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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 16, 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. 2025-898 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. 2025-899 Discussion of Waco Family Medicine Center's accomplishments and goals related to its primary health care services provided to Waco residents. **(Citywide)**

3. 2025-900 Discussion of the Waco Convention Center's transition to private management, financials and operational performance, and future outlook. **(Citywide)**

4. 2025-901 Discussion of adoption of third-party fire & life safety inspection, testing, and maintenance reporting through Inspection Reports Online. **(Citywide)**

5. 2025-902 Council Comments on Items of Community Interest and Requests for 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): Infrakey Data Center media reports.

2. Real Property (Texas Open Meetings Act, Tx. Gov't Code Sec. 551.072) and Economic Development (Texas Open Meetings Act Tx. Gov't Code Sec. 551.087): Downtown Development Project, being the mixed-use development on City-owned and adjacent properties near City Hall.

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

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

5. 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 discuss potential candidates for the position.

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

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. 2025-903 Proclaiming December 16, 2025, as United States Postal Service 250th Anniversary Day. **(Citywide)**

F. CONSENT AGENDA

1. 2025-904 Approval of minutes for the December 2, 2025, Regular City Council Meeting. **(Citywide)**

2. 2025-905 Consider a resolution approving appointments to various Boards & Commissions, subject to each appointee meeting qualifications. **(Citywide)**

3. 2025-906 Consider a resolution approving a request from Fire Captain Jerry McPherson for a twenty-four-week extension of his line-of-duty illness leave of absence with full pay. **(Citywide)**

4. 2025-907 Consider a resolution: (1) authorizing the City Manager or their designee to complete and submit an entity membership application and any associated documents for the City of Waco to join the Central Texas Water Alliance and, if available, to nominate a representative for placement on the board of the Central Texas Water Alliance; (2) to pay any related fees in an amount not to exceed $50,000.00 for fiscal year 2025-2026; and (3) amending the Fiscal Year 2025-26 operating budget by increasing appropriations in the Water Fund by $50,000.00. **(Citywide)**

5. 2025-908 Consider a resolution approving an agreement with the United States Army Corp of Engineers and the Brazos River Authority ("BRA") to transfer water storage rights in Lake Waco (from elevation 462 feet (above sea level) to 455 feet) from the BRA to the City of Waco, and authorizing the City Manager to execute any documents in connection therewith **(Citywide)**

6. 2025-909 Consider a resolution amending the Fiscal Year 2024-2025 Operating Budget for the General Fund and the Health Grants Fund. **(Citywide)**

7. 2025-910 Consider a resolution: (1) approving and accepting the conveyances of land in fee simple title from Brazos River Trail, LLC, to: (a) a 2.255-acre tract of land, being further described as Lot C4, Block 162; and (b) a 0.899-acre tract of land, being further describer as Lot A4, Block 162, both out of the Sutton Addition to the City of Waco, McLennan County, Texas; and (2) authorizing the City Manager, or designee, to execute any documents in connection therewith, including any documents required by the Internal Revenue Service to acknowledge the donation of the property. **(District 1)**

8. 2025-911 Consider a resolution approving a property use agreement with Waco Downtown Farmers Market, a Texas nonprofit corporation, regarding the utilization of property generally located along East Bridge Street between East Trice Avenue and Mann Street, and along Mann Street between Elm Avenue and Bridge Street, for the operation of Wednesday and Saturday farmers' markets from January 1, 2026 through December 31, 2026, in the amount of $100.00 per operating day, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(District 1)**

9. 2025-912 Consider a resolution (1) rescinding Resolution No. 2025-712; (2) approving a contract with the Cen-Tex Hispanic Chamber of Commerce for economic development services consistent with City Council goals from October 1, 2025, through September 30, 2026, amending the total grant amount from $125,000.00 to an amount not to exceed $140,000.00; (3) amending the Fiscal Year 2025-2026 budget to increase expenditures in the General Fund by $15,000.00, and (4) authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

10. 2025-913 Consider a resolution (1) approving a contract with CityGrow, LLC, to provide an Interim Economic Development Director and consulting services, (2) authorizing an expenditure in an amount not to exceed $217,000.00 (3) amending the Fiscal Year 2025-2026 operating budget to increase expenditures in the General Fund by $217,000.00; and (4) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

