Docusign Envelope ID: 924D66A5-8157-4549-B048-E2800D7A61CB

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

Docusign Envelope ID: 924D66A5-8157-4549-B048-E2800D7A61CB

City of Waco
City Council Meeting Agenda

November 18, 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. **2025-818** 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. **2025-819** Informal Report – Brazos River Erosion Control Project at Central WWTP. **(Outside City Limits)**

3. **2025-820** Informal Report - Texas Municipal Retirement System **(Citywide)**

4. **2025-821** Discussion of Fiscal Year 2024-25 Fourth Quarter Financial and Investment Reports. **(Citywide)**

5. **2025-822** Discussion of Capital Improvement Program (including projects for Fiscal Year 2025-2026, as well as projects for prior and future fiscal years). **(Citywide)**

6. **2025-823** Discussion of Planning public hearing agenda item(s) and an update on department's key performance indicators. **(Citywide)**

7. **2025-824** 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.

1. Real Property (Texas Open Meetings Act, Tx. Gov't Code Sec. 551.072) and Attorney Briefing (Texas Open Meetings Act, Tx. Gov't Code Sec. 551.071): Downtown Development Project, being the mixed-use development on City-owned and adjacent properties near City Hall;
2. Attorney Briefing (Texas Open Meetings Act, Tx. Gov't Code Sec. 551.071): Texas Local Government Code Chapter 211, Zoning considerations, and current zoning applications;

3. Personnel (Texas Open Meetings Act, Tx. Gov't Code Sec. 551.074): Nomination and appointment of individuals to the McLennan Central Appraisal District Board of Directors;
4. Attorney Briefing (Texas Open Meetings Act, Tx. Gov't Code Sec. 551.071) and Personnel (Texas Open Meetings Act, Tx. Gov't Code Sec. 551.074): Discussion of City Manager Appointment Process;
5. Economic Development (Texas Open Meetings Act Tx. Gov't Code Sec. 551.087); and
6. Real Property (Texas Open Meetings Act, Tx. Gov't Code Sec. Sec. 551.072).

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

D. PLEDGE OF ALLEGIANCE

E. CONSENT AGENDA

1. **2025-825** Approval of the minutes for the November 4, 2025, Regular City Council Meeting. **(Citywide)**

2. **2025-826** Consider a resolution authorizing the retirement of Park Ranger Patrol horses, Pete and Warden, from the City of Waco's inventory, transferring their care, control and custody to Park Ranger Lead Justin Sheppard, and relinquishing all City property rights and responsibilities for their immediate and future care effective on a date determined by the Director of Parks and Recreation, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(District 1)**

3. **2025-827** Consider a resolution approving the City of Waco Artwork Acquisition Policy which outlines the process by which artwork proposals are reviewed and accepted or rejected by the City of Waco. **(Citywide)**

4. **2025-828** 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, 2030, and authorizing the City Manager to execute any documents in connection therewith. **(District 2)**

5. **2025-829** Consider a resolution: (1) approving Change Order No. 1 to the construction contract with Millis Development and Construction - Dallas, LLC, for the China Spring Park Project, to increase the contract by $218,223.83 to include a value engineering adjustment, restrooms, and sport courts so that the revised total contract does not exceed $4,003,929.55; (2) amending the Fiscal Year 2022-2023 Capital Improvements Program ("CIP") by decreasing bond-funded appropriations in the Cottonwood Palace Park Redevelopment Project by $218,223.83 and increasing bond-funded appropriations in the China Spring Park Development Project by $218,223.83; and (3) authorizing the City Manager or their designee to execute any documents in connection therewith. **(District 5)**

6. **2025-830** Consider a resolution approving an amendment to an economic development grant agreement pursuant to Chapter 380 of the Texas Local Government Code with LaSalle Apartments 18, LLC, extending the project completion date until September 30, 2026 due to unexpected timing issues, and authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(District 1)**

7. **2025-831** Consider a resolution approving an economic development agreement pursuant to Chapter 380 of the Texas Local Government Code with Bear Mountain Outdoors, LLC ("Bear Mountain"), reimbursing 100% of the municipal sales taxes generated and paid by Bear Mountain at 1509 Austin Avenue, Waco, Texas (the "Property"), for a three-year period, which will not exceed a total of $75,000.00, in exchange for executing a six-year lease for a minimum of 10,000 square feet at the Property, reactivating the Sironia building on the Property, and bringing increased commercial activity in the Uptown commercial district, and authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(District 4)**

8. **2025-832** Consider a resolution approving a three-year agreement with Carahsoft Technology, Corp., for the purchase of Granicus Government Experience Service Cloud Advanced and related services that renews our core Granicus software licenses used by City staff and departments, under State of Texas Department of Information Resources contract DIR-CPO-5687, for a total amount not to exceed $560,277.08, authorizing the expenditure of an amount not to exceed $182,885.44 in Fiscal Year 2025-2026, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

