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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

March 17, 2026
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.	2026-123	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.	2026-124	Informal Report - January 2026 Monthly Management Report. **(Citywide)**
3.	2026-125	Informal Report - City of Waco Ratings Reports and Peer City Credit Ratings. **(Citywide)**
4.	2026-126	Informal Report - Request to amend the Smoking Ordinance, Chapter 16 “Nuisances”, Article IV “Smoking Regulations”. **(Citywide)**
5.	2026-127	Informal Report - Plan Commission actions on subdivision plats for calendar years 2024 and 2025. **(Citywide)**
6.	2026-128	Discussion of the report from the Texas Department of Transportation’s (TxDOT) Waco District concerning TxDOT projects in the City of Waco. **(Citywide)**
7.	2026-129	Discussion of the Annual Comprehensive Financial Report ("ACFR") for the Fiscal Year ending on September 30, 2025. **(Citywide)**
8.	2026-130	Discussion of revisions to the City’s Yard Waste Program and Residential Route Adjustments. **(Citywide)**
9.	2026-131	Discussion and update on the current and future implementation of the Strategic Housing Plan. **(Citywide)**
10.	2026-132	Discussion of Planning public hearing item(s). **(Citywide)**

11. 2026-133 City Council requests for future items to be discussed and scheduled for upcoming City Council Meetings. **(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 (Tx. Gov't Code Sec. 551.072).
2. Economic Development (Tx. Gov't Code Sec. 551.087).
3. Attorney Briefing (Tx. Gov't Code Sec. 551.071): Terwillinger et al. v. Stroman, Et al.; Civil Action No. 1:16-cv-599 in the Western District of Tx. and pending lawsuits related to the 2015 Twin Peaks event.
4. Attorney Briefing (Tx. Gov't Code Sec. 551.071): Laws related to conflicts of interest.
5. Real Property (Tx. Gov't Code Sec. 551.072), Economic Development (Tx. Govt. Code Sec. 551.087), and Attorney Briefing (Tx. Gov't Code Sec. 551.071): Downtown Development Project, being the mixed-use development on City-owned and adjacent properties near City Hall including development of Phase 1: Barron's Branch and Heritage Square.

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

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. 2026-134 Proclaiming March 2026 as National Nutrition Month. **(Citywide)**

F. CONSENT AGENDA

1. 2026-135 Approval of minutes for the February 17, 2026, Regular City Council Meeting and the March 3, 2026, Special City Council Meeting. **(Citywide)**

2. 2026-136 Consider a resolution authorizing continued participation with the steering committee of cities served by Oncor ("steering committee"); and authorizing the payment of ten cents per capita, totaling $14,481.60 to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC. **(Citywide)**

3. 2026-137 Consider a resolution nominating and casting its vote (as necessary) in favor of Ryan Holt for re-appointment to Seat One

and James Devlin for re-appointment to Seat Two, both for the McLennan County 9-1-1 Emergency Assistance District Board of Managers, and authorizing the Mayor and/or City Manager, or designee, to execute the nomination form (and ballot(s), as necessary), and any other documents in connection therewith. **(Citywide)**

4. 2026-138 Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving Amendment No. 2 to the Predevelopment Agreement with Hunt Development Group, LLC, for the Downtown Redevelopment Project: (a) providing for additional pre-development services including demolition, mixed-use development marketing, and strategic plan update services; and (b) increasing the contract by $1,694,490.00 (so the new total amount does not exceed $14,385,090.00) for said additional services; (3) expressing official intent to reimburse this expenditure from proceeds of future debt (bond fund reimbursement) in the amount of $1,694,490.00 in connection with the project; and (4) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

5. 2026-139 Consider a resolution accepting the Annual Comprehensive Financial Report ("ACFR") and Single Audit Report prepared by Weaver and Tidwell, L.L.P., for the Fiscal Year ending on September 30, 2025. **(Citywide)**