11. 2025-914 Consider a resolution approving a Use Agreement with the Heart of Texas Miniature Aircraft Club, Inc., for the use of Speegleville III Park to provide recreational remote-control aircraft activities for a five-year term, beginning January 1, 2026, and ending December 31, 2030, with the option of additional five-year terms, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**

12. 2025-915 Consider a resolution ratifying a contract with Smith Inland Environmental Services, Inc., for environmental testing at the Alice Martinez Rodriguez Park, in an amount not to exceed $226,285.00, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(District 2)**

13. 2025-916 Consider a resolution (1) forgiving all active Home Rehabilitation and Reconstruction loans currently in the City's loan program portfolio that closed before December 31, 2015, pursuant to the current guidelines of the United States Department of Housing and Urban Development (”HUD”), and (2) releasing the associated liens, which consists of 3 loans (two loans are repayable and one is partially repayable) in a total amount to be forgiven of $93,264.51 and which loans originally funded by HUD Community Development Block Grant (”CDBG”) funds and HOME Investment Partnership Program Grant funds and the grant regulations do not require repayment, and (3) authorizing the City Manager or designee to execute all documents in connection therewith. **(Citywide)**

14. 2025-917 Consider a resolution approving a contract amendment to extend the construction schedule and timeline for Yours Truly Custom Homes, LLC, to construct its Cypress Village Project, a housing development consisting of twenty-one (21) homes, eleven (11) of which will be sold to low- to moderate-income families at a sales prices of no more than $160,000.00, on vacant property located at 2011 Gurley Lane, in four (4) phases, with the initial phase of home construction beginning in January 2026 and the final home construction concluding in March 2028, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1)**

15. 2025-918 Consider a resolution approving the purchase of one (1) new 2024 Ford Super Duty F-550 Bucket Truck from Specialty Fleet Sales, LLC of Mineola, TX, through a cooperative purchasing program with The Interlocal Purchasing System in an amount not to exceed $165,485.62, and authorizing the City Manager, or their designee, to execute any documents in connection therewith. **(Citywide)**

16. 2025-919 Consider a resolution: (1) awarding a contract to Capstar Construction, LLC, d/b/a Capstar Electric, as the bidder providing the services at the best value for the City of Waco, for the installation of emergency standby generators at the Dewey and Waco Multi- Purpose Community Centers, and Fleet Services Heavy and Light Service Shops (Base Bid and Alternate Bid Nos. 2, 4, and 6), and providing a one-year maintenance agreement in the amount not to exceed $1,041,007.00 funded by the U.S. Department of the Treasury's American Rescue Plan Act - State and Local Fiscal Recovery Funds grant, with options to renew for up to three additional one-year terms for maintenance of the generators at each facility; and (2) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

17. 2025-920 Consider a resolution approving an agreement with TDIndustries, Inc., for time and material maintenance services at City facilities, under an existing cooperative purchasing agreement with OMNIA Partners, Public Sector contract Region 4 Education Service Center R240903, in an annual amount not to exceed the amount budgeted for these services, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

18. 2025-921 Consider a resolution approving a professional services contract with Harley Ellis Devereaux, Corp., d/b/a Crime Lab Design, to perform architectural services for a new Crime Scene Lab and Property Room in an amount not to exceed $958,600.00 and establishing a design contingency in the amount of $36,000.00, for a total authorization amount not to exceed $994,600.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 4)**

19. 2025-922 Consider a resolution approving an engineering services contract with BGE, Inc., for the design of concrete intersection improvements at Gateway Boulevard and Wycon Drive, along Texas Central Parkway in an amount not to exceed $122,200.00, and authorizing the City Manager, or their designee, to execute any documents in connection therewith. **(District 3)**

20. 2025-923 Consider a resolution awarding a construction contract to Clean Infusion, LLC, lowest responsible bidder, for the Central Wastewater Treatment Plant Final Clarifier #3 Rebuild, in an amount not to exceed $127,808.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Outside City Limits)**

