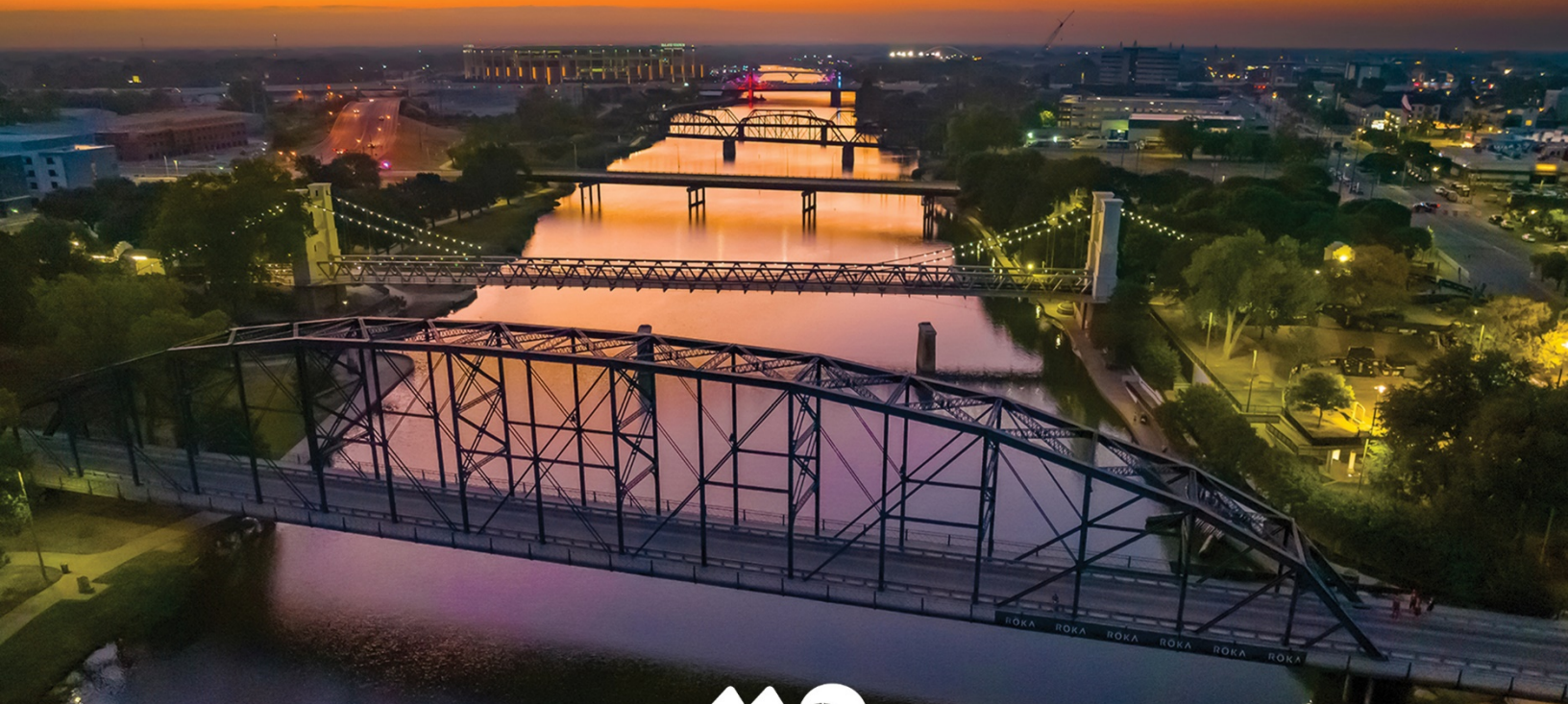
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WACO CITY COUNCIL MEETING AGENDA

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

April 21, 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. 2026-206 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. 2026-207 Informal Report - February 2026 Monthly Management Report. **(Citywide)**

3. 2026-208 Discussion of Certificates of Obligation Direct Note Program. **(Citywide)**

