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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

September 1, 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.	2026-531	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.	2026-532	Informal Report - Construction updates on China Spring Park and Alice Martinez Rodriguez Park. **(District 2, District 5)**
3.	2026-533	Discussion of Safe Haven Baby Boxes and the potential for installation at Waco Fire Stations. **(Citywide)**
4.	2026-534	Discussion of the Barron's Branch Public Improvements scope and anticipated schedule associated with the resolution proposing award of the Master Development Agreement for construction. **(District 4)**
5.	2026-535	Discussion of the Form Based Code zoning tool, developed to align and encourage investment in the Downtown Redevelopment Project area and deliver on the vision for thriving and highly walkable downtown reflective of Waco's unique character and history. **(District 2, District 4)**
6.	2026-536	Discussion of Fiscal Year 2025-2026 Third Quarter Financial Report. **(Citywide)**
7.	2026-537	Discussion of Capital Improvement Program (including projects for Fiscal Year 2025-2026, as well as projects for prior and future fiscal years). **(Citywide)**
8.	2026-538	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. Attorney Briefing (Tex. Gov't Code Sec. 551.071): In the matter of an enforcement action concerning City of Waco RN102097235, Docket No. 2026-0732-MWD-E, and possible action regarding this item in open session;
4. Personnel (Tex. Gov't Code Sec. 551.074): Collective Bargaining Agreement with Local 478 of the International Association of Firefighters; and
5. Personnel (Tex. Gov't Code Sec. 551.074): Meet and Confer Agreement with the Waco Police Association.

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

D. PLEDGE OF ALLEGIANCE

E. CONSENT AGENDA

1.	2026-539	Approval of the minutes of the August 18, 2026, 2:00 p.m. Special City Council meeting and the August 18, 2026, 3:00 p.m. Regular City Council meeting. **(Citywide)**
2.	2026-540	Consider a resolution designating Lee BHM Corp., d/b/a Waco Tribune-Herald ("Lee BHM"), as the Official Organ for the City of Waco until such time as another Official Organ is designated, awarding a 12-month contract to Lee BHM, the bidder providing the best value to the City for publishing of legal notices and other advertising for the City of Waco, authorizing an amount not to exceed $65,000.00 through Fiscal Year 2027, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**
3.	2026-541	Consider a resolution: (1) entering into a Discretionary Service Agreement with Oncor Electric Delivery Company, LLC, ("Oncor") for conversion of approximately 8,000 feet of overhead electrical lines to underground, in an amount not to exceed $4,063,016.43; (2) granting temporary construction easements generally located between MLK Jr. Boulevard and 3rd Street, near the Bledsoe-Miller STEAM Center and Jefferson Avenue, for the associated electrical facilities: (a) a 0.634 acre easement and a 0.115 acre easement near the Bledsoe-Miller STEAM Center, (b) a 0.207 acre easement to approximately 450 feet across the Brazos River, and (c) a 0.083 acre easement along Jefferson Avenue near 500 N. University Parks Drive; and (3) authorizing the City Manager or designee to execute all documents necessary to complete the transaction. **(District 4, District 1)**
4.	2026-542	Consider a resolution: (1) approving a Master Development Agreement ("MDA") with Hunt Development Group, LLC ("Developer"), in a form approved by the City Attorney, for the

Downtown Redevelopment Project (the "Project"), for a total amount not to exceed $183,842,886.56, comprised of: (a) the supersedence and termination of the existing Predevelopment Agreement and its amendments with Developer (collectively, the "Predevelopment Agreement") as of the effective date of the MDA, incorporating the Predevelopment Agreement's previously authorized scope, and the predevelopment costs, including Developer's fee for predevelopment activities up to the effective date of the MDA, for an amount not to exceed $14,385,090.00; (b) the ratification of the assignment of the Predevelopment Agreement and the authorization of the assignment of the MDA by the Developer to its Developer Subsidiary, as defined in the MDA; (c) the authorization of the construction of Barron's Branch District public improvements for a total amount not to exceed $169,277,796.24 (the base construction price of $167,239,248.58 plus a City contingency of $2,038,447.66); and (d) providing for additional pre-development services spanning multiple districts of the Project including the management of private developer solicitations, predevelopment phase support services including due diligence analysis, parking system analysis, and Special District/Authority formation for a total fee not to exceed $180,000.00; (2) authorizing the City Manager to waive development fees, tap fees, and construction permit fees in connection with the Barron's Branch public improvements; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