21. 2025-924 Consider a resolution approving Change Order No. 1 to the contract with Ram Utilities, LLC, for the South 28th Street Sewer Relocation project, for additional manholes and additional length of 8-inch wastewater line, in an amount not to exceed $53,793.23 (for a new contract total amount not to exceed $520,902.68), and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

22. 2025-925 Consider a resolution approving Amendment No. 1 to an existing engineering contract with Maldonado-Burkett, LLP, for design of signal improvements on Bosque Boulevard for five intersections under the 2023 Highway Safety Improvement Program, to address additional TXDOT requirements and project plan revisions in an amount not to exceed $62,779.50 (for a new contract total amount not to exceed $260,299.02), and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 3, District 4, District 5)**

23. 2025-926 Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving Amendment No. 1 to the existing contract with BGE, Inc., for the Operational Street Maintenance – ADA Compliance for Bagby Avenue Ramps to add engineering and construction administration services in an amount not to exceed $64,745.00 (for a new contract amount not to exceed $112,955.00); and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

24. 2025-927 Consider a resolution approving an engineering contract with HDR

Engineering, Inc., for construction inspection services for the Street Rehabilitation - District 5 Project in an amount not to exceed $154,681.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

25. 2025-928 Consider a resolution: (1) amending the Fiscal Year 2025-2026 operating budget to increase expenditures in the Bond CIP - Interest Earnings Fund by $1,589,065.00 and Streets Cash CIP Fund by $1,589,065.00; (2) awarding a construction contract to SA Smart Solutions LLC, lowest responsible bidder, for the IH 35 Bridge Lighting project, in an amount not to exceed $1,589,065.00; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1,District 2)**

26. 2025-929 Consider a resolution approving an engineering and special services contract with BGE, Inc., for drainage improvements along Texas Central Parkway, which will include design services to remove and replace the culvert crossing located downstream of Wrigley's and define channel improvements within the North Flat Creek channel in an amount not to exceed $162,020.00, and authorizing the City Manager to execute any documents in connection therewith. **(District 3)**

27. 2025-930 Consider a resolution authorizing a Transit Services Agreement between City of Waco and Baylor University allowing any student with an active Baylor ID to ride Waco Transit System's fixed route buses at no cost to the student and in the same manner as the general public in exchange for payment of $20,000.00 to the City of Waco, for a one year period beginning August 24, 2026 and ending August 24, 2027, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

28. 2025-931 Consider a resolution adopting the revised Waco Transit System Public Transportation Agency Safety Plan, which was developed in conjunction with the Texas Department of Transportation and updated to comply with the mandatory annual reporting requirements set forth in Title 49 Code of Federal Regulations Part 673, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

29. 2025-932 Consider a resolution approving the purchase of one (1) Americans with Disabilities Act ("ADA") accessible rural transit van on behalf of McLennan County Rural Transit District ("MCRTD") pursuant to the City's Interlocal Agreement with MCRTD, from Creative Bus Sales, Inc. now known as Model 1, through the State of Oklahoma Cooperative Purchasing Agreement Program, in the amount not to exceed $117,638.00, the cost of which is fully funded from a Federal 5339 Bus and Bus Facilities Grant for Fiscal Year 2025 for a vehicle replacement purchase; and authorizing the City Manage or designee to execute any documents in connection therewith. **(Citywide)**

G. PUBLIC HEARINGS

1. 2025-933 Conduct a public hearing to receive comments on the 2024-2025 Consolidated Annual Performance and Evaluation Report to the U.S. Department of Housing and Urban Development. NO COUNCIL ACTION REQUIRED **(Citywide)**

H. INDIVIDUAL CONSIDERATION

1. 2025-934 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 machine" and "indoor amusement facility", and providing for penalties. SECOND READING **(Citywide)**

2. 2025-935 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) SECOND READING **(District 5)**

3. 2025-936 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) SECOND READING **(District 2)**

4. 2025-937 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, to be paid in accordance with the terms of the Ordinance, and authorizing the City Manager to execute any documents in connection therewith. 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.

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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

DocuSigned by:
Michelle Hicks
425883EB60CC400...

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 10th day of December 2025 at 5:00 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.