4. 2026-209 Discussion of Waco-McLennan County Public Health District Annual Report. **(Citywide)**

5. 2026-210 Discussion of Waco-McLennan County Library and Texas Ranger Hall of Fame 2025 (and prior years) operations, including an overview of current programs, initiatives, events, challenges, and success stories. **(Citywide)**

6. 2026-211 Discussion of Enhancing Operations with the New Customer Information System Software. **(Citywide)**

7. 2026-212 Discussion of Planning public hearing(s) **(Citywide)**

8. 2026-213 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 (Tex. Gov't Code Sec. 551.072);

2. Economic Development (Tex. Gov't Code Sec. 551.087);
3. Real Property (Tex. Gov't Code Sec. 551.072), Economic Development (Tex. Govt. Code Sec. 551.087), and Attorney Briefing (Tex. 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;
4. Attorney Briefing (Tex. Gov't Code Sec. 551.071) and Real Property (Tex. Gov't Code Sec. 551.072): Methods for the City to convey City-owned or acquire needed real property; and
5. Personnel (Tex. Gov't Code Sec. 551.074): City Secretary Michelle Hicks.

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

D. PLEDGE OF ALLEGIANCE

E. CONSENT AGENDA

1. 2026-214 Approval of the minutes for the April 7, 2026, Regular City Council Meeting. **(Citywide)**

2. 2026-215 Consider a resolution reappointing Michelle Hicks as the City Secretary for the City of Waco, Texas, for a term of 4 years, which shall begin on May 2, 2026. **(Citywide)**

3. 2026-216 Consider a resolution approving participation in the State of Texas' settlement with pharmaceutical manufactures Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries Super Valu and Advantage Logistics), related to the opioid crisis, and authorizing the City Manager to execute any documents in connection herewith. **(Citywide)**

4. 2026-217 Consider a resolution approving a tax exempt financing by the Mission Economic Development Corporation, pursuant to Section 147(f) of the Internal Revenue Code of 1986, in an amount not to exceed $145,548,078.00, for the benefit of Graphic Packaging International, LLC, for the purpose of financing and refinancing the cost of eligible solid waste disposal facilities, and authorizing the Mayor and/or City Manager to execute any documents in connection therewith. **(District 1)**

5. 2026-218 Consider a resolution authorizing Publication of Notice of Intention to Establish a Certificate of Obligation Note Program, to Issue Program Notes, and to Execute and Deliver a Note Purchase Agreement, resolving other matters pertaining thereto, and providing for the effective date thereof. **(Citywide)**

6. 2026-219 Consider a resolution: (1) amending the Fiscal Year 2025-2026 Operating and Capital Improvements Program ("CIP") budgets for

the General Fund, Texas Ranger Hall of Fame Fund, Bond CIP Interest Earnings Fund, Information Technology Fund, Hotel Occupancy Tax Fund, Convention Services Fund, Water Fund, Police State Forfeiture Fund, Cable PEG 1% Fund, Airport Fund, Water Bond CIP Fund, Water Cash CIP Fund, Wastewater Bond CIP Fund, Wastewater Cash CIP Fund, WMARSS Bond CIP Fund, Convention Services Cash CIP Fund, Risk Management Fund, and MPO Cash Fund; and (2) appropriating funds in Fiscal Year 2025-2026 from Fiscal Year 2024-2025 for rolled encumbrances (Purchase Orders). **(Citywide)**

7. 2026-220 Consider a resolution stating: (1) that the City reasonably expects to reimburse itself for costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof and that are to be paid in connection with the City's Barron's Branch District – Phase 1A Downtown Redevelopment Plan (the Financed Project) from the proceeds of obligations to be issued subsequent to the date hereof; (2) that the City reasonably expects that the maximum principal amount of obligations issued to reimburse the City for the costs associated with the Financed Project will be $15,000,000.00, and such obligations may be issued in one or more series; and (3) that unless otherwise advised by bond counsel, any reimbursement allocation will be made not later than 18 months after the later of (i) the date the original expenditure is paid or (ii) the date on which the Financed Project is placed in service or abandoned, but in no event more than three years after the original expenditure is paid. **(Citywide)**