9. **2025-833** Consider a resolution approving a five-year agreement with World Wide Technology, LLC, for the purchase of a Pure Storage Evergreen One dual-site enterprise storage platform used by City staff and departments under the OMNIA Partners cooperative contract Region 4 ESC R210407, in a total amount not to exceed $467,688.08, authorizing the expenditure of an amount not to exceed $98,825.68 in Fiscal Year 2025-2026, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

10. **2025-834** Consider a resolution approving a two-year agreement with FacilityForce, Inc., for Software as a Service hosting and implementation of a facilities information management system (Integrated Workplace Management System), under an existing cooperative purchasing agreement with Omnia Partners Region 14 ESC contract #02-111, in an amount not to exceed $530,890.93, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

11. **2025-835** Consider a resolution approving an agreement with TDIndustries, Inc., for maintenance and operations services at the Pavilion Parking Garage under an existing cooperative purchasing agreement with OMNIA Partners Public Sector contract R240903, for an initial term of one year with up to four additional one-year renewal options, in an initial amount not to exceed $200,000.00 annually, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

12. **2025-836** Consider a resolution authorizing the purchase of 102 automatic license plate reader licenses for Axon Fleet 3 cameras from Axon Enterprise Inc., through

an existing cooperative agreement with Buy Board, in an amount not to exceed $192,534.18 over three years, and authorizing the expenditure of funds in Fiscal Year 2025-2026 in an amount not to exceed $53,254.14 and authorizing the City Manager or their designee to execute all documents in connection therewith. **(Citywide)**

13. **2025-837** Consider a resolution approving an agreement with Frontier Access, LLC, to provide a discounted landfill disposal rate in exchange for guaranteed annual tonnage at the City of Waco's MSW 2400 Landfill, and authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

14. **2025-838** Consider a resolution approving the purchase of one Caterpillar AP400 Wheeled Asphalt Paver from HOLT TEXAS, LTD., through a cooperative purchasing agreement with Sourcewell in an amount not to exceed $339,685.00, and authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

15. **2025-839** Consider a resolution awarding a construction contract to Barsh Company, the lowest responsible bidder, for the Operational Street Maintenance (District 1) Project in an amount not to exceed $608,204.50, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

16. **2025-840** Consider a resolution awarding a construction contract to Barsh Company, the lowest responsible bidder, for the Operational Street Maintenance (District 2) Project for an amount not to exceed $1,066,698.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

17. **2025-841** Consider a resolution approving an agreement with Oncor Electric Delivery Company LLC, to upgrade the electrical service at the Central Wastewater Treatment Plant as a part of the WMARSS North Plant Switchgear Replacement Project in an amount not to exceed $263,244.98, and authorizing the City Manager, or designee, to execute any documents in connection therein. **(Outside the City limits of Waco)**

18. **2025-842** Consider a resolution awarding a construction contract to Bennett Paving, Inc., the lowest responsible bidder, for the Street Rehabilitation (District 3) Project for an amount not to exceed $3,329,407.30, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 3)**

19. **2025-843** Consider a resolution amending an existing engineering services contract with Walker Partners, LLC, for the Flat Rock Road Wastewater Improvement Project to remove design of a new force main and of a replacement lift station, thus reducing the contract by $174,827.75 (for a new contract total amount not to exceed $584,552.25), and authorizing the City Manager, or designee, to execute any documents in connection therein. **(District 5)**

20. **2025-844** Consider a resolution: (1) approving a change order under an existing Local On-System Improvement Project (LOSA) with the Texas Department of Transportation (TXDOT) for the construction of a new traffic signal system at the intersection of Alliance Parkway and Bagby Avenue (Farm-to-Market 3476) for

additional construction work due to field conditions in an amount not to exceed $72,023.10 (for a new total contract amount not to exceed $539,299.10); (2) authorizing payment to TXDOT under said LOSA in an amount not to exceed $539,299.10; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 3)**

21. **2025-845** Consider a resolution: (1) amending the Fiscal Year 2025-2026 Capital Improvements Program ("CIP") by increasing appropriations in the TIF 1 Bond CIP Fund by $785,148.19; (2) awarding a contract for construction services to The Fain Group, LLC, the lowest responsible bidder, for the Riverwalk Re-Development Project in an amount not to exceed $25,956,398.00 (which includes the Base Bid, Allowances, and Alternate Bid Nos. 1C, 3, 4, 5, 7, and 9) and establishing a contingency fund of $1,043,602.00 for the Project, for a total authorization amount not to exceed $27,000,000.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

22. **2025-846** Consider a resolution: (1) amending the Fiscal Year 2025-2026 operating budget to increase expenditures from the unappropriated excess working capital in the WMARSS Fund by $4,035,000.00; (2) approving a purchase and sale agreement for the purchase of approximately 301.14 acres plus or minus based on the final sealed survey, consisting of two parcels containing 117.152 acres and 185.11 acres adjacent/proximate to the Central Wastewater Plant at 1147 Treatment Plant Road, at the purchase price at $13,000 per acre for an amount not to exceed $3,914,820.00 based on the final determined acreage; (3) authorizing the expenditure of an amount not to exceed $45,000.00 for closing fees, phase 1 environmental, plat and other expenses; (3) approving the purchase of the property; and (4) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