6. 2026-140 Consider a resolution authorizing representatives of the City of Waco who may direct the investment of funds into the Texas Local Government Investment Pools ("TexPool" and "TexPool Prime") public funds investment pools in accordance with the City's Investment Policy. **(Citywide)**

7. 2026-141 Consider a resolution rescinding Resolution No. 2026-024 (that made amendments to the Fiscal Year 2025-2026 Operation and Capital Improvements Program ("CIP") budgets for the General Fund, Customer Engagement Fund, Government Vehicle Replacement Fund, Water O&M Fund, Wastewater O&M Fund, Solid Waste O&M Fund, Stormwater Utility Fund, Street Bond CIP Fund, Convention Services Fund, Street Maintenance Fee Fund, Street Maintenance Cash CIP Fund, and Convention Services Cash CIP Fund, and Fire Department fees in the Fee Schedule). **(Citywide)**

8. 2026-142 Consider a resolution approving an economic development agreement with Alamo Structural Steel, LLC (the “Company”), for the following economic development incentives in a total amount not to exceed $5,500,000: (1) real property tax reimbursement from Reinvestment Zone Number Four for Tax Increment Financing Funds for public improvements associated with the redevelopment project in the amount of 100% of the tax increment generated each year over the base value of $746,180 for ten years; and (2)

pursuant to Chapter 380 of the Texas Local Government Code and to the extent allowed by law, a combination of sales and use tax reimbursement of 65% of the City's portion of sales and use taxes generated for 10 years; in exchange for (1) the Company purchasing the property located at 1300 Franklin Avenue, Waco, Texas (the "Site") by June 30, 2026; (2) the Company's minimum total investment in the redevelopment of the Site for the Company's headquarters (the "Project") of $3,800,000; (3) completion of the Project by June 30, 2027; and (4) to the extent allowed by law as determined by the Company, designating the City of Waco as the recipient of sale for McLennan County sales and use tax; and authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(District 2)**

9. 2026-143 Consider a resolution approving an economic development agreement pursuant to Chapter 380 of the Texas Local Government Code with Elefante Holdings, LLC (the "Company"), for a total amount not to exceed $6,000,000, structured as follows: a) a real property tax reimbursement of 100% of the amount paid for Year 1, 80% of the amount paid for Year 2, 100% of the amount paid over $5,500,000 for Years 3 through 6, and 100% of the amount paid over $6,000,000 for Years 7 through 10; (b) a sales tax reimbursement of 70% of the City's portion of sales taxes generated for 10 years; and (c) reimbursement of permit and impact fees paid to the City of Waco for the redevelopment of the property located at 2701 Texas Central Parkway, Waco, Texas (the "Site"), in exchange for (a) the Company purchasing the Site by May 31, 2026; (b) a minimum capital investment by the Company in the Site of $10,900,000; and (c) completion of the modernization and construction of additional capital improvements to the Site to support expanded production and retail operations by May 31, 2027; and authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(District 3)**

10. 2026-144 Consider a resolution: (1) approving a Release and Settlement Agreement with the Texas Health and Human Services Commission ("HHSC") to reimburse the City of Waco ("City"), in an amount not to exceed $61,797.50, for Medicaid Administrative Claims ("MAC") services provided by the City (at HHSC's request and in good faith, per Contract No. HHS000537900786) for the period of July 1, 2024, through September 30, 2024 (Federal Fiscal Year 2024 Fourth Quarter); (2) accepting the funds; and (3) 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)**

11. 2026-145 Consider a resolution: (1) acknowledging a Revised Notice of Award from the Texas Health and Human Services Commission for the Women, Infants and Children Program providing additional grant funds in an amount not to exceed $94,200.00 for the period of

October 1, 2025, through September 30, 2026, thereby increasing the total grant funds under the contract to an amount not to exceed $1,947,464.00; (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)**

