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WACO CITY COUNCIL MEETING AGENDA

Jim Holmes - Mayor
George Chase - Mayor Pro Tem, District 5
Andrea J. Barefield - Council Member, District 1
Isabel Lozano - Council Member, District 2
Jed Cole - Council Member, District 3
Darius Ewing - Council Member, District 4



CITY OF WACO

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City of Waco
City Council Meeting Agenda

May 19, 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.	2026-288	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.	2026-289	Informal Report - March 2026 Monthly Management Report **(Citywide)**
3.	2026-290	Informal Report - Fiscal Year 2025-26 2nd Quarter Investment Report **(Citywide)**
4.	2026-291	Discussion of Police Department operations, including crime statistics, strategies, and updates. **(Citywide)**
5.	2026-292	Discussion of Waco Regional Airport Operations, Planning and Initiatives. **(Citywide)**
6.	2026-293	Discussion of Waco state and federal legislative priorities. **(Citywide)**
7.	2026-294	Discussion of Planning public hearing(s). **(Citywide)**
8.	2026-295	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); and,
3. Attorney Briefing (Tex. Gov't Code Sec. 551.071): *LaToya Nicole Powell v. City of Wa* Cause No. 2025-3562-5, In the District Court of McLennan County, Texas, 414*th* Judi

District.

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

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. 2026-296 Proclaiming May 17 - 23, 2026, as National Public Works Week. **(Citywide)**

2. 2026-297 Special presentation by the City Council to the high school seniors of the City of Waco Youth Council, thanking them for their service to the Youth Council and the City of Waco. **(Citywide)**

F. CONSENT AGENDA

1. 2026-298 Approval of minutes for the May 5, 2026, Regular City Council Meeting. **(Citywide)**

2. 2026-299 Consider a resolution ratifying the submission of a grant application to the Federal Aviation Administration (FAA) for the Small Community Air Service Development (SCASD) Program for a total contract amount not to exceed $2,000,000.00 (up to $1,000,000.00 in federal funding and up to $1,000,000.00 in local match), and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

3. 2026-300 Consider a resolution: (1) accepting from the Federal Transit Administration a Fiscal Year 2026 Federal Section 5307 grant in an amount not to exceed $4,466,157.00 with a total local match not to exceed $3,068,301.00 for an overall total authorization amount not to exceed $7,534,458.00, for the day-to-day operations of the Waco Transit System; (2) appropriating those funds for use in accordance with the grant contract; 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)**

4. 2026-301 Consider a resolution accepting the donation of additional technology products and services from Cisco Systems, Inc., by amending the agreement passed by Resolution No. 2025-699, for the City of Waco Bledsoe-Miller STEAM Center, as part of Cisco's Country Digitization Acceleration Initiative, at no cost to the City, extending the agreement term to 36 months, and authorizing the City Manager or designee to execute any necessary documents to effectuate this donation, including the Letter of Agreement. **(District 1)**

5. 2026-302 Consider a resolution approving a five-year Cisco Enterprise

Agreement with World Wide Technology, LLC, for the consolidation and renewal of critical cybersecurity, network infrastructure, and secure access services used by City staff and departments, through the Texas Department of Information Resources cooperative contract DIR-CPO-5347, in a total amount not to exceed $1,267,733.62, authorizing the expenditure of an amount not to exceed $99,000.00 in Fiscal Year 2025-2026, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

6. 2026-303 Consider a resolution approving the purchase of DocuSign Enterprise Pro for Government software licenses and associated support services for one year from Carahsoft Technology Corporation, under the State of Texas Department of Information Resources cooperative contract DIR-CPO-5687, for an amount not to exceed $110,583.24, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

7. 2026-304 Consider a resolution awarding a two-year contract, with three one-year renewal options, to Troop Capital Management, LLC, for Investment Advisory Services, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

8. 2026-305 Consider a resolution awarding a two-year contract, with three one-year renewal options, to Greenland Risk Management LLC, for Municipal Financial Products Advisory Services and authorizing an amount not to exceed $48,000.00 for said services for Fiscal Year 2025-2026, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

9. 2026-306 Consider a resolution ratifying a three-year agreement with Tourism Economics, LLC, in a total amount not to exceed $172,500.00, for travel data analytics services, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