F. PUBLIC HEARINGS

1. **2025-847** Conduct a public hearing and consider a resolution granting the renewal of a special permit for a Transitional Shelter II in a C-5 zoning district on property located at 1217 Mary Avenue. (Z-25-40 Mission Waco Mission World) **(District 2)**

2. **2025-848** Conduct a public hearing and consider a resolution granting a special permit for Auto and Truck Rental in an M-2 zoning district on property located at 3325 S Jack Kultgen Expressway. (Z-25-41 Jennifer Novelli, EAN Holdings, LLC on behalf of Enterprise Rent-a-Car) **(District 2)**

3. **2025-849** Conduct a public hearing and consider a resolution to approve the Final Planned Unit Development (“PUD”) Plan for a student housing development on approximately 2.15 acres addressed as 602 James Avenue. (Z-25-42, Jeff Landon of Kimley Horn on behalf of Parallel Co) **(District 2)**

4. **2025-850** Conduct a public hearing and consider an ordinance (1) providing for the extension of the city limits via the voluntary annexation of approximately 567.560 acre tract of land owned by Woodway 567, LLC (commonly referred to as the “West Lake” development) located south of the intersection of Tom Ledbetter Road and Highway 6 within Waco's Extra-Territorial Jurisdiction adjacent to and adjoining the current city limits of the City of Waco, said area specifically and more fully described in the ordinance; (2) providing for the designation of Suburban Residential as the

Comprehensive Plan land use designation, and the designation of Planned Unit Development (”PUD”) zoning for said territory; and (3) providing for penalties. (ANX-25-02 West Lake Village Annexation) FIRST READING **(District 5)**

5. **2025-851** Conduct a public hearing and consider an ordinance zoning property to Planned Unit Development ("PUD") and approving the Concept Plan for the West Lake Village PUD, comprising 567.560 acres located south of the intersection of Tom Ledbetter Road and Highway 6, and providing for penalties. (ANX-25-02 West Lake Village Concept Plan) FIRST READING **(District 5)**

6. **2025-852** Conduct a public hearing and consider an ordinance: (1) providing for the extension of the city limits via the voluntary annexation of a total of approximately 212.37 acres of land consisting of (a) approximately 98.56 acres owned by Speegleville Land Holdings, LLC, (b) approximately 104.27 acres owned by Edgewood Land Investments, LLC, and (c) approximately 9.54 acres being a part of Speegleville Road and Barrett Road, all generally located approximately 1,356 feet north of the intersection of Maple Shade Drive and Speegleville Road within Waco's Extra-Territorial Jurisdiction adjacent to and adjoining the current city limits of the City of Waco, said area specifically and more fully described in the ordinance; (2) providing for the designation of Suburban Residential as the Comprehensive Plan land use designation, and the designation of R-1B Single Family Residence zoning for said territory, assigning the annexed property to City Council District V; and (3) providing for penalties. (ANX-25-03 Edgewood Annexation) FIRST READING **(District 5)**

7. **2025-853** Conduct a public hearing and consider an ordinance changing the land use designation from Open Space and Suburban Residential to Mixed Use Flex and rezoning from R-1B Single Family Residence to C-2 Community Commercial, on approximately 16.24 acres out of the 51.92 acres addressed as 3301 North Highway 6, and providing for penalties. (Case Z-25-50, Nate Embry on behalf of Larry Cathey) FIRST READING **(District 5)**

G. INDIVIDUAL CONSIDERATION

1. **2025-854** Consider an ordinance: 1) repealing Resolution No. 2010-685; and 2) amending Article II “Boards, Commissions, Committees” of Chapter 2 “Administration” of the Code of Ordinances of the City of Waco, Texas, to establish the Arts and Culture Commission for advising the City Council on public art, cultural initiatives, and related policies. FIRST READING **(Citywide)**

2. **2025-855** Consider an ordinance amending Chapter 5 "Animals" of the code of ordinances of the City of Waco, Texas, by: (1) amending Article V “Animal Protection Provisions,” to create a “Traveling Animal Acts” section and add definitions and general provisions. This amendment to Chapter 5 “Animals” of the code of ordinances ensures the safety, health, and general welfare of Traveling Animals. FIRST READING **(Citywide)**

3. **2025-856** 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) SECOND READING **(District 2)**

Docusign Envelope ID: 924D66A5-8157-4549-B048-E2800D7A61CB

H. HEARING OF VISITORS

1. Opportunity for Members of the Public to address Council Members regarding city business that is not posted on this agenda.

I. COUNCIL REPORTS AND REQUESTS FOR SCHEDULING FUTURE AGENDA ITEMS

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

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

DocuSigned by:
Michelle Hicks
425883EB80DC4D0...
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 12th day of November 2025 at 6:00 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.