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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

June 2, 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. 2026-333 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. 2026-334 Discussion of Creative Waco's application to the Texas Commission on the Arts and request for support to expand the boundaries of the downtown Waco Cultural District. **(District 1,District 2,District 4)**

3. 2026-335 Discussion of funding recommendations for the Community Development Block Grant and HOME Investment Partnerships Program grant under the draft 2026-2027 Annual Action Plan. **(Citywide)**

4. 2026-336 Discussion of the Fiscal Year 2025-2026 and Fiscal Year 2026-2027 Operating and Capital Improvements Program ("CIP") Budgets development, including past, present, and future aspects of the CIP and operating budgets for all City operations. **(Citywide)**

5. 2026-337 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.

4. Attorney Briefing (Tex. Gov't Code Sec. 551.071): City of Waco v. The Cameron County Housing Finance Corporation; Cause No. 2025-3131-4 (170th Judicial District).
5. Attorney Briefing (Tex. Gov't Code Sec. 551.071): EEOC Complaint No.: 450-2022-02707 John Castoreno v. City of Waco.

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

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. 2026-338 Special Presentation to Waco City Academy Graduates. **(Citywide)**

F. CONSENT AGENDA

1. 2026-339 Approval of the minutes for the May 12, 2026, Special City Council Meeting and the May 19, 2026, Regular City Council Meeting. **(Citywide)**

2. 2026-340 Consider a resolution authorizing the Mayor to sign the updated McLennan County Basic Emergency Management Plan. **(Citywide)**

3. 2026-341 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. 2026-342 Consider a resolution approving a request from Fire Equipment Engineer James Martin for a twenty-four-week extension of his line-of-duty injury leave of absence with full pay. **(Citywide)**

5. 2026-343 Consider a resolution: (1) establishing the South Martin Luther King Jr. Boulevard Business Recovery Grant Program (the "Program") pursuant to Chapter 380 of the Texas Local Government Code; (2) approving the Guidelines and Policy Statement for the Program, attached as Exhibit A, to provide grants in amounts not to exceed $100,000.00 to eligible businesses impacted by a sewer main failure and related infrastructure concerns; (3) authorizing the reallocation of certain unobligated tax increment financing funds from Reinvestment Zone Number One and Reinvestment Zone Number Four; and (4) authorizing the City Manager or designee to administer the Program and execute all documents and agreements in connection therewith. **(District 1)**

6. 2026-344 Consider a resolution approving a rehabilitation construction project involving a deferred forgivable loan in an amount not to exceed $120,155.18, funded by the U.S. Department of Housing and Urban Development via the Community Development Block Grant, for work to be performed at 718 N. 12th Street, Waco, Texas, 76707, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

7. 2026-345 Consider a resolution approving a rehabilitation construction project involving a deferred forgivable loan in an amount not to exceed $113,799.30, funded by the U.S. Department of Housing and Urban Development via the Community Development Block Grant, for work to be performed at 1612 Windsor Avenue, Waco, Texas, 76708, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

8. 2026-346 Consider a resolution: (1) authorizing the sealed bid sale for the property located at 1302 N. 6th Street (formerly known as 701 Colcord Avenue), Waco, Texas 76704 ("Property") to Corridor Concepts, LLC ("Developer"), in accordance with the City of Waco Policy for the Sale of Fee Simple Property, in the amount of $30,100.00; (2) authorizing conveyance of the Property to Developer; (3) approving a development agreement with Developer for the Property; and (4) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

9. 2026-347 Consider a resolution: (1) exercising a renewal option under the existing contract with Weaver and Tidwell, L.L.P., to perform the annual audit for the City of Waco for Fiscal Year 2025-2026, perform agreed-upon procedures in compliance with Texas Commission on Environmental Quality (“TCEQ”) requirements, and perform the Passenger Facility Charge Audit and Single Audit for a fee amount not to exceed $109,160.00; (2) approving an engagement letter with Weaver and Tidwell, L.L.P., for assistance with preparing the September 30, 2026 financial statements for a fee amount not to exceed $23,000.00; and (3) authorizing the Mayor and/or City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

