Docusign Envelope ID: DF1B7B34-074B-82D4-81E5-D2F7E43A95EB

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

Docusign Envelope ID: DF1B7B34-074B-82D4-81E5-D2F7E43A95EB

City of Waco
City Council Meeting Agenda

August 18, 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.	2026-487	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.	2026-488	Informal Report - Fiscal Year 2025-26 3rd Quarter Investment Report **(Citywide)**
3.	2026-489	Informal Report - June 2026 Monthly Management Report **(Citywide)**
4.	2026-490	Discussion of the proposed Fiscal Year 2026-2027 Operating Budget and Capital Improvements Program ("CIP") Budget, including past, present, and future aspects of said Budgets. Under the proposed tax rate of $0.755000 per $100 valuation, the median-valued homestead property in Waco would pay $1,434.52, which is $73.74 less than the previous fiscal year, and if the City were to adopt the No-New Revenue Rate, the median-valued homestead property in Waco would pay $1,384.62, which is $123.64 less than the previous fiscal year. **(Citywide)**
5.	2026-491	Discussion of Riverfront Development Progress and Amendment to Master Development Agreement. **(Citywide)**
6.	2026-492	Discussion of Waco Surf Desperado Development and related Master Development Agreement. **(Citywide)**
7.	2026-493	Discussion of Planning public hearing item(s). **(Citywide)**
8.	2026-494	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); and
2. Economic Development (Tex. Gov't Code Sec. 551.087).

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

D. PLEDGE OF ALLEGIANCE

E. CONSENT AGENDA

1.	2026-495	Approval of the minutes of the August 4, 2026, 2:00 p.m., Special City Council meeting and the August 4, 2026, 3:00 p.m., Regular City Council meeting. **(Citywide)**
2.	2026-496	Consider a resolution: (1) designating Animal Services Director, Melissa Sheldon, as the primary purchasing agent for controlled substances through the Animal Shelter's Drug Enforcement Agency license; (2) designating Animal Clinic Supervisor, Samantha Green, and Animal Intake Supervisor, Ashley Brooks, as alternative purchasing agents for controlled substances through the Animal Shelter's Drug Enforcement Agency license; and (3) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**
3.	2026-497	Consider a resolution approving the final one-year extension of the Agreement with Cameron Park Zoological Society, Inc., through September 30, 2027, for services including fundraising, marketing, educational programming, volunteer support, donor stewardship. and advocacy for the Cameron Park Zoo, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 4)**
4.	2026-498	Consider a resolution approving the second of two, one-year renewals of a contract with Greater Waco Collective Impact Initiative, a/k/a Prosper Waco, in an amount not to exceed $200,000.00, to provide logistical support, coordination, and leadership to develop a shared measurement and evaluation system in support of behavioral health and the initiative known as the Behavioral Health Leadership Team, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**
5.	2026-499	Consider a resolution approving a Master Development Agreement with Making Waves Waco, LLC, Tamed the Beast, LLC and Desperado Development, LLC regarding development of a high-quality master-planned community including homes, parks and recreation, open space and commercial uses, creation of a

conservation and reclamation district, the City's potential limited-purpose annexation of the property for specified municipal services and regulations, imposition of sales and use taxes, and reimbursement of 45% sales and use tax, and authorizing the City Manager or designee to execute any documents in connection therewith in substantial conformity with that attached. **(Citywide)**

6. 2026-500 Consider a resolution approving the fourth amendment to the Master Development Agreement with Catalyst Urban Development, LLC, assigned to Catalyst Urban Development I, LLC, to change the development of Phase 2 (parcel at Webster Avenue and the Brazos) from hotel to mixed use (apartment/restaurant) and to allow for additional time to complete the development project to align with City construction on the riverwalk, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

7. 2026-501 Consider a resolution approving an economic development agreement with Brazos Waterfront, LLC (the "Company") for a grant amount not to exceed $100,000.00 from TIF No. 1 Funds allocated to the South Martin Luther King Jr. Boulevard Business Recovery Grant Program, via Resolution No. 2026-343 on June 2, 2026, to preserve employment, maintain commercial occupancy, protect the City's tax base, prevent corridor decline and blight and releasing the City from any claims of liability, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1)**