5. 2026-543 Consider a resolution adopting Fiscal Year 2026-2027 City of Waco Investment Policy and Investment Strategy. **(Citywide)**

6. 2026-544 Consider a resolution ratifying the first of two one-year renewals, from September 1, 2026, through August 31, 2027, for contracts for financial advisory services with PFM Financial Advisors LLC, and Tijerina Financial Consulting, LLC, which are both funded as set forth in the resolution, and authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(Citywide)**

7. 2026-545 Consider a resolution approving an Interlocal Agreement with McLennan County for use of the Waco Animal Shelter, to include service fees for animal transport provided by Waco Animal Protection Officers, and authorizing the City Manager to execute all documents necessary in connection therewith. **(Citywide)**

8. 2026-546 Consider a resolution approving an interlocal agreement between the City of Waco and Texas Municipal League Joint Self-Insurance Fund to acquire and access Group Critical Illness Coverage, as required by House Bill 4144, passed in the 89th Texas Legislative Session, in an amount not to exceed $115,000.00 for Fiscal Year 2026-2027, and authorizing the City Manager or his designee to execute any documents in connection therewith. **(Citywide)**

9. 2026-547 Consider a resolution approving an agreement with Armor Up America, Inc., to provide a crisis intervention program for City employees and their dependents, in an amount not to exceed $150,000.00 for Fiscal Year 2026-2027, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

10. 2026-548 Consider a resolution authorizing an expenditure to Claims Administrative Services, Inc. (CAS), for Fiscal Year 2026-2027 to provide Workers' Compensation Third Party Administration Services, for an existing contract in an amount not to exceed $270,000.00, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

11. 2026-549 Consider a resolution approving the one-year renewal of an existing agreement for risk management consulting services with Charlesworth Consulting, LLC, in an amount not to exceed $111,000.00, and subrogation services in an amount not to exceed $50,000.00, for a total amount not to exceed $161,000.00 in Fiscal Year 2026-2027, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

12. 2026-550 Consider a resolution authorizing United Healthcare Insurance Company (UHC) as the selected provider for a term of one year to provide individual and aggregate stop loss coverage for a self-funded health and prescription insurance plan in an amount not to exceed $2,605,600.00 for Fiscal Year 2026-2027, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

13. 2026-551 Consider a resolution approving a lease agreement with Greater Waco Sports Commission for kayak storage space under the Franklin Avenue Bridge, from September 1, 2026, through December 31, 2027, in exchange for promotion of local recreational activities and events, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

14. 2026-552 Consider a resolution approving a Construction Manager-Agent Agreement with Cumming Management Group, Inc., for construction project management services of the Police Crime Lab and Property Room and Fire Station No. 8 projects, in an amount not to exceed $518,400.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 4)**

15. 2026-553 Consider a resolution approving a contract for construction services with Trygger Roofing & Construction, LLC, for the Fire Station No. 11 Hazmat Storage Building project in an amount not to exceed $199,822.99, under TIPS contract 24010401, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 3)**

16. 2026-554 Consider a resolution: (1) approving a fourth amendment to the Master Sales Agreement with Itron, Inc., for the City's Advanced Meter Infrastructure ("AMI") System to (a) extend maintenance and support of the City's sixty-nine connected grid routers ("CGR") to December 31, 2027, and (b) add pricing for maintenance and managed services, in an amount not to exceed $152,685.60 (for a new contract total amount not to exceed $12,317,385.60); and (2) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

17. 2026-555 Consider a resolution authorizing the expenditure of funds for year two of a three-year contract with CDW Government LLC, for VMware Cloud Foundation software licenses, in an amount not to exceed $123,467.52 in Fiscal Year 2025-2026, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