8. 2026-221 Consider a resolution: (1) amending the Fiscal Year 2025-2026 operating budget to increase expenditures from reserves in the General Fund by $199,000.00; (2) approving a Texas Realtors Commercial -Unimproved property contract with KBDRSS LLC, for the purchase of real property located at 2423 Cole Avenue, Waco, Texas 76707 (being further described as 1.3258 Acres being Lots 3,4,8,9,10,11, and12 of Block 8 of Ginocchio Addition to the City of Waco, McLennan County, Texas, according to the plat of said addition recorded in Volume 79, Page 368 of the Deed Records of McLennan County, Texas) in an amount not to exceed $190,000.00; (3) approving the purchase of the said property; (4) authorizing expenditures related to the acquisition in amount not to exceed $9,000.00; and (5) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

9. 2026-222 Consider a resolution approving an economic development agreement with Alamo Structural Steel, LLC (the "Company"), for a real property tax reimbursement from Reinvestment Zone Number Four for Tax Increment Financing Funds for improvements associated with the redevelopment of 1300 Franklin Avenue, Waco, Texas (the "Site") into the Company's headquarters (the "Project"), in the amount of 100% of the tax increment generated each year over the base value of $746,180 for five years, with the total

incentive amount not to exceed $200,000; in exchange for (1) the Company purchasing the Site by June 30, 2026; (2) the Company's minimum total investment in the Project of $3,800,000; and (3) completion of the Project by June 30, 2027; and authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(District 2)**

10. 2026-223 Consider a resolution approving City Center Waco's recommendations for the Public Improvement District #1 (PID 1) advisory committee, subject to each appointee meeting qualifications. **(Citywide)**

11. 2026-224 Consider a resolution: (1) approving a Memorandum of Understanding with Desperado, LLC (aka Waco Surf), concerning the "Desperado Community" at Waco Surf (5347 Old Mexia Road) in the City of Waco's Extra-Territorial Jurisdiction (ETJ); (2) consenting to creation of a city-service Municipal Utility District (MUD) to include the Property; and (3) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

12. 2026-225 Consider a resolution ratifying an agreement with Floyd Casey-One LLC, in an amount not to exceed $261,000.00 to address ancillary matters outside the scope of the Amended and Restated Master Development Agreement concerning redevelopment of the Former Floyd Casey Site; and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

13. 2026-226 Consider a resolution authorizing a lease agreement with Manhattan Project Beer Company for approximately 10,260 sq ft of space on the ground floor of the Pavillion Parking Garage (600 S. University Parks Drive), providing funding for owner improvements, (2) amending the Fiscal Year 2025-2026 operating budget to increase revenues and expenditures in the Bond CIP Interest Earnings Fund and City of Waco Parking Authority Fund by $2,490,000.00; and (3) authorizing the City Manager to execute any documents in connection therewith. **(District 2)**

14. 2026-227 Consider a resolution approving a lease agreement with Creative Waco for office space located within the City of Waco's leased premises on the 9th Floor of the Roosevelt Building (400 Austin Avenue) for the term of October 1, 2025, through September 30, 2026, in the amount of $3,600.00 per quarter, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 4)**

15. 2026-228 Consider a resolution approving an interlocal agreement and a memorandum of understanding between the City of Waco and the Texas Department of Insurance ("TDI") for the purpose of allowing TDI to become a City of Waco radio system subscriber, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

16. 2026-229 Consider a resolution approving an interlocal agreement and a memorandum of understanding between the City of Waco and the Capital Area of Texas Regional Advisory Council ("CATRAC") for the purpose of allowing CATRAC to become a City of Waco radio system subscriber, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

17. 2026-230 Consider a resolution approving the submission of the Edward Byrne Memorial Justice Assistance Grant application for Fiscal Year 2025-2026 to the U.S. Department of Justice, Bureau of Justice Assistance, appropriating the funds for use in accordance with the grant contract upon award, and authorizing the City Manager or designee to accept said grant and execute any documents in connection therewith and furnish additional information or documentation deemed necessary for implementing said program and related matters. **(Citywide)**