8. 2026-502 Consider a resolution approving an economic development agreement with Bawa Venture LLC (the "Company") for a grant amount not to exceed $100,000.00 from Tax Increment Financing Zone No. 4 Funds allocated to the South Martin Luther King Jr. Boulevard Business Recovery Grant Program via Resolution No. 2026-343 on June 2, 2026, to preserve employment, maintain commercial occupancy, protect the City's tax base and prevent corridor decline and blight and releasing the City from any claims of liability, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 1)**

9. 2026-503 Consider a resolution approving a residential tax abatement agreement with Neighborhood Housing Services of Waco, Inc., dba NeighborWorks Waco, for a home to be built at 2104 Cumberland Avenue, Waco, Texas 76707, being further described as Lot 2 in Block 56 of the University Heights Addition to the City of Waco, McLennan County, Texas, with an anticipated appraised value of $250,000.00 and in accordance with the Residential Tax Abatement Guidelines and Policy, and authorizing the City Manager, or designee, to execute all documents in connection therewith. **(District 4)**

10. 2026-504 Consider a resolution approving a residential tax abatement agreement with Neighborhood Housing Services of Waco, Inc., dba

NeighborWorks Waco, for a home to be built at 2520 N. 19th Street, Waco, Texas 76708, being further described as Lot 19 in Block 2 of the Waco Vista Addition to the City of Waco, McLennan County, Texas, with an anticipated appraised value of $250,000.00 and in accordance with the Residential Tax Abatement Guidelines and Policy, and authorizing the City Manager, or designee, to execute all documents in connection therewith. **(District 1)**

11. 2026-505 Consider a resolution denying taxpayers Charon and Sean Mooney's request for waiver of penalty and interest on outstanding property taxes owed on 1100 Preston Street, Waco, Texas 76704, in accordance with state law, and authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(District 1)**

12. 2026-506 Consider a resolution: (1) amending the Fiscal Year 2025-2026 Operating and Capital Improvements Program ("CIP") budgets for the General Fund, Abandoned Motor Vehicle Fund, Hazmat Fund, Park Performance Fund, Information Technology Cash CIP Fund, WMARSS O&M Fund, Airport Fund, Cameron Park Zoo Fund, Cameron Park Zoo Cash CIP Fund, and the Proprietary Vehicle and Equipment Replacement Fund; (2) implementing new fees for the Welcome Center; (3) amending the Fiscal Year 2021-2022 and Fiscal Year 2022-2023 CIP budgets for the Street Bond CIP projects; and (4) authorizing the City Manager, or designee, to execute any documents or transactions in connection therewith. **(Citywide)**

13. 2026-507 Consider a resolution: (1) amending the Fiscal Year 2025-2026 General Fund budget by increasing appropriations by $114,429.50 from Streets Fund; (2) approving the purchase of one new Weedoo TC-3012 Workboat for Public Works Maintenance from Weedoo Greenboat Inc, through a cooperative purchasing agreement with GSA in an amount not to exceed $114,429.50, and (3) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

14. 2026-508 Consider a resolution: (1) authorizing acceptance of Federal Aviation Administration Airport Infrastructure Grant No. 3-48-0220-056-2026 in the amount of $785,491.00 for the Airport Master Plan Update at Waco Regional Airport; (2) amending the Fiscal Year 2025-2026 Operating and Capital Improvements Program budgets for the Airport Fund and Airport Grant Fund; (3) authorizing the City Manager or designee to execute the grant agreement and all necessary related documents; and (4) adopting the applicable grant assurances, terms, conditions, and representations. **(Citywide)**

15. 2026-509 Consider a resolution awarding a 24-month contract, with three additional one-year renewal options, for heating, ventilation, and air conditioning filter replacement at various City buildings to Allison Enterprises, Inc. d/b/a Kleen-Air Filter Service & Sales, in an estimated amount not to exceed $115,000.00 in Fiscal Year 2026-

2027, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

16. 2026-510 Consider a resolution awarding a contract for carpet replacement at the West Waco Library to Gomez Floor Covering, Inc. d/b/a GFC Contracting, under BuyBoard contract 736-24, in an amount not to exceed $136,000.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 5)**

17. 2026-511 Consider a resolution: (1) approving Change Order No. 3 to the existing contract with Smith Pump Company, Inc., for the Mt. Carmel Water Treatment Plant Pump Equipment Purchase for additional appurtenances for one of the motor control centers, in an amount not to exceed $94,310.00 (for a revised total contract amount not to exceed $1,382,297.00); and (2) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