18. 2026-556 Consider a resolution authorizing monthly lease payments including, common area maintenance fees, and taxes, in an amount not to exceed $19,232.00 per month for a total amount not to exceed $211,552.00 during the lease period of October 1, 2026, through August 31, 2027, to Campbell Girls Partnership, Ltd., under the existing lease agreement for the Texas Anti-Gang Center and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

19. 2026-557 Consider a resolution approving the retirement of police service dog Echo from the City of Waco's inventory into the care, control, and custody of Commander Adam Fuller, and relinquishing all property rights to Echo and all responsibility for the immediate and future care of Echo on a date determined by the Chief of Police. **(Citywide)**

20. 2026-558 Consider a resolution to approve a request from Police Officer Hannah Norcross for a 24-week extension of line-of-duty injury leave. **(Citywide)**

21. 2026-559 Consider a resolution approving an Interlocal Agreement between Waco Transit System and Waco Independent School District ("WISD") for free fixed-route bus service to WISD students (with valid student ID) in exchange for $100,000.00, paid by WISD to the City of Waco in $20,000.00 annual installments over five years (September 1, 2026 – August 31, 2031), and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

22. 2026-560 Consider a resolution: (1) approving a Service in Lieu of Utility Fee Agreement with Fuzzy Friends Rescue related to its allocated share of the Airport Road Wastewater Improvements, estimated at $357,887.67, allowing the obligation to be satisfied through animal intake, care, and adoption services provided for the benefit of the City; (2) amending the Fiscal Year 2025-2026 operating budget to

increase expenditures in the General Fund by $357,887.67; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

23. 2026-561 Consider a resolution approving an agreement with the Texas Department of Transportation for the temporary closure of State right-of-way in connection with the 2026 Ironman 70.3 Waco occurring on October 4, 2026, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1, District 2)**

24. 2026-562 Consider a resolution removing on-street parking on the south side of Mars Drive from Texas Central Parkway and approximately 930 feet east to a private property driveway currently owned by Packaging Corporation of America, to improve available road width for two-way traffic operating on Mars Drive, and authorizing the City Manager, or designee, to post signs or other clearly distinguished markings in connection therewith. **(District 3)**

25. 2026-563 Consider a resolution removing on-street parking on the north side of Central Park Drive between the private driveways of The Colony Apartments multi-family complex (an approximate distance of 230 feet) to improve available sight lines of oncoming vehicles on the curvilinear section of said roadway, and authorizing the City Manager, or designee, to post signs or other clearly distinguished markings in connection therewith. **(District 3)**

26. 2026-564 Consider a resolution approving an engineering contract with STV Incorporated for construction inspection services for the Dallas Street Improvements Project in an amount not to exceed $390,350.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

27. 2026-565 Consider a resolution approving a professional engineering services agreement with Walker Partners, LLC, for public infrastructure described in the June 29, 2026 Chapter 380 Economic Development and Performance Agreement with Waco Gateway, LLC, at the northeast corner of Interstate 35 South and SH 6/Loop 340, in an amount not to exceed $2,822,200.00, for planning, surveying, engineering design, bidding, construction administration, and related professional services, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

F. PUBLIC HEARINGS

1. 2026-566 Conduct a public hearing and consider a resolution to approve and adopt the Proposed Operating Budget and the Capital Improvements Program (“CIP”) Budget, as amended, for the City of Waco, filed by the City Manager with the City Secretary on August 6, 2026, as the Annual Budget for Fiscal Year 2027, which begins on October 1, 2026 and ends on September 30, 2027; (b) to

authorize the City Manager to implement the budget, including the expenditure of funds described in the resolution; (c) to authorize the City Manager to remit fees and taxes collected for the State to the State; and (d) to ratify the "property tax increase" in accordance with Section 102.007(c) of the Texas Local Government Code. Under the proposed tax rate of $0.755000 per $100 valuation, the median-valued homestead property in Waco would pay $1,880.21, which is $56.26 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 $1,814.80, which is $121.66 less than the previous fiscal year. The proposed budget is clearly accessible from the City's homepage on the City's website. **(Citywide)**