10. 2026-307 Consider a resolution: approving an agreement with Waco Gateway, LLC (“Developer”) (1) for the City to design and construct the northern portion of a road and public infrastructure improvements from New Road to the Cottonwood Creek for up to $12,400,000, associated with the development of an approximately 252 acre parcel located along the frontage road of I-35 South, between New Road and Loop 340 ("Development"), contingent upon commencement of Phase 1 of development involving a minimum investment of $55,000,000 and a development agreement between the City and a new to market Tier 1 nationally recognized retailer brand approved by the City; (2) for the City to design and construct a road and public infrastructure improvements over and on the south side of the cottonwood creek to the Highway 6 access road for up to $17,000,000, on the Development in exchange for

commencement of Phase 2 of a retail development involving a minimum investment of $50,000,000 including a new to market or expansion of a local brand presence, Tier 1 nationally recognized big box retailer brand approved by the City, and preceded by the completion of the development agreement described in part “1”; (3) for the Purchase and Sale to the City for no more than $3,500,000 for the purchase of approximately 28 acres including frontage on the access road on the east side of I-35 South, and between New Road and Loop 340, (the "Property"); 4) contingent on completion of the above, pursuant to Chapter 380 of the Texas Local Government Code, reimbursement of 30 percent of the municipal sales tax generated by development parcels to be constructed on the approximately 252 acres located along the frontage road of I-35 South, between New Road and Loop 340 ("Development") beginning at the end of three years (36 months) after the public opening of the warehouse retail brand in Part 1 and contingent on generation of sales tax revenue from new to market or expansion of local brand presence of at least $3,500,000 a year, and for 10 years or until December 31, 2043, whichever is earlier, not to exceed $18,000,000; 5) requiring the Developer to establish a Planned Unit Development Zone (“PUD”) over the Development; and 6) approving Tax Increment Financing Zone Number Four funds to provide for debt service payments on certificates of obligations on the principal amounts for City investment described in parts “1” and “2”; and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

11. 2026-308 Consider a resolution approving an encroachment agreement between the City of Waco and Seventh and James Baptist Church of Waco for the construction of a raised, sloped sidewalk within an approximately 0.0316 acre portion of right-of-way adjacent to 602 James Avenue, and authorizing the City Manager or designee to execute any documents in connection therewith. (E-26-01 Seventh and James Baptist Church of Waco) **(District 2)**

12. 2026-309 Consider a resolution: (1) granting Oncor Electric Delivery Company, LLC, an additional easement of 0.006 acres for electric facilities at the Central Wastewater Treatment Plant (“Central WWTP”) located at 1147 Treatment Plant Road (increasing the existing easement from approximately 0.024 acres to approximately 0.030 acres) as identified in the attached survey, to accommodate equipment clearance requirements; and (2) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

13. 2026-310 Consider a resolution: (1) amending the Fiscal Year 2025-2026 operating budget to increase expenditures in the Drainage Fund by $145,000.00; (2) approving a contract with Walker Partners, LLC, for engineering services for the Tehuacana Creek Flood Study Project, in an amount not to exceed $145,000.00; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1)**

14. 2026-311 Consider a resolution approving an Advance Funding Agreement with the Texas Department of Transportation for the Traffic Improvement project –Sanger Ave from Dickens Dr-New Sanger Ave for an estimated construction cost of $1,342,733.00, up to $1,208,459.70 of which will be from federal funding, with the City responsible for 10% of construction costs (in the amount of $134,273.30) plus the cost of design, TxDOT reimbursement estimated at 15% of construction costs, and all construction costs above $1,342,733.00, appropriating the funds for use in accordance with the grant contract, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 3)**

15. 2026-312 Consider a resolution approving an engineering contract with CDM Smith, Inc., for one year of city-wide “on-call” construction inspection services for one full time Resident Project Representative (“RPR”) on various water and wastewater projects, in an amount not to exceed $380,000.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

16. 2026-313 Consider a resolution approving a contract for professional services with H W Lochner, Inc., for the Traffic Improvement project – Sanger Ave from Dickens Dr. to New Sanger Ave., in an amount not to exceed $286,672.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 3)**

17. 2026-314 Consider a resolution exercising the third of three 12-month renewal options under the existing chemical supply contract to USALCO, LLC, for the purchase of Liquid Poly Aluminum Chloride Coagulant ("PACL") and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

18. 2026-315 Consider a resolution: (1) assigning the existing contract for the Water Tank Cleaning and Inspection Project (from Consor Engineers, LLC, d/b/a U.S. Underwater) to US Underwater, LLC; (2) exercising the second one-year renewal option under said contract, in an amount not to exceed $173,425.00; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

19. 2026-316 Consider a resolution approving Change Order No. 1 to the contract with Bennett Paving Inc., for the Pavement Rehabilitation Project to remove certain roadway from the scope and reconcile bid quantities for a decrease in an amount not to exceed $94,556.00 (for a revised total contract amount not to exceed $1,901,811.65), and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1, District 4)**

20. 2026-317 Consider a resolution approving Change Order No. 5 to the

contract with TTG Utilities, Inc., for the Chapel Road Widening Project, for the abandonment of an existing water line, increasing the contract amount by $181,500.00 (for a revised total contract amount not to exceed $9,007,443.25), and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 3)**

