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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

December 2, 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. 2025-858 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. 2025-859 Informal Report - Utility Billing and Service Interruption Process. **(Citywide)**

3. 2025-860 Informal Report – Update on Paid Parking Program at Waco Regional Airport. **(Citywide)**

4. 2025-861 Informal Report – Strategic Housing Plan Update **(Citywide)**

5. 2025-862 Discussion of 2025-2026 events at Foster Pavilion and McLane Stadium . **(Citywide)**

6. 2025-863 Discussion of subdivision and street design tools available to the City for the creation of improved residential neighborhoods. **(Citywide)**

7. 2025-864 Discussion of Planning public hearing agenda item(s). **(Citywide)**

8. 2025-865 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. Attorney Briefing (Texas Gov't Code Sec. 551.071) and Personnel (Texas Gov't Code Sec. 551.074): Municipal Court Judge;

2. Attorney Briefing (Texas Gov't Code Sec. 551.071): Discussion of Master Development Agreement and Tax Increment Financing Agreement, approved on September 20, 2022, via Resolution Nos. 2022-700 and 2022-701, respectively, between the City and Floyd Casey - One, LLC;

3. Attorney Briefing (Texas Gov't Code Sec. 551.071) and Personnel (Texas Gov't Code Sec. 551.074): Discussion of City Manager Appointment process and review/discuss potential candidates for the position;

4. Economic Development (Texas Open Meetings Act Sec. 551.087); and

5. Real Property (Texas Open Meetings Act Sec. 551.072).

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

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. 2025-866 Proclaiming December 2, 2025, as KWBU 25th Anniversary Day. **(Citywide)**

F. CONSENT AGENDA

1. 2025-867 Approval of minutes for the November 10, 2025, Special City Council Meeting. **(Citywide)**

2. 2025-868 Approval of the minutes for the November 18, 2025, Regular City Council Meeting. **(Citywide)**

3. 2025-869 Consider a resolution approving appointments to various Boards & Commissions, subject to each appointee meeting qualifications. **(Citywide)**

4. 2025-870 Consider a resolution authorizing the Mayor to adopt and Mayor or City Manager to implement the approved McLennan County Hazard Mitigation Action Plan as it relates to the City of Waco, and to execute any documents in connection therewith. **(Citywide)**

5. 2025-871 Consider a resolution approving an amendment to an interlocal agreement between the City of Waco and the Texas Comptroller of Public Accounts to allow the Texas Comptroller of Public Accounts to add two additional radios to the current two Texas Comptroller of Public Accounts radios on the City of Waco's radio system, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

6. 2025-872 Consider a resolution approving an interlocal agreement and a memorandum of understanding between the City of Waco and the Falls County Sheriff's Office for the purpose of allowing the Falls County Sheriff's Office to become a City of Waco radio system

subscriber, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

7. 2025-873 Consider a resolution amending the Fiscal Year 2025-2026 operating budget to include new fees for the Bledsoe-Miller STEAM Center, all effective upon approval. **(Citywide)**

8. 2025-874 Consider a resolution approving a management and operations contract for the Bledsoe–Miller STEAM Center with Transformation Waco in the amount not to exceed $250,000.00 per year in management fees, as part of the initial annual operating budget of up to $1,468,265.00 for a period of three (3) years with two additional option periods of one (1) year each, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

9. 2025-875 Consider a resolution: (1) acknowledging a Revised Notice of Award from the Texas Health and Human Services Commission for the Women, Infants and Children (WIC) Program to provide additional grant funds in an amount not to exceed $18,730.00 for the period of October 1, 2025, through September 30, 2026, so that the total amount of grant funds under the contract does not exceed $1,853,264.00; (2) accepting the grant funds; (3) appropriating the funds for use in accordance with the grant contract; and (4) authorizing the City Manager, or 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)**