18. 2026-512 Consider a resolution approving Amendment No. 4 to the contract with Walker Partners, LLC, for professional engineering services in connection with the University Parks Drive Rehabilitation Improvements Project to decrease the project scope during final design and to reduce the contract by $554,080.00 (to a new total contract amount not to exceed $993,120.00), closing out the contract, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

F. PUBLIC HEARINGS

1. 2026-513 Conduct a public hearing and consider an ordinance amending the Land Use Plan and zoning as follows: (1) changing the land use designation from Industrial to Mixed Use Flex and to rezone from R-1B Single Family Residence and M-2 Light Industrial to C-2 Community Commercial on approximately 2.734 acres, (2) rezone from R-1B to M-2 on approximately 63.83 acres, properties being generally located at 2003 S. Loop 340, and (3) providing for penalties. (Z-26-22, John Embry, MOCO Properties, LLC) FIRST READING **(District 1)**

2. 2026-514 Conduct a public hearing and consider an ordinance to abandon approximately 0.038 acres, being a part of a 10' alley located in Block G of the Castle Heights Addition, adjacent to the properties addressed as 3517 and 3525 Carondolet Boulevard, and 3512 Castle Avenue, as further described within said Ordinance. (Case ABD-26-06, Blackland Surveying on behalf of Gloyd Allan Robinson) FIRST READING **(District 3)**

3. 2026-515 Conduct a public hearing and consider an ordinance rezoning from O-3 Office-Limited Commercial District to R-3C Multiple Family Residence District on approximately 0.57 acres addressed as 1901 North 25th Street, rezoning from R-3E Multiple Family Residence District to R-2 Two-Family and Attached Single-Family Residence

District on approximately 1.136 acres addressed as 2410 and 2418 Cumberland Avenue and 2401, 2405, 2409, and 2413 Maple Avenue, and providing for penalties. (Z-26-25, Cameron Philgreen and City of Waco) FIRST READING **(District 4)**

4. 2026-516 Conduct a public hearing and consider an ordinance to rezone from R-1B Single Family Residence to O-3 Office-Limited Commercial District on approximately 0.696 acres, addressed as 908 North 18th Street, 1809 and 1817 Gorman Avenue, and providing for penalties. (Z-26-27, Jeremy Fulbright) FIRST READING **(District 4)**

5. 2026-517 Conduct a public hearing and consider an ordinance: (1) Voluntary Annexation of City Owned property located at 3600 River Bend Lane and the adjacent approximate 147.6 acre parcel (MCAD Property ID 111008) located generally in the 2200-2500 block of Buster Chatham Road, adjacent to the City Limits and Brazos River, the two city owned properties totaling approximately 153.722 acres of land, together with the adjacent remaining right-of-way of Buster Chatham Road and the adjacent right-of-way of River Bend Lane, the specific area being annexed being more fully described in the Ordinance; (2) providing for the designation of Rural Residential as the Comprehensive Plan land use designation, and the designation of R-E Single Family Residence zoning for said territory, assigning the annexed property to City Council District V; and (3) providing for penalties. (ANX-26-01 City of Waco, Buster Chatham and River Bend Roads) FIRST READING **(District 5)**

6. 2026-518 Conduct a public hearing and consider an ordinance for the Voluntary Annexation of the City's Solid Waste Transfer Station at 6171 S. University Parks Drive, and neighboring city owned property, approximately 1,700 feet southeast of the Transfer Station on University Parks (FM3400), containing a total of 240.921 total acres, more or less, together with the adjacent prescriptive right-of-way of Rosenfeld Road (3.31 acres, more or less) and Radle Road (1.68 acres, more or less), and approximately 2.33 miles (12,290 feet) of the University Parks Drive right-of-way (FM 3400), the area being more fully described in the Ordinance; (2) providing for the designation of Rural Residential as the Comprehensive Plan land use designation, and the designation of R-E Single Family Residence zoning for said territory, assigning the annexed property to City Council District I; and (3) providing for penalties. (ANX-26-03 City of Waco, Transfer Station/University Parks) FIRST READING **(District 1)**