10. 2026-348 Consider a resolution: (1) approving Amendment No. 3 to the grant contract with the Texas Department of State Health Services for the Immunizations/Locals program (Contract No. HHS001331300017) to extend the contract term for a one-year period, through August 31, 2027, and to provide additional grant funds in the amount of $325,635.00 for the period of September 1, 2026, through August 31, 2027, so that the total amount of the contract does not exceed $1,302,540.00; (2) accepting the grant funds; (3) appropriating the funds for use in accordance with the grant contract; and (4) authorizing the City Manager, or his 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. 2026-349 Consider a resolution: (1) approving Amendment No. 6 to the grant contract with the Texas Department of State Health Services for the Public Health Emergency Preparedness Program (Contract No. HHS001439500044) to extend the term of the contract for an additional one-year period ending on June 30, 2027, and to provide additional grant funds in an amount not to exceed $177,622.00 plus

a required City match of funds in the amount of $17,762.00, for a total amount not to exceed $195,384.00 for the period of July 1, 2026 through June 30, 2027, so that the total amount of grant funds under the contract does not exceed $586,152.00; (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. 2026-350 Consider a resolution: (1) supporting Creative Waco's application to the Texas Commission on the Arts for continuing recognition of the Waco Downtown Cultural District; (2) approving Creative Waco's request to expand the boundaries of the Waco Downtown Cultural District in order to include key cultural assets; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1, District 2, District 4)**

13. 2026-351 Consider a resolution: (1) approving a contract with Greater Waco Collective Impact Initiative, d/b/a Prosper Waco, for PACES Phase II coordination, planning, reporting, and healthcare system sustainability services to support the Partnership for Accessible Care and Economic Sustainability (PACES) initiative, in an amount not to exceed $264,000.00; (2) amending the Fiscal Year 2025-2026 operating budget to increase expenditures in the General Fund by $33,000.00; and (3) authorizing the City Manager or his designee to execute any documents in connection therewith. **(Citywide)**

14. 2026-352 Consider a resolution adopting the Waco Transit System's revised Public Transportation Agency Safety Plan (version 7), which was developed in conjunction with the Texas Department of Transportation and updated to comply with the mandatory reporting requirement set forth in Title 49 Code of Federal Regulations Part 673 by adding seven additional safety performance measures, as set forth in the resolution, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

15. 2026-353 Consider a resolution: (1) amending the Fiscal Year 2025-2026 Capital Improvement Program ("CIP") budget to increase expenditures in the Interest Bond CIP Fund by $375,000.00 and to increase revenues and expenditures in the Facilities Cash CIP Fund by $375,000.00; (2) ratifying the award of a contract to Metro Elevator Waco, Inc., under TIPS cooperative contract 25010401, in an amount not to exceed $334,787.00, for the modernization of the City Hall elevator located at 300 Austin Avenue, and establishing a project contingency of $40,213.00, for a total authorization amount not to exceed $375,000.00; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

16. 2026-354 Consider a resolution: (1) amending the Fiscal Year 2025-2026 Operating Budget of the Stormwater Fund by increasing appropriations from surplus working capital by $354,200.00; (2) approving an engineering contract with Halff Associates, Inc., for the Storm Drain Services for Various Locations Project in an amount not to exceed $354,200.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 3, District 5)**

17. 2026-355 Consider a resolution: (1) approving Change Order No. 8 to the contract with Knife River Corporation - South, for the Bagby Avenue Reconstruction Improvements Project to finalize the project quantities, to address conditions in the field for the water and wastewater improvements, to add street improvement items, and to add $216,222.20 (for a revised total contract amount not to exceed $10,475,603.62); and (2) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

G. PUBLIC HEARINGS

H. INDIVIDUAL CONSIDERATION

1. 2026-356 Consider an ordinance amending Section 13-170 of Division 2 “Food Establishments” of Article IV “Food Service Establishments and Food Handlers,” and Sections 13-405 and 13-406 of Division 2 “Open Air Vending” of Article IX “Prohibited Activities and Outdoor Vending,” all of Chapter 13 of the Code of Ordinances of the City of Waco, Texas, to conform with Texas House Bill 2844, 89th Regular Session and Chapter 437B of the Texas Health and Safety Code regarding state and local authority over the licensing and inspection of mobile food vendors; providing for definitions, licensing, inspections, and enforcement; providing for penalties; providing a savings clause; providing a severability clause; and establishing an effective date. FIRST READING **(Citywide)**

2. 2026-357 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. SECOND READING **(Citywide)**

3. 2026-358 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) SECOND READING **(District 4)**

4. 2026-359 Consider an ordinance to rezone from C-2 Community Commercial

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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) SECOND READING **(District 1)**

5. 2026-360 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 approximately 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) SECOND READING **(District 1)**

6. 2026-361 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) SECOND READING **(District 2)**

7. 2026-362 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). 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.

DS

Signed by:
Kristen Hamilton-Karam
86306DD67BCB49E...
Kristen Hamilton-Karam, City Attorney

DocuSigned by:
Mandy Spikes for
F20B3F6C4910436...
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 27th day of May 2026 at 5:00 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.