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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

November 4, 2025
3:00 pm Work Session
6:00 pm Business Session

TEXAS RANGER HALL OF FAME AND MUSEUM
JOHN KNOX MEMORIAL CENTER
101 TEXAS RANGER TRAIL, WACO, TX 76706

WORK SESSION 3:00 P.M. – JOHN KNOX MEMORIAL CENTER

A. CALL TO ORDER

B. WORK SESSION

1. **2025-779** 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. **2025-780** Informal Report - Investment Report for the Quarter Ended September 30, 2025. **(Citywide)**

3. **2025-781** Informal Report - Update on the 2025 and 2026 Arbor Day Foundation Donor Tree Planting and Distribution Award. **(Citywide)**

4. **2025-782** Discussion on report regarding collections of delinquent accounts including taxes, liens, fines and fees. **(Citywide)**

5. **2025-783** Discussion and update on Creative Waco's public art projects, including the Fire Station #4 sculpture, as well as the exterior mural, and interior wall art at the Bledsoe-Miller STEAM Center. **(District 1, District 2)**

6. **2025-784** Discussion of the proposed issuance and sale of Certificates of Obligation (including the proposed publication of Notice of Intention to Issue such) and City Manager's Recommended Fiscal Year 2025-26 Capital Improvement Program & Bond Financing Plan (including past, present, and future aspects of such). **(Citywide)**

7. **2025-785** Discussion of City responsibilities under Title II of the Americans with Disabilities (ADA) Act. **(Citywide)**

8. **2025-786** Discussion of Planning public hearing agenda item(s). **(Citywide)**

9. **2025-787** Council requests for scheduling of future agenda items. **(Citywide)**

C. EXECUTIVE SESSION – TEXAS RANGER HALL OF FAME AND MUSEUM, HALL OF FAME ROOM

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); and

2. Economic Development (Texas Open Meetings Act Sec. 551.087).

BUSINESS SESSION 6:00 P.M. – JOHN KNOX MEMORIAL CENTER

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. **2025-788** Proclaiming November 4, 2025, as Steve Hernandez Day. **(Citywide)**

F. CONSENT AGENDA

1. **2025-789** Approval of the minutes for the October 21, 2025, Regular City Council Meeting. **(Citywide)**

2. **2025-790** Consider a resolution canceling the regularly scheduled City Council meetings on: January 6, 2026, March 3, 2026, July 7, 2026, and July 21, 2026. **(Citywide)**

3. **2025-791** Consider a resolution approving appointments to various Boards and Commissions, subject to each appointee meeting qualifications. **(Citywide)**

4. **2025-792** Consider a resolution: (1) authorizing the publication of Notice of Intention to Issue Certificates of Obligation in a maximum aggregate principal amount not to exceed $110,000,000.00; (2) resolving other matters pertaining thereto; and (3) providing for the effective date thereof. **(Citywide)**

5. **2025-793** Consider a Resolution approving Waco Public Facility Corporation II's financing in an amount not to exceed $35,000,000.00 through the issuance and sale of Multifamily Housing Revenue Bonds (Shady Acres Bungalows) Series 2025 for the benefit of Winterhawk, LP, to finance a portion of the costs of acquisition, construction, and equipping of the Shady Acres Bungalows, a proposed affordable housing project located at 6900 Airport Road, Waco, McLennan County, Texas, and authorizing the Mayor, City Manager, and City Secretary, or their designees, to execute any documents in connection therewith. **(District 5)**

6. **2025-794** Consider a Resolution amending the Housing Tax Credit ("HTC")

Program Policy to add a $200 application fee to those applications submitting requests for the issuance of Resolutions of Support by the City in favor of their project to bolster their participation in the HTC Program administered by the Texas Department of Housing and Community Affairs. **(Citywide)**

7. **2025-795** Consider a resolution approving a voluntary Annexation Service Plan Agreement with Woodway 567, LLC, the owner of approximately 567.56 acres of land generally located south of the intersection of Tom Ledbetter Drive and Highway 6 adjacent to the current city limits and within the City's Extra-Territorial Jurisdiction (ETJ) (the area is more fully described in the resolution) and authorizing the City Manager to sign any related documents. (ANX-25-02, Woodway 567, LLC - West Lake Village PUD) **(District 5)**

8. **2025-796** Consider a resolution approving a voluntary Annexation Service Plan Agreement for approximately 212.37 acres of land owned by Speegleville Land Holdings, LLC (+/-108.10 acres) and Edgewood Land Investments, LLC (+/-104.27 acres) generally located approximately 1,356 feet north of the intersection of Maple Shade Drive and Speegleville Road adjacent to the current city limits and within the City's Extra-Territorial Jurisdiction (ETJ) (the area is more fully described in the resolution) and authorizing the City Manager or designee to sign any related documents in connection therewith. (ANX-25-03, Speegleville Land Holdings and Edgewood Land Investments) **(District 5)**