12. 2026-146 Consider a resolution: (1) approving an Affiliation Agreement with the Texas A&M University Health Science Center and the Waco-McLennan County Public Health District (”WMCPHD”) to provide Texas A&M Public Health Administration program students with unpaid internships to gain supervised and applied practice experience at WMCPHD for a term of five years; and (2) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

13. 2026-147 Consider a resolution approving a residential tax abatement agreement with Waco Community Development Corporation, dba Grassroots Community Development Corporation, for a home to be built at 919 N. 12th Street, Waco, Texas, 76707, being further described as Lot 16, Block 239, of the Reynolds Addition to the City of Waco, McLennan County, Texas, with an anticipated appraised value of $240,000.00, and authorizing the City Manager, or designee, to executed any documents in connection therewith. **(District 4)**

14. 2026-148 Consider a resolution approving a residential tax abatement agreement with Neighborhood Housing Services of Waco, Inc., d/b/a NeighborWorks Waco, for a home to be built at 1710 N. 6th Street, Waco, Texas, 76707, being further described as Lot 22 , Block 16, of the Garland Addition to the City of Waco, McLennan County, Texas, with an anticipated value of $250,000.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

15. 2026-149 Consider a resolution approving a rehabilitation construction project involving a deferred forgivable loan in an amount not to exceed $108,630.45, funded by the U.S. Department of Housing and Urban Development via the Community Development Block Grant, for construction work to be performed at 1724 Crow Drive, Waco, Texas, 76705, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

16. 2026-150 Consider a resolution approving a rehabilitation construction project involving a deferred forgivable loan in an amount not to exceed $102,441.00, funded by the U.S. Department of Housing and Urban Development via the Community Development Block Grant, for work to be performed at 1113 N. 16th Street, Waco, Texas, 76707, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

17. 2026-151 Consider a resolution approving the appointment of John Clark to serve as a reserve police officer, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

18. 2026-152 Consider a resolution approving a request from Fire Lieutenant Mike Puig for a 24-week extension of his line-of-duty injury leave of absence with full pay. **(Citywide)**

19. 2026-153 Consider a resolution approving the submission of an e-grant application to the Office of the Governor, Homeland Security Grants Division ("HSGD") for Grant Project Title Waco, City of - CBRNE, Equipment Grant, in an amount not to exceed $93,300.00 for the period of September 1, 2026 through August 31, 2028, appropriating the funds upon award, including any adjustment to the amount, and authorizing the City Manager or designee to execute any documents in connection with the application and with the acceptance, appropriation, and administration of the grant, including an assurance that, in the event of loss or misuse of HSGD funds, the funds will be returned to the HSGD in full. **(Citywide)**

20. 2026-154 Consider a resolution approving an inter-governmental agreement and a memorandum of understanding between the City of Waco and the Bureau of Alcohol, Tobacco, Firearms, and Explosives ("ATF") for the purpose of allowing ATF to become a City of Waco radio system subscriber, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

21. 2026-155 Consider a resolution approving an interlocal agreement and a memorandum of understanding between the City of Waco and the Texas Board of Criminal Justice-Office of the Inspector General ("TBCJ-OIG") for the purpose of allowing TBCJ-OIG to become a City of Waco radio system subscriber, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

22. 2026-156 Consider a resolution approving a one-year agreement for an Avaya telecommunications system licensing and maintenance subscription from ConvergeOne, Inc., through the State of Texas Department of Information Resources cooperative contract DIR-CPO-4644, for an amount not to exceed $151,320.48, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

23. 2026-157 Consider a resolution approving a one-year agreement to purchase the City of Waco's CrowdStrike cybersecurity software licenses and related services, in an amount not to exceed $286,170.34 in Fiscal Year 2025-2026, from SHI Government Solutions, Inc., through the State of Texas Department of Information Resources contract DIR-CPO-5241, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

