,District 4**)

21. **2025-764** Consider a resolution ratifying the award of an emergency contract to Ramon Fregoso, d/b/a L&R Contractors LLC, for the Clay Avenue Wastewater Replacement Project, in an amount not to exceed $229,885.00, and authorizing the City Manager to execute any documents in connection therewith. (**District 2**)

22. **2025-765** Consider a resolution authorizing the submission of a grant application for $1,239,918.00 to the Texas Department of Transportation for the 2025 Highway Safety Improvement Program for Clay Avenue at 17th & 18th (SLP 2) Streets (City cost: $371,975.00 to be included in future budgets if grant awarded) and authorizing the City Manager, or his designee, to accept said grant or grants, to appropriate any

awarded funds for use in accordance with the grant agreement, and 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. (**District 2**)

G. PUBLIC HEARINGS

1. **2025-766** Conduct a public hearing and consider a resolution to: (a) revise the Schedule of Drainage Charges for the Municipal Drainage Utility System in the City of Waco ("Schedule of Drainage Charges") by decreasing the monthly fee per Equivalent Residential Unit by $1.00 from $6.55 to $5.55 effective January 1, 2026. (**Citywide**)

2. **2025-767** Conduct a public hearing and consider an ordinance that will (1) move Section 28-90 "Certificate of Occupancy" in the City of Waco's Zoning Code from Chapter 28 "Zoning" (under Article II "Administration," Division 4 "Building Official") to Chapter 6 "Buildings and Building Regulations" and (2) add new guidelines for issuing a certificate of occupancy. FIRST READING (**Citywide**)

3. **2025-768** Conduct a public hearing and consider an ordinance changing the land use designation from Mixed Use Flex to Medium Density Residential Office Flex and rezoning from C-3 General Commercial to R-2 Two Family Attached Single-Family Residence District, on approximately 0.1164 acres addressed as 2924 North 19th Street, and providing for penalties. (Case Z-25-38, Christopher Walker, CBW Real Estate) FIRST READING (**District 1**)

4. **2025-769** Conduct a public hearing and consider an ordinance concerning land use and zoning for property located at 10022 Parker Springs Drive: (1) changing the Land Use Designation from Medium Density Residential Office Flex to Mixed Use Flex and rezone from R-3B Multiple-Family Residence District and R-3E Multiple-Family Residence District to C-2 Community Commercial District, on approximately 10.120 acres along China Spring Road and Parker Springs Drive; and (2) rezoning approximately 18.125 acres along Salem way and Parker Springs Drive from R-1B Single Family Residence District, R-3B Multiple-Family Residence District and R-3E Multiple-Family Residence District to R-3C Multiple-Family Residence District, and (3) providing for penalties. (Z-25-39, Walker Partners on behalf of Gordon Swanson) FIRST READING (**District 5**)

5. **2025-770** Conduct a public hearing and consider an ordinance designating the "Marjorie and Phillip Sanger House", located at 3600 MacArthur Drive, as a historic landmark and providing for penalties. (H-25-01 Brenda Walberg and Community Bank & Trust) FIRST READING (**District 5**)

H. INDIVIDUAL CONSIDERATION

1. **2025-771** Consider an ordinance amending various sections of Chapter 16 "Nuisances" of the City's Code of Ordinances to relocate open storage to this chapter and clarify requirements for weeds, grass, and brush. FIRST READING (**Citywide**)

2. **2025-772** Consider an ordinance amending various sections of Chapter 6 "Buildings and Building Regulations" and Chapter 10 "Fire Prevention and Protection" of the

Code of Ordinances of the City of Waco, Texas, to adopt various 2024 International Codes and the National Electrical Code as adopted under the Texas Department of Licensing and Regulation. FIRST READING (**Citywide**)

3. **2025-773** Consider an ordinance authorizing a Developer Participation Agreement with Coryell County Memorial Hospital Authority ("CCMHA"), owner of approximately 3.62 acres on the corner of Highway 84 and Harris Creek Road, to allow the City of Waco to participate in the total cost of oversizing of (drainage) improvements required by the City to provide adequate existing and future capacity along Harris Creek Road and to reimburse CCMHA in an amount not to exceed $182,223.00 in accordance with the terms of the Ordinance, and authorizing the City Manager to execute any documents in connection therewith. FIRST READING (**District 5**)

4. **2025-774** Consider an ordinance of the City of Waco, Texas amending Chapter 13 of the Code of Ordinances, Licenses, Permits, and Business Regulations, Section 13-173 Employee Food Education providing for certifications for food establishment employees and food managers. FIRST READING (**Citywide**)

5. **2025-775** Consider an ordinance of the City of Waco, Texas amending Chapter 13 of the Code of Ordinances, Licenses, Permits, and Business Regulations, Section 13-175 Food Establishment Permit Requirements (including Mobile, Temporary, and Other) by; (1) providing for permit applications and permits for food establishments; and (2) providing for the collection of fees for general sanitation inspections. FIRST READING (**Citywide**)

6. **2025-776** Consider an ordinance amending Division 2 "Open Air Vending" of Article IX, Chapter 13 of the City's Code of Ordinances to specify additional prohibitions. SECOND READING (**Citywide**)

7. **2025-777** Consider an ordinance amending sections 13-47, 13-72 through 13-78, 13-91, 13-92, 13-95, and 13-119 and the title of Division 3, Article II, Chapter 13 of the City's Code of Ordinances to prohibit amusement redemption machines and change licensing requirements for night clubs and indoor amusement facilities. SECOND READING (**Citywide**)

8. **2025-778** Consider an ordinance abandoning a 10-foot wide Electric Line Easement on property located between S. 23rd Street and S. 25th Street, known as 2500 Mary Avenue. (ABD-25-03, Waco Warriors Sports Foundation, 2500 Mary Ave) SECOND READING (**District 2**)

I. PUBLIC COMMENTS

J. COUNCIL REPORTS AND REQUESTS FOR SCHEDULING FUTURE AGENDA ITEMS

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

K. ADJOURNMENT

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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 DS
86306DD67BCB49F...
Kristen Hamilton-Karam, City Attorney

DocuSigned by:
Michelle Hicks
425883ED80CC400...
Michelle Hicks, City Secretary

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 October 2025 at 5:30 pm.

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 CSO@wacotx.gov or by calling 254-750-5750 for staff assistance. The public may also register to speak on 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.