18. 2026-231 Consider a resolution approving the execution of a 24-month lease agreement with Doering Fleet Management, for a 2026 Ford Transit Cargo van, in an amount not to exceed $170,000.00, for mental health response transportation, amending the Fiscal Year 2025-2026 operating budget to increase expenditures in the General Fund by $42,500.00 and authorizing the City Manager or designee to execute all documents necessary to complete this transaction **(Citywide)**

19. 2026-232 Consider a resolution approving the purchase of thirteen Ford Explorer Police Interceptor Utility vehicles, including full emergency vehicle upfitting, from Caldwell Country Ford d/b/a Rockdale Country Ford, under a cooperative purchasing agreement with BUYBOARD contract No. 724-23 for a total amount not to exceed $953,144.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

20. 2026-233 Consider a resolution approving the purchase of twenty-two Ford Explorer Police Interceptor Utility vehicles, including full emergency vehicle upfitting, from Silsbee Ford, Inc., under a cooperative purchasing agreement with The Interlocal Purchasing System (TIPS) contract No. 240901 for a total amount not to exceed $1,428,817.50, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

21. 2026-234 Consider a resolution approving the purchase of two Chevrolet Silverado 1500 4WD Police Pursuit Vehicle trucks, including full emergency vehicle upfitting, from Caldwell Country Chevrolet II, LLC, under a cooperative purchasing agreement with BUYBOARD contract No. 724-23 for a total amount not to exceed $129,506.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

22. 2026-235 Consider a resolution authorizing: (1) the termination for

convenience of the HMAC (hot mix asphaltic concrete) repair contract with Texas Materials Group, Inc., under Request for Bids No. 2024-041; (2) amending the Fiscal Year 2025-2026 operating budget to transfer $350,000 from the Water Fund, and $350,000 from the Wastewater Fund, into the Streets Maintenance Fee Fund to support street maintenance related to utility cuts; and (3) authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(Citywide)**

23. 2026-236 Consider a resolution authorizing: (1) the termination for convenience of the concrete material supply contract with Knife River Corporation – South under Request for Bids No. 2024-040; (2) amending the Fiscal Year 2025-2026 operating budget to transfer $150,000 from the Water Fund and $150,000 from the Wastewater Fund, both to increase revenues and expenditures in the Street Maintenance Fund to support street maintenance related to utility cuts; and (3) authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(Citywide)**

24. 2026-237 Consider a resolution approving Amendment No. 2 to the engineering contract with Walker Partners, LLC, for additional engineering services to correct concrete paving for the Gurley Lane Street and Drainage Improvements project and increasing the contract amount by $32,660.00 (for a revised total contract amount not to exceed $221,480.00), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

25. 2026-238 Consider a resolution amending the existing professional services contract with CDM Smith, Inc., for the Highway 84 Corridor Wastewater System Improvements – Phase 3 Project, from Harris Creek Road to Woodhaven Trail, for additional services to complete Phase 3C and to increase the contract amount by $339,391.28 (for a new contract total amount not to exceed $1,340,576.28), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

26. 2026-239 Consider a resolution rejecting the bid received for the Property Bid Sale of 3600 River Bend Lane, Waco, Texas, pursuant to Request for Bid No. 2025-080, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

27. 2026-240 Consider a resolution: (1) approving an agreement with the Texas Department of Transportation for the temporary closure of State right-of-way in connection with Baylor University football games occurring on the following dates in 2026: September 12; September 19; September 26; October 17; November 7; and November 21, which require such closure; (2) establishing that each of these games serve the public purpose(s) of commerce, tourism, and/or economic development; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith.