10. 2025-876 Consider a resolution: (1) approving a Pharmacy Services Agreement with PMQ Group LLC d/b/a Avita Pharmacy to provide outpatient contract pharmacy services for the Waco-McLennan County Public Health District for a period of sixty (60) months from execution, with automatic renewals for additional consecutive terms of twelve (12) months; and (2) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

11. 2025-877 Consider a resolution (1) approving a contract with HEART OF TEXAS COMMUNITY HEALTH CENTER, INC., d/b/a Waco Family Medicine, in an amount not to exceed $1,258,000.00, to provide public health services to residents of the City of Waco and McLennan County who do not have health insurance or who are underinsured, for the period of October 1, 2025, through September 30, 2026, and (2) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

12. 2025-878 Consider a resolution approving the expenditure in the amount of $129,421,62 to Granicus, LLC for the Agenda Management System, Swagit, and Boards and Commissions module in accordance with the relevant Master Subscription Agreements or Order Forms and terms and conditions, and authorizing the City

Manager or designee to execute any documents in connection therewith. **(Citywide)**

13. 2025-879 Consider a resolution awarding a construction contract to Alliance Electrical Group, LLC, lowest responsible bidder, for the Dissolved Air Flotation ("DAF") Water Treatment Plant ("WTP") Pump 2 Variable Frequency Drive ("VFD") replacement, in an amount not to exceed $104,610.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

14. 2025-880 Consider a resolution approving Change Order No. 2 to the contract with Intermountain Slurry Seal, Inc., for the 2025 Street Preservation – Microsurfacing Project, to remove crack sealing and base failure repairs from the scope of work and to decrease the contract amount by $143,387.26 so that the revised total contract amount does not exceed $2,608,572.05, closing this contract out, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 5)**

15. 2025-881 Consider a resolution approving a change order to decrease the Fiscal Year 2024 - 2025 contract with Paramount Wastewater Solutions, LLC, for hauling services for removal of Class B bio-solids for the Waco Metropolitan Area Regional Sewerage System ("WMARSS"), by a total amount not to exceed $51,754.50 (for a new total contract amount not to exceed $148,245.50), closing out this portion of the contract, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

16. 2025-882 Consider a resolution: (1) approving the payment of $88,933.00 (the amount set by the Special Commissioner's during the Condemnation Hearings) to acquire, for the Speegleville Utility Improvements Project, land or easements totaling 6.499 acres from SDC Riverside Homeowners Association, the acquisition including: (a) 0.524 acres of fee simple right-of-way ($15,847.00); (b) 1.178 acres of fee simple property and one 3.552 acre temporary easement ($63,595.00); and (c) two permanent easements of 0.981 and 0.264 acres respectively ($9,491.00), all of said 6.499 acres more fully described in the attachments to the Resolution; and (2) and authorizing the City Manager or designee to execute any documents in connection therewith . **(Citywide)**

17. 2025-883 Consider a resolution: (1) authorizing acquisitions, including if necessary, by condemnation proceedings through the use of the power of eminent domain, to acquire: (a) save for the existing building and within thirty feet of the building, portions of the remainder of 215 Washington Avenue, Waco, McLennan County, Texas, for (i) utility easements; (ii) access easements; (iii) public access to parkland, and; (iv) right-of way; and/or (b) save for the existing building and within thirty feet of the building, portions of the remainder of 101 Washington Avenue, Waco, McLennan County,

Texas, for (i) utility easements; (ii) access easements; (iii) public access to parkland and/or; (iv) right-of way, all for public right-of-way and access needed for parkland, utility easements and other public improvements of the Downtown Redevelopment Project, Phase 1A (Barron's Branch District), generally located between Washington Avenue and Jefferson Avenue, 4th Street and the Brazos River; and (2) authorizing the City Manager to execute any documents in connection therewith. **(District 4)**

