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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

May 5, 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.	2026-251	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.	2026-252	Informal Report - Plan Commission actions for the 1st and 2nd Quarters of Fiscal Year 2025-2026 (October 1, 2025 - March 31, 2026). **(Citywide)**
3.	2026-253	Informal Report - Update on the status of the Inspection Reports Online (“IROL”) implementation and the company's merger with Brycer. **(Citywide)**
4.	2026-254	Discussion of proposals received for private development sites within the planned Barron's Branch District, generally bounded by Washington Avenue, 4th Street, Jefferson Avenue, and University Parks Drive, as part of the Downtown Redevelopment Project. **(District 4)**
5.	2026-255	Discussion and update on City of Waco aquatics, including a summary of the Doris Miller Community Pool operations, and review of the 2025 Final Report and 2026 Outlook for Hawaiian Falls. **(Citywide)**
6.	2026-256	Discussion of Economic Development department software, tools, and project update(s). **(Citywide)**
7.	2026-257	Discussion of Planning public hearing(s). **(District 2)**
8.	2026-258	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; and
4. Attorney Briefing (Tex. Gov't Code Sec. 551.071): Agreements for economic incentives between (1) the City of Waco and 8100 WOODWAY DRIVE LLC; and (2) the City of Waco and JKBM Holdings, LLC.

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

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. 2026-259 Proclaiming May 1, 2026, as Providence Hospice 30th Anniversary Day. **(Citywide)**

2. 2026-260 Proclaiming May 3-9, 2026, as Professional Municipal Clerks' Week. **(Citywide)**

F. CONSENT AGENDA

1. 2026-261 Approval of minutes for the April 21, 2026, Regular City Council Meeting. **(Citywide)**

2. 2026-262 Consider a resolution approving appointments to various Boards and Commissions, subject to each appointee meeting qualifications. **(Citywide)**

3. 2026-263 Consider a resolution: (1) selecting certain developers' private parcel development proposals for the Downtown Redevelopment Project's planned Barron's Branch District (generally bounded by Washington Ave, 4th Street, Jefferson Avenue, and University Parks Drive) to enter negotiations for developing certain sites: (a) Propertize Ventures, LLC, for Sites B1(a), B1(b), and B2; (b) Waco DT 01, LLC, d/b/a Corridor Concepts, LLC, for Site B3; and (c) Gregg Glime, Marshall Stewman, Dillon Meek, Partners, for Site B5(b); (2) rejecting all remaining proposals received in response to Request for Proposals No. WDRP-002-02026 for all remaining sites in Barron's Branch District; and (3) authorizing the City Manager, or designee, to negotiate development agreements and other associated agreements for the sites listed in (1), subject to City Council approval. **(District 4)**

4. 2026-264 Consider a resolution: (1) approving a Purchase and Sale

Agreement with Parallel Acquisitions LLC (its sole member being Parallel Group, LLC, a Texas limited liability company, d/b/a Parallel CO, LLC) ("Buyer"), for the disposition of a narrow strip of real property located at the corner of 5th Street and James Avenue in Waco, McLennan County, Texas (an approximately 0.0888 acre tract identified by McLennan Central Appraisal District Property I.D. No. 198543, and known as Lot 3B Block 4 of the Woodward Tracts, and being previously described in that Deed recorded in/under Volume 89, Page 569 of the Deed Records of McLennan County, Texas ("DRMCT")) ("Property"); (2) approving the sale in fee simple of the Property for the purchase price of $46,000.00 to Buyer, or Buyer's assignee as approved by the City Manager, and subject to the City retaining a Storm Drainage Easement over the entire Property; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

5. 2026-265 Consider a resolution approving the direct sale of the tax foreclosed, undevelopable property 624 Maryland Street in Waco, Texas, to Juan Tello, Jr and Stephanie Yazmin Leal, abutting property owners, for the amount of $1,453 in accordance with the City of Waco Policy for the Sale of Tax Foreclosed Property, and authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(District 4)**

6. 2026-266 Consider a resolution: (1) approving a Subrecipient Agreement with Waco Community Development Corporation, d/b/a Grassroots Community Development ("Grassroots"), in an amount not to exceed $170,000 (with primary funding from the grant awarded to City of Waco by the non-profit organization Cities for Financial Empowerment Fund, receipt of which was approved by City Council by Resolution 2026-028 on January 20, 2026, and other funding sources as described in the resolution) to provide financial counseling and coaching services to Waco residents in need of same, at least fifty-one percent (51%) of whom shall be of low and moderate-income as defined by the United States Department of Housing and Urban Development, for an initial term of May 5, 2026, to September 30, 2027, with the option to renew for four (4) additional one-year terms; and (2) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

7. 2026-267 Consider a resolution amending the contract with Leetex Group, LLC to extend it's expiration to December 31, 2026, the date funding authorized expires, for professional services to ensure conformance with the Davis-Bacon and Related Acts, originally approved by Resolution No. 2024-417, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

8. 2026-268 Consider a resolution: (1) approving an Interlocal Agreement with Texas Department of Public Safety ("DPS") for the transfer and use of $10,000,000.00 as appropriated by the 89th Texas Legislature

through Senate Bill 1 (Article V, Rider 53) for the expansion of the Texas Ranger Hall of Fame and Museum and improvements to DPS Company F office space located on the same campus for a term of two years from the date of execution with two additional one-year options; (2) accepting receipt of the $10,000,000.00 funds from DPS; (3) appropriating the use of the $10,000,000.00 funds in accordance with Senate Bill 1 (Article V, Rider 53); (4) amending the Fiscal Year 2025-2026 capital improvement program budget to increase revenues and expenditures in the Texas Ranger Hall of Fame 2026 Building Fund by $10,000,000.00; and (5) authorizing the City Manager or their designee to execute any documents in connection therewith and/or furnish additional information or documentation as is deemed necessary for implementation of said project and related matters. **(Citywide)**