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24. 2026-158 Consider a resolution authorizing the exercise of the second and final three-year renewal option to extend the lease with the Texas Ranger Association Foundation for the building located at 104 Texas Ranger Trail, to be used for its charitable and educational programs in conjunction with the Texas Ranger Hall of Fame and Museum, at the rate of $714.00 per year and for a term beginning May 1, 2026, and ending April 30, 2029 (pursuant to the original lease agreement approved for the term May 1, 2018, through April 30, 2023); and authorizing the City Manager or designee to execute all documents necessary to complete this transaction. **(Citywide)**

25. 2026-159 Consider a resolution approving an Encroachment Agreement between the City of Waco and Whitney Barnett for the construction of a residential driveway, because of unusual traffic concerns, within an approximately 0.01 acre portion of right-of-way adjacent to 2325 North 41st Street, more particularly described in the exhibit to said Resolution, and authorizing the City Manager or designee to execute any documents in connection therewith. (E-25-04 Whitney Barnett) **(District 4)**

26. 2026-160 Consider a resolution approving a Memorandum of Understanding between the City of Waco and Midway Independent School District for the use of and maintenance of Chapel Park, for a 20-year term beginning January 1, 2026, and ending December 31, 2046, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 3)**

27. 2026-161 Consider a resolution approving a professional services agreement with Walker Partners, LLC, for professional surveying and civil engineering services for the Cottonwood Creek Golf Course Holes 5-6 and 12-18 Improvements Project, in an amount not to exceed $230,000.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 3, Citywide)**

28. 2026-162 Consider a resolution approving Change Order No. 1 to the contract with Tegrity Contractors, Inc., for installing steel pier casings as required at the Fire Station No. 4 project, in an amount not to exceed $78,233.06, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

29. 2026-163 Consider a resolution awarding a contract for the design and installation of a 59 kW solar PV array on the City of Waco's Operation Center building to GS Solar, LLC, d/b/a Big Sun Solar, the offeror with the most advantageous proposal based on the evaluation criteria, in an amount not to exceed $179,783.00, which includes an Operation and Maintenance Plan to cover a period of 5 years, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 4)**

30. 2026-164 Consider a resolution: (1) awarding Request for Proposal ("RFP") 2025-084 to Petroleum Traders Corporation for a12-month contract with the option to renew for four additional 12-month terms for bulk load deliveries of unleaded fuel; (2) awarding RFP 2025-085 to Petroleum Traders Corporation for a 12-month contract with the option to renew for four additional 12-month terms for bulk load deliveries of diesel fuel; (3) awarding RFP 2025-086 to Petroleum Traders Corporation for a 12-month contract with the option to renew for four additional 12-month terms for bulk load deliveries of dyed off-road diesel fuel; (4) authorizing the expenditure of funds for the remainder of Fiscal Year 2025-2026 in an amount not to exceed $2,696,885.41; and (5) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

31. 2026-165 Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving Amendment No. 1 to the Rehabilitation Project contract with DN Tanks, LLC, for tank repair services in the amount of $417,150.00 (for a revised total contract amount not to exceed $1,417,150.00); and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

32. 2026-166 Consider a resolution amending the Fiscal Year 2025-2026 Operating Budget Fee Schedule to revise the raw water rates in the Water Fund for the Infrastructure Services Department: (1) increasing the Administration Fee from $30 to $31 per month; and (2) increasing the volumetric rate to $221 per acre-foot, both effective April 1, 2026. **(Citywide)**

33. 2026-167 Consider a resolution approving Amendment No. 1 to the existing professional services contract with Ardurra Group, Inc., for the Ernesto Fraga Reconstruction Project, to increase the scope for the reconstruction of (a) the northern half of Ernesto Fraga Street due to poor pavement condition and (b) a section of sanitary sewer replacement, in an amount not to exceed $64,317.00 (so the new total contract amount does not exceed $255,400.00), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

34. 2026-168 Consider a resolution approving Amendment No. 1 to the contract to Walker Partners, LLC for additional construction inspection services for the Indian Spring Pedestrian Connectivity Improvement to increase the contract amount by $11,537.50, so that the total contract amount does not exceed $123,137.50 and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1,District 4)**