7. 2026-519 Conduct a public hearing and consider an ordinance: (1) providing for the extension of the city limits via the voluntary annexation of a total of approximately 104.51 total acres, more or less, comprised of a tract owned by WBW Single Land Investments, LLC - Series 122, being 96.35 acres of land, more or less, together with a portion of the Cotton Belt Parkway (FM 2188) right-of-way, being 8.16 acres, more or less, generally located contiguous to the existing city limits, south of Hwy 84 West, along Cotton Belt Parkway, being

more fully described in the Ordinance; (2) providing for the designation of Urban Residential as the Comprehensive Plan land use designation, and the designation of R-1B and R-1C Single Family Residence zoning for said territory, assigning the annexed property to City Council District V; and (3) providing for penalties. (ANX-26-06 WBW Land Investments, LLC - Series 122) FIRST READING **(District 5)**

G. INDIVIDUAL CONSIDERATION

1. 2026-520 Consider an ordinance: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) authorizing a Developer Participation Agreement with WBW Single Development Group, LLC – Series 134, the owner of approximately 96.35 acres of land generally located south of Highway 84 West, along Cotton Belt Parkway, for the Blue Bonnet Crossing Addition Wastewater Infrastructure Project, to provide oversized wastewater improvements that increase system capacity for future development, authorizing City participation in an amount not to exceed $1,603,677.25; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. FIRST READING **(District 5)**

2. 2026-521 Consider an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division ("Company") regarding the Company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; approving establishing a benchmark for pensions and retiree medical benefits; and requiring the Company to reimburse ACSC's reasonable ratemaking expenses. FIRST READING **(Citywide)**

3. 2026-522 Consider an ordinance to reappoint Robert R. Garcia as Judge of the Municipal Court of the City of Waco, Texas, in accordance with the Waco City Charter Article VI, Section 2 for a term of two (2) years, effective from June 1, 2026, and expiring May 31, 2028, and to appoint a qualified person to serve for the Judge during any temporary absence. SECOND READING **(Citywide)**

4. 2026-523 Consider an ordinance establishing administrative departments of the City of Waco, Texas. SECOND READING **(Citywide)**

5. 2026-524 Consider an ordinance amending and restating Sections 21-22, 21-23, 21-24, 21-26, 21-28, and 21-30 of Article II "Residential Collection" of Chapter 21 "Solid Waste" of the Code of Ordinances of the City of Waco, Texas to address the elimination of yard waste carts; repealing all ordinances or parts of ordinances in conflict herewith; providing for inclusion in the code; providing for an effective date; and finding and determining that the meeting at

which this ordinance is passed is open to the public as required by law. SECOND READING **(Citywide)**

6. 2026-525 Consider an ordinance amending various Sections of Chapter 28 “Zoning” of the Code of Ordinances of the City of Waco, Texas, to comply with recent legislation, to allow for HUD-code manufactured homes as a permitted use by right in an R-E zoning district, updating the definition and restrictions for HUD-code manufactured home, and providing for penalties. (ZA-26-05, City of Waco) SECOND READING **(Citywide)**

7. 2026-526 Consider an ordinance amending Section 28-1134 of Article X “Historic District and Landmark Zoning” of Chapter 28 “Zoning” of the Code of Ordinances of the City of Waco, Texas, to revise the criteria for members of the Historic Landmark Preservation Commission and provide minor updates throughout, and providing for penalties. (ZA-26-04, City of Waco) SECOND READING **(Citywide)**

8. 2026-527 Consider an ordinance changing the land use designation from Medium Density Residential Office Flex to Mixed Use Flex and rezoning from R-3C Multiple-Family Residence District to R-3D Multiple-Family Residence District on approximately 18.67 acres, being part of the property addressed as 2300 South New Road, and providing for penalties. (Z-26-21, Tyler Apple, AMD Engineering, LLC) SECOND READING **(District 2)**

9. 2026-528 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) SECOND READING **(District 5)**

10. 2026-529 Consider an ordinance to rezone from O-2 Office Residence to C-2 Community Commercial District on approximately 0.707 acres addressed as 722 South 7th Street, and providing for penalties. (Z-26-24, Eric Givens, Waffle House, Inc.) SECOND READING **(District 2)**

11. 2026-530 Consider an ordinance to rezone from R-1B Single Family Residence to O-3 Office-Limited Commercial District on approximately 0.643 acres addressed as 1204 Gholson Road, and providing for penalties. (Z-26-19 George Lucas, Celco Surveying) SECOND READING **(District 1)**

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 DS
Kristen Hamilton-Karam, City Attorney

DocuSigned by:
Michelle Hicks
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 12th day of August 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.

Note: Persons with disabilities who plan to attend public meetings and who need auxiliary aids or services should contact the ADA Coordinator at (254) 750-5693 at least three (3) business days before the scheduled 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.