9. **2025-797** Consider a resolution approving the extension of an existing lease agreement between the City of Waco and Waco Independent School District for the use of approximately 1.8 acres of land, located in the Cotton Palace Park Addition, from November 1, 2025 through October 31, 2028, and authorizing the City Manager to execute any documents in connection therewith. **(District 2)**

10. **2025-798** Consider a resolution: (1) authorizing the sealed bid sale for the fee simple city-owned property located at 2674 Old Robinson Road Waco, Texas, 76706 ("Property") to Best on the Block, LLC ("Developer"), in accordance with the City of Waco Policy for the Sale of Property, for the amount of $23,899.00; (2) approving the development agreement for the Property; (3) authorizing conveyance of the Property to Developer; and (4) authorizing the City Manager or their designee to execute any documents in connection therewith. **(District 2)**

11. **2025-799** Consider a resolution approving an interlocal agreement between the City of Waco and the City of Hewitt for the purpose of continued regional tourism marketing through the Waco Destination Marketing Organization's Regional Marketing Program, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

12. **2025-800** Consider a resolution approving purchases of library materials

through the State of Texas Multiple Award Schedule Contract No. 715-M2 and/or directly from other vendors during Fiscal Year 2025-2026, authorizing an expenditure in an amount not to exceed $510,000.00, and authorizing the City Manager (or designee) to execute any documents in connection therewith. **(Citywide)**

13. **2025-801** Consider a resolution rejecting all bids for the multi-unit vehicle lease agreement received pursuant to Request for Bids No. 2025-037. **(Citywide)**

14. **2025-802** Consider a resolution approving an amendment to the contract with Walker Partners, LLC, for construction administration and inspection services for the Speegleville Road Improvements Project in an amount not to exceed $280,920.00 (for a new contract total amount not to exceed $917,520.00), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

15. **2025-803** Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving a professional surveying and engineering services contract with Kimley-Horn and Associates, Inc., for design, bidding, and construction phase services in connection with the Pavement Rehabilitation (District 2 and 4) Project in an amount not to exceed $1,145,000.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2, District 4)**

16. **2025-804** Consider a resolution rejecting all bids for the Concrete Crack Sealing Project (District 1 and 2) received pursuant to Request for Bids No. 2025-058, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1, District 2)**

17. **2025-805** Consider a resolution awarding a contract for construction to Kasparian Underground, LLC, dba H&B Contractors, lowest responsible bidder, for the Speegleville Road Utility Improvements Project, in an amount not to exceed $7,435,256.95, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

18. **2025-806** Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) awarding a construction contract to Asphalt Inc., LLC, dba Lone Star Paving Company, the lowest responsible bidder, for the Street Rehabilitation (District 5) Project for a total amount not to exceed $2,162,269.65; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

19. **2025-807** Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) awarding a construction contract to TTG Utilities, Inc., the lowest

responsible bidder, for the Operational Street Maintenance (District 4) Project for a total amount not to exceed $904,490.00; (3) and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

20. **2025-808** Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving a contract with HDR Engineering, Inc., for construction inspection services in connection with the Pavement Rehabilitation - District 4 Project in an amount not to exceed $131,980.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

21. **2025-809** Consider a resolution awarding a contract to Harold Beck & Sons, Inc., for the purchase of ten (10) new actuators for the Riverside Water Treatment Plant (WTP) Actuators Project in an amount not to exceed $164,512.50, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

G. PUBLIC HEARINGS

1. **2025-810** Conduct a public hearing and consider an ordinance to abandon the remainder of Morris Avenue and a variable width alley, approximately 0.049 total acres within the block situated between Prose Street and Daughtrey Avenue and South 11th and 12th Streets, near 1115 Prose Street. (Case ABD-25-04, Blackland Surveying, LLC) FIRST READING **(District 2)**

H. INDIVIDUAL CONSIDERATION

1. **2025-811** 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 certifications for food establishment employees and food managers. SECOND READING **(Citywide)**

2. **2025-812** 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. SECOND READING **(Citywide)**

3. **2025-813** 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. SECOND READING **(Citywide)**

4. **2025-814** 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. SECOND READING **(Citywide)**

5. **2025-815** 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. SECOND READING **(Citywide)**

6. **2025-816** 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 N 19th Street, and providing for penalties. (Case Z-25-38, Christopher Walker, CBW Real Estate) SECOND READING **(District 1)**

7. **2025-817** 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 rezoning 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) SECOND READING **(District 5)**

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

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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Kristen Hamilton-Karam, City Attorney

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DocuSigned by:
Michelle Hicks
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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 28th day of October at 5:30 PM.

***VIDEOCONFERENCE NOTICE**: A quorum of the Waco City Council will meet at the Texas Ranger Hall of Fame and Museum, John Knox Memorial Center, 101 Texas Ranger Trail, Waco, Texas 76706. 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.