9. 2026-269 Consider a resolution authorizing the submission of an application for an Airport Infrastructure Grant from the United States Department of Transportation, administered by the Federal Aviation Administration, to fund updates to the Airport Master Plan for the Waco Regional Airport, for a total contract amount not to exceed $916,203.00 ($870,392.00 federal portion and $45,811.00 local match), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

10. 2026-270 Consider a resolution authorizing the City Manager to: (1) file Application #11 with the Federal Aviation Administration (“FAA”) to request approval to continue collection of the Passenger Facility Charge (“PFC”) of $4.50 per eligible emplaned passenger for certain eligible Airport projects; (2) file amendments to Passenger Facility Charge Nos. 08, 09, and 10 to close out certain PFC-funded Airport projects; (3) submit all related documentation contained in the application or amendments or requested by the FAA; (4) authorizing the City Manager to execute any documents in connection therewith. **(Citywide,District 5)**

11. 2026-271 Consider a resolution amending 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)**

12. 2026-272 Consider a resolution: (1) ratifying Change Order No. 2 with Smith Inland Environmental Services, Inc., for environmental testing and disposal services at Alice Martinez Rodriguez Park in an amount not to exceed $124,656.00, for a revised total contract amount of $545,716.00; (2) approving Change Order No. 2 with Millis Development and Construction – Dallas, LLC, for track improvements at Alice Martinez Rodriguez Park in an amount not to exceed $2,718,194.68, for a revised total contract amount of $18,902,781.50; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

13. 2026-273 Consider a resolution approving a professional services contract

with Martinez Architects, LP, to perform architectural services for a new Fire Station No. 8, in an amount not to exceed $427,500.00, establishing a design contingency in the amount of $46,375.00, for a total authorization amount not to exceed $473,875.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 4)**

14. 2026-274 Consider a resolution: (1) amending the Fiscal Year 2024-2025 Capital Improvements Program ("CIP") by decreasing cash-funded appropriations to 13FAC2501 and increasing cash-funded appropriations to 13FA2408 by $409,000.00; (2) approving Change Order No. 2 to the contract with SCI Construction, LTD., for increasing the generator size and related appurtenance as required at the Pet Circle Clinic project to provide campus-wide backup generation, in an amount not to exceed $432,898.07; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1)**

15. 2026-275 Consider a resolution approving Change Order No. 1 to the contract with All-Tex Utilities LLC, for the Clay Avenue Emergency Waterline Replacement Project, to finalize the project quantities and add $19,500.00 (for a revised total contract amount not to exceed $118,499.00), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

16. 2026-276 Consider a resolution approving Amendment No.1 to the professional services contract with Kasberg, Patrick & Associates, LP, for additional construction administration and construction inspection services for the 2021 Mill and Overlay Phase 4 Project in an amount not to exceed $129,397.50 (for a revised total contract amount not to exceed $596,747.50), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2,District 4)**

17. 2026-277 Consider a resolution approving Amendment No. 3 to the existing professional services contract with AECOM Technical Services, Inc., for additional architectural, engineering, project management, construction administration, and permitting related services associated with the ongoing Riverwalk and related public improvements, in an amount not to exceed $285,219.00 (for a new total contract amount not to exceed $7,232,449.00), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

18. 2026-278 Consider a resolution approving Amendment No. 4 to the existing engineering contract with BGE, Inc., for the Bagby Avenue Street Improvements Project for additional on-site representation and construction administration services in an amount not to exceed $13,090.00 (for a new total contract amount not to exceed $1,301,265.00), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

19. 2026-279 Consider a resolution approving a Wastewater Improvements Participation Agreement with Envision Offers, LLC, Tonka Properties, LLC, and WinterHawk LP ("Property Owners"), for Property Owners to pay $1,172,784.27 to participate in, and connect to, the Airport Road Wastewater Improvements project, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

G. PUBLIC HEARINGS

1. 2026-280 Conduct a public hearing and consider an ordinance adopting Standards of Care for City of Waco youth programs. FIRST READING **(Citywide)**

2. 2026-281 Conduct a public hearing and consider an ordinance amending Chapter 28 "Zoning", Article IV "District Regulations", Division 30 "Special District-Floyd Casey District" of the Code of Ordinances of the City of Waco, to modify the Floyd Casey Design Book to better align with changed definitions in the ordinance, and to modify standards to better align with the current development; and providing for penalties. FIRST READING (ZA-26-01, Floyd Casey One, LLC) **(District 2)**

H. INDIVIDUAL CONSIDERATION

1. 2026-282 Consider an Ordinance amending Division 7, Public Art Commission, of Article VII "Boards, Commissions, Committees" of Chapter 2, Administration of the Code of Ordinances of the City of Waco to refine the scope of the Public Art Commission in its role of advising the City Council on public art and related policies. FIRST READING **(Citywide)**

2. 2026-283 Consider an ordinance amending Section 24-127 of the Code of Ordinances of the City of Waco, Texas, to authorize the City Manager to approve certain contract amendments, effective immediately. FIRST READING **(Citywide)**

3. 2026-284 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) SECOND READING **(District 4)**

4. 2026-285 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) SECOND READING **(District**

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4)

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

DocuSigned by:
Michelle Hicks
425863EB80CC400...
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 29th day of April 2026 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.