(Districts 1 & 2)

28. 2026-241 Consider a resolution: (1) approving an agreement with the Texas Department of Transportation for the temporary closure of roadways within the State's right-of-way in connection with the McLane Stadium "Post Malone and Jelly Roll Musical" concert event occurring on May 19, 2026, which requires such closure; (2) establishing that the event serves the public purpose(s) of commerce, tourism, and/or economic development; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

29. 2026-242 Consider a resolution: (1) approving an agreement with the Texas Department of Transportation for the temporary closure of State right-of-way in connection with the 2026 Tri-Waco Triathlon event occurring on June 28, 2026, which requires such closure; (2) establishing that the event serves the public purpose(s) of commerce, tourism, and/or economic development; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1,District 4,District 5)**

30. 2026-243 Consider a resolution: (1) approving an agreement with the Texas Department of Transportation for the temporary closure of State right-of-way in connection with the November 7, 2026 Baylor Homecoming Parade event, which requires such closure; (2) establishing that the event serves the public purpose(s) of commerce, tourism, and/or economic development; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Districts 2 & 4)**

F. PUBLIC HEARINGS

1. 2026-244 Conduct a public hearing and consider a resolution granting a special permit to Michele and Lawrence Allen, for a Short-Term Rental Type I in an R-1B zoning district on property addressed as 7016 Country Club Road. (Z-26-08 Lawrence and Michele Allen) **(District 3)**

2. 2026-245 Conduct a public hearing and consider a resolution granting the renewal of a special permit to Blachil Properties, LLC, d/b/a Kids ‘R’ Kids, for a child care facility in an R-3B zoning district on property addressed as 10033 Parker Springs Drive. (Z-26-09 John Norman on behalf of Blachil Properties, LLC d/b/a Kids 'R' Kids) **(District 5)**

3. 2026-246 Conduct a public hearing and consider an ordinance changing the land use designation from Mixed Use Flex to Mixed Use Core and to rezone from O-1 Office District to C-4 Central Commercial District, for approximately 2.365 acres addressed as 320 and 326 North 14th Street, 325 and 315 North 15th Street, and 1401 and 1425 Columbus Avenue, and providing for penalties. (Z-26-10, Walker Partners on behalf of Brick Street Migel, LLC) FIRST

READING **(District 4)**

4. 2026-247 Conduct a public hearing and consider an ordinance to rezone from O-3 Office Limited Commercial to O-2 Office Residence District on approximately 21.853 acres being a part of the property addressed as 2600 West Lake Shore Drive, and providing for penalties. (Z-26-11, David Mercer) FIRST READING **(District 5)**

5. 2026-248 Conduct a public hearing and consider an ordinance to abandon a 20 foot wide alley, being approximately 0.161 acres located in Block 9 of the Barnard Subdivision, and generally located midblock between Columbus Avenue and Barnard Avenue and perpendicular to North 14th Street and North 15th Street. (Case ABD-26-04, Walker Partners on behalf of Brick Street Migel, LLC) FIRST READING **(District 4)**

G. INDIVIDUAL CONSIDERATION

1. 2026-249 Consider an ordinance amending Sections 16-120 and 16-124 of Article IV "Smoking Regulations" of Chapter 16 "Nuisances" of the Code of Ordinances of the City of Waco, Texas, to provide definitions of cigar and cigar bar, amend the exceptions to Smoking Ordinance to include cigar bars, and providing for verification of required revenue percentages applicable to cigar bars, cigar lounges, hookah bars, and hookah lounges; providing for penalties. SECOND READING **(Citywide)**

2. 2026-250 Consider an ordinance amending Section 6-310 of Division 2 "Building Standards Commission" of Article V "Minimum Building Standards Code" of Chapter 6 "Buildings and Building Regulation" of the Code of Ordinances of the City of Waco, Texas, to allow for the appointment of up to eight alternate members to the Building Standards Commission. SECOND READING **(Citywide)**

H. HEARING OF VISITORS

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

I. COUNCIL REPORTS AND REQUESTS FOR SCHEDULING FUTURE AGENDA ITEMS

- 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

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DocuSigned by:
Mandy Spikes for
F20B3F6C4910438...
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 15th day of April 2026 at 5:30 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.