35. 2026-169 Consider a resolution: (1) approving Change Order No. 6 to the contract with Kasparian Underground, LLC, d/b/a H&B Contractors, and McLennan County for the Chapel Road Improvements Project, to finalize the project quantities and reduce the contract by

$118,091.06 (for a revised total contract amount not to exceed $17,257,900.46, with Waco's share being reduced from $6,930,130.30 to $6,812,039.24); (2) closing out the project; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 3)**

36. 2026-170 Consider a resolution: (1) approving Change Order No. 3 to the contract with Belt Construction of Texas LLC, for the Brazos Basin Interceptor Improvements Phase 1A Project, to finalize the quantities and reduce the contract by $262,863.69 for a revised total contract amount not to exceed $16,163,832.51; (2) closing out the project; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1)**

37. 2026-171 Consider a resolution: (1) approving Change Order No. 4 to the contract with Bennett Paving Inc. on the Cobbs Drive Rehabilitation Project, to finalize the project quantities and deduct $104,986.99 (for a revised total contract amount not to exceed $3,633,710.95); (2) closing out the project; and (3) authorizing the City Manager or designee to executed any documents in connection therewith. **(District 5)**

G. PUBLIC HEARINGS

1. 2026-172 Conduct a public hearing and consider a resolution approving an amendment to the Final Planned Unit Development ("PUD") Plan for the Lot 9, Block 5 portion of the Saddle Creek PUD, to allow alternatives to the required eight-foot "masonry wall" along the north property line of the property addressed as 10001 China Spring Road, originally passed by Resolution No. 2025-172, and authorizing the City Manager or designee to execute any documents in connection therewith. (Case Z-26-02 Amir Namakforoosh, South Town Engineering) **(District 5)**

2. 2026-173 Conduct a public hearing and consider an ordinance to rezone from C-3 General Commercial to O-3 Office-Limited Commercial District, on approximately 0.4735 acres addressed as 2404 Columbus Avenue, and providing for penalties. (Z-26-03, Kirk Lipsitz) FIRST READING **(District 4)**

3. 2026-174 Conduct a public hearing and consider an ordinance changing the land use designation from Medium Density Residential Office Flex to Mixed Use Flex and to rezone from R-2 Two-Family and Attached Single-Family Residence District to O-2 Office Residential District, on approximately 0.378 acres addressed as 1302 and 1304 North 6th Street, and providing for penalties. (Z-26-06, City of Waco) FIRST READING **(District 4)**

4. 2026-175 Conduct a public hearing and consider an ordinance to abandon a 0.009 acre (386 square foot) right-of-way tract being a portion of a physically open and publicly maintained road known as University Parks Drive, and six additional drainage and utility easements all

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being generally located in the area bounded by Washington Avenue, Jefferson Avenue, University Parks Drive, and North 4th Street as further described within said Ordinance. (Case ABD-26-02, Walker Partners on behalf of Hunt Development Group and the City of Waco) FIRST READING **(District 4)**

5. 2026-176 Conduct a public hearing and consider an ordinance to rezone from R-1B Single-Family Residence District to R-2 Two-family and Attached Single-Family Residence District, on approximately 0.2135 acres addressed as 1508 Wilson Avenue, and providing for penalties. (Z-26-04, Harris Arnhart) FIRST READING **(District 1)**

6. 2026-177 Conduct a public hearing and consider an ordinance to abandon a 20-foot wide utility easement, being approximately 0.191 acres located within the property addressed as 1818 South 2nd Street as further described within said Ordinance. (Case ABD-26-03, Walker Partners on behalf of Baylor University) FIRST READING **(District 2)**

H. INDIVIDUAL CONSIDERATION

I. HEARING OF VISITORS

- Opportunity for Members of the Public to address City 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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DS

Kristen Hamilton-Karam, City Attorney

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 11th day of March 2026 at 5:30 PM.

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***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.