G. PUBLIC HEARINGS

1. 2026-318 Conduct a public hearing and consider an ordinance changing the Land Use designation from Urban Residential to Mixed Use Flex and rezoning from R-2 to PUD zoning in accordance with the Concept PUD Plan for the MacArthur Storage Units, on approximately 1.358 acres addressed as 3001 MacArthur Drive, and providing for penalties. (Z-26-13 David Mercer) FIRST READING **(District 4)**

2. 2026-319 Conduct a public hearing and consider an ordinance to rezone from C-2 Community Commercial to O-2 Office Residence District on approximately 2.32 acres addressed as 1704 South 18th Street, and providing for penalties. (Z-26-12 Valentin DeLeon) FIRST READING **(District 1)**

3. 2026-320 Conduct a public hearing and consider an ordinance rezoning from R-1B to PUD zoning for approximately 0.31 acres, amending the Concept PUD Plan for Seven Oaks Village by adding the approximate 0.31 acres to the Concept PUD boundary, changing the overall unit count and site layout, renaming said Concept PUD to Hadley's Place on approximately 1.466 total acres of property addressed as 2712 South 2nd Street, and providing for penalties. (Z-26-14, Justin Soto) FIRST READING **(District 1)**

4. 2026-321 Conduct a public hearing and consider an ordinance changing the land use designation from Medium Density Residential Office Flex to Mixed Use Flex and rezoning from O-3 Office-Limited Commercial District to C-2 Community Commercial District on approximately 0.633 acres addressed as 1839 North 25th Street, and providing for penalties. (Z-26-16 Carlos Diaz on behalf of CG Prashanta) FIRST READING **(District 4)**

5. 2026-322 Conduct a public hearing and consider an ordinance changing the land use designation from Suburban Residential to Industrial and rezoning from R-1B Single Family Residence District to M-2 Light Industrial District, on approximately 1.69 total acres addressed as 365 and 379 Val Verde Road, and providing for penalties. (Z-26-17, City of Waco and George Ehgotz) FIRST READING **(District 5)**

6. 2026-323 Conduct a public hearing and consider an ordinance amending Chapter 28 “Zoning”, Article V “District Regulations”, Division 5 “R-1C Single-Family Residence District” of the Code of Ordinances of the City of Waco, to provide for an alternative minimum lot area of 4,000 square feet, a minimum lot width of 40 feet, and specify

conditions and yard requirements; and providing for penalties. (ZA-26-02, City of Waco). FIRST READING **(Citywide)**

7. 2026-324 Conduct a public hearing and consider an ordinance to rezone from C-5 Service Commercial to O-2 Office-Residence District, on approximately 0.200 acres addressed as 1125 La Salle Avenue, and providing for penalties. (Z-26-15, David Mercer) FIRST READING **(District 2)**

H. INDIVIDUAL CONSIDERATION

1. 2026-325 Consider an ordinance approving City Center Waco's recommended service and assessment plan for the Public Improvement District No. 1 for Fiscal Years 2025 through 2029. FIRST READING **(Citywide)**

2. 2026-326 Consider an ordinance by the City Council of the City of Waco, Texas, providing for the replacement of the paying agent/registrar bank for certain debt obligations of the City of Waco, Texas; approving the form and substance of related documents; authorizing City officials to execute notices and agreements related thereto; and approving other matters related thereto. **(Citywide)**

3. 2026-327 Consider an ordinance amending section 10-21 of Article II "Fire Codes" of Chapter 10 "Fire Prevention and Protection" of the Code of Ordinances of the City of Waco, Texas, to address requirements related to emergency responder communications enhancement systems, and providing for penalties. FIRST READING **(Citywide)**

4. 2026-328 Consider an ordinance: (1) authorizing a Developer Participation Agreement with WBW Single Development Group, LLC – Series 110 ("WBW") for the Warren Road Extension Improvement Project, to allow the City to participate in the total cost of oversizing roadway improvements required by the City to provide for existing and future capacity along said road and to reimburse WBW in an amount not to exceed $228,277.10, to be paid in accordance with the terms of the Ordinance; and (2) authorizing the City Manager or designee to execute any documents in connection therewith. FIRST READING **(District 3)**

5. 2026-329 Consider an ordinance adopting Standards of Care for City of Waco youth programs. SECOND READING **(Citywide)**

6. 2026-330 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. SECOND READING **(Citywide)**

7. 2026-331 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. (ZA-26-01, Floyd Casey One, LLC) SECOND READING **(District 2)**

8. 2026-332 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. SECOND READING **(Citywide)**

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
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Kristen Hamilton-Karam, City Attorney

DocuSigned by:
Michelle Hicks
425883EB80CC400...
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 13th day of May 2026 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.

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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.