2. 2026-567 Conduct a public hearing and consider a resolution: (1) authorizing the submission of a grant application to the United States Department of Interior through the National Park Service ("NPS") via the Texas Parks and Wildlife Department ("Department") for the purpose of participating in the Outdoor Recreation Legacy Partnership ("ORLP") Grant Program, for an amount not to exceed $15,000,000.00 (with a local 1:1 match), for park improvements in the Downtown Redevelopment Project for the Barron's Branch Phase; (2) certifying the City is eligible to receive assistance from said Grant Program; (3) certifying that the City has the matching local share readily available; (4) committing that the proposed site of the Project will be dedicated for permanent public park and recreational uses; (5) authorizing and directing the City Manager and/or Director of Strategic Initiatives to act on the City's behalf in dealing with the Department and NPS and in all matters relating to this Program and the City's application thereto; and (6) authorizing the City Manager and/or the Director of Strategic Initiatives to execute all necessary applications, assurances, certifications, and other documents, relative to the submission of the applications, and supporting funding of and other actions related to the above-mentioned Project and Grant Program. **(District 4)**

3. 2026-568 Conduct a public hearing and consider an ordinance setting a tax rate of $0.755000 ($0.578371 to fund maintenance and operations expenditures and $0.176629 to pay debt service) on each $100.00 of assessed valuation of property for Fiscal Year 2026-2027 and matters related thereto. FIRST READING **(Citywide)**

4. 2026-569 Conduct a public hearing and consider an ordinance approving and adopting an updated Service and Assessment Plan, including the Assessment Roll and Assessment Map, for the Waco Tourism Public Improvement District ("Waco TPID") for Fiscal Year 2026-2027. FIRST READING **(Citywide)**

G. INDIVIDUAL CONSIDERATION

1. 2026-570 Consider an ordinance amending Article I "In General" of Chapter 22 "Streets, Sidewalks and Certain Other Public Places" of the

Code of Ordinances of the City of Waco, Texas, to add Sections 22-12 and 22-13, prohibiting private encroachment on public property without a license agreement with the City and establishing a process to obtain said agreement, including an annual fee; and providing for penalties. FIRST READING **(Citywide)**

2. 2026-571 Consider an ordinance amending Sections 18-66 and 18-67, in Chapter 18, Personnel, Article III, Division 1 of the Code of Ordinances of the City of Waco, Texas, authorizing the City Manager to adopt and execute a Collective Bargaining Agreement with Local 478 of the International Association of Firefighters governing the wages, benefits, working conditions, and operation of the City of Waco Fire Department through September 30, 2029, and repealing all ordinances or parts of ordinances in conflict with the provisions of said ordinance. FIRST READING **(Citywide)**

3. 2026-572 Consider an ordinance amending Sections 18-68 and 18-69, in Chapter 18, Personnel, Article III, Division 1 of the Code of Ordinances of the City of Waco, Texas, authorizing the City Manager to adopt and execute a Meet and Confer Agreement with the Waco Police Association governing the wages, benefits, working conditions, and operation of the City of Waco Police Department. FIRST READING **(Citywide)**

4. 2026-573 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. SECOND READING **(Citywide)**

5. 2026-574 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 the Ordinance. (Case ABD-26-06, Blackland Surveying on behalf of Gloyd Allan Robinson) SECOND READING **(District 3)**

6. 2026-575 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 South Loop 340, and (3) providing for penalties. (Z-26-22, John Embry, MOCO Properties, LLC) SECOND READING

(District 1)

7. 2026-576 Consider an ordinance 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, City of Waco) SECOND READING **(District 4)**

8. 2026-577 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) SECOND READING **(District 4)**

9. 2026-578 Consider an ordinance: (1) approving the 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, more or less, 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 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) SECOND READING **(District 5)**

10. 2026-579 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 (FM 3400), containing approximately 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) SECOND READING **(District 1)**

11. 2026-580 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) SECOND READING **(District 5)**

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.

DS

Signed by:
Kristen Hamilton-Karam
Kristen Hamilton-Karam, City Attorney

DocuSigned by:
Mandy Spikes for
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 26th day of August 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.

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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.