18. 2025-884 Consider a resolution approving an Encroachment Agreement between the City of Waco and John and Esmeralda Sawyer for the construction of a fence within certain portions of right-of-way adjacent to 2121 Ridgewood Drive, more particularly described in the exhibits to said Resolution. (E-25-3 John Sawyer) **(District 5)**

G. PUBLIC HEARINGS

1. 2025-885 Conduct a public hearing and consider a resolution: (1) re-electing City eligibility to participate in residential tax abatement and reauthorizing the current Residential Tax Abatement Guidelines and Policy Statement effective December 17, 2025, through December 17, 2027, to govern the abatement of city taxes on qualifying residential property; and (2) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

2. 2025-886 Conduct a public hearing and consider a resolution adopting the City of Waco Guidelines and Policy Statement for Tax Abatement for Real and Personal Property for a period of two years, effective January 1, 2026 through December 31, 2027, to govern the abatement of City taxes on qualifying real and personal property and electing for the City to become eligible to participate in tax abatement. **(Citywide)**

3. 2025-887 Conduct a public hearing and consider a resolution granting a special permit to Trenton Sutton, Texas Alliance Properties, LLC, for a drive through lane for a restaurant in an O-3 Office-Limited Commercial District on approximately 0.65 acres addressed as 12400 China Spring Road. (Z-25-48 Jane Kittner on behalf of Trenton Sutton, Texas Alliance Properties, LLC) **(District 5)**

4. 2025-888 Conduct a public hearing and consider a resolution granting a special permit to Trenton Sutton, Texas Alliance Properties, LLC, to allow extended retail sale hours between 7 PM and 11 PM in an O-3 Office-Limited Commercial Zoning District on approximately 0.65 acres addressed as 12400 China Spring Road. (Z-25-47 Jane Kittner on behalf of Trenton Sutton, Texas Alliance Properties, LLC) **(District 5)**

5. 2025-889 Conduct a public hearing and consider an ordinance concerning a land use change and zoning on property located at 7324 Steinbeck Road to: (1) change the land use designation from Office Industrial

Flex to Medium Density Residential Office Flex and to rezone from M-2 Light Industrial to R-3B Multiple Family Residence District on approximately 9.04 acres (Tract 1), (2) rezone from M-2 Light Industrial District to C-2 Community Commercial District on approximately 1.36 acres (Tract 2), and (3) providing for penalties. (Z-25-51, Jerry Dyer, Ty Looney, GT Ventures) FIRST READING **(District 5)**

6. 2025-890 Conduct a public hearing and consider an ordinance changing the land use designation from Open Space and Office Industrial Flex to Industrial and to rezone from C-3 General Commercial to M-2 Light Industrial, on approximately 2.92 acres addressed as 2324 Robinson Drive, and providing for penalties. (Z-25-52, Coleman Hands, Conca Capital) FIRST READING **(District 2)**

7. 2025-891 Conduct a public hearing and consider an ordinance amending Section 28-1 ”Definitions“, in Article I ”In General” of Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas to amend the definitions of "amusement redemption machines" and "indoor amusement facilities," and providing for penalties. FIRST READING **(Citywide)**

H. INDIVIDUAL CONSIDERATION

1. 2025-892 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. SECOND READING **(Citywide)**

2. 2025-893 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. SECOND READING **(Citywide)**

3. 2025-894 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 District, 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) SECOND READING **(District 5)**

4. 2025-895 Consider an ordinance zoning property to Planned Unit Development ("PUD") and approving the Concept Plan for the West Lake Village PUD, comprising approximately 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

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Plan) SECOND READING **(District 5)**

5. 2025-896 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, assigning the annexed property to City Council District V; and (3) providing for penalties. (ANX-25-02 West Lake Village Annexation) SECOND READING **(District 5)**

6. 2025-897 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) SECOND READING **(District 5)**

I. HEARING OF VISITORS

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

J. COUNCIL REPORTS AND REQUESTS FOR SCHEDULING FUTURE AGENDA ITEMS

- 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 24th 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.