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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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AMENDED
City of Waco
City Council Meeting Agenda

September 15, 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.	2026-582	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.	2026-583	Informal Report - July Monthly Financial Management Report **(Citywide)**
3.	2026-584	Discussion of the Proposed BUS/ US 77 Corridor Access and Circulation Guidelines Initiative. **(Citywide)**
4.	2026-585	Discussion of Capital Improvement Program (including projects for Fiscal Year 2025-2026, as well as projects for prior and future fiscal years) **(Citywide)**
5.	2026-586	Discussion of Bledsoe-Miller STEAM Center operations, including an overview of current programs, initiatives, events, challenges, and success stories. **(Citywide)**
6.	2026-587	Discussion of Planning public hearing item(s). **(Citywide)**
7.	2026-588	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): 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. CONSENT AGENDA

1. 2026-589 Approval of the minutes of the September 1, 2026, 2:00 PM, Special City Council meeting, the September 1, 2026, 3:00 PM, Regular City Council meeting, the September 8, 2026, 5:00 PM Special City Council meeting, and the September 8, 2026, 6:00 PM Special City Council meeting. **(Citywide)**

2. 2026-590 Consider a resolution approving appointments to various Boards and Commissions, subject to each appointee meeting qualifications. **(Citywide)**

3. 2026-591 Consider a resolution casting the City of Waco's votes in favor of the candidates listed on the resolution for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees and authorizing the Mayor and/or City Manager, or designee, to execute the nomination form (and ballot(s), as necessary), and any other documents in connection therewith.
(Citywide) **(Citywide)**

4. 2026-592 Consider a resolution: (1) approving a contract with Rusty Kelley, d/b/a Blackridge, for legislative representation before the Texas Legislature from September 1, 2026, until September 30, 2027, for an amount not to exceed $10,000.00 monthly, or a total of $130,000.00; (2) amending the Fiscal Year 2025-2026 operating budget to increase expenditures in the General Fund by $10,000.00; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

5. 2026-593 Consider a resolution approving an interlocal agreement between the City of Waco and the City of Hewitt for the purpose of continued regional tourism marketing through the Waco Destination Marketing Organization's Regional Marketing Program, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

6. 2026-594 Consider a resolution approving the third of four optional renewals of an existing agreement with Madden Preprint Media, LLC, d/b/a KHM Agency, for tourism marketing services, authorizing the expenditure of an amount not to exceed $500,000.00 under the agreement, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

7. 2026-595 Consider a resolution ratifying: (1) a contract for the HIV Health and Social Services (State Services) Grant (Contract No. 5626/26-27/553/01) from the Texas Department of State Health Services administered through the Brazos Valley Council of Governments for the HIV Case Management program provided by the Waco-McLennan County Public Health District, in an amount not to exceed $288,554.00 for the period of September 1, 2026, through August 31, 2027; (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)**

8. 2026-596 Consider a resolution ratifying: (1) a contract for the Housing Opportunities for Persons with AIDS (HOPWA) Grant (Contract No. 5636/26-27/553/01) from the Texas Department of State Health Services administered through the Brazos Valley Council of Governments for the HIV Case Management program provided by the Waco-McLennan County Public Health District, in an amount not to exceed $110,969.00 for the period of September 1, 2026, through August 31, 2027; (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)**

9. 2026-597 Consider a resolution: (1) approving an Interlocal Cooperation Agreement between McLennan County (”County“) and the City of Waco for the supervision, management, enforcement, and operation of the On-Site Sewage Facilities (”OSSF“) program through the Waco-McLennan County Public Health District during the 2026-2027 Fiscal Year wherein County will contribute $140,928.00 towards the total OSSF program budget of $503,317.00; and (2) 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 said program and related matters. **(Citywide)**

10. 2026-598 Consider a resolution: (1) approving an Affiliation Agreement with the Department of Veterans Affairs (VA) and the Waco-McLennan County Public Health District (WMCPHD) to provide training for Health Professions Trainees from VA-sponsored training programs by the WMCPHD at no cost to either party and with a term of the Effective Date through September 30, 2030; and (2) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

11. 2026-599 Consider a resolution approving a contract for professional services for performing lead risk assessments and lead clearance

examinations in support of the Home Rehabilitation Program and in accordance with federal, state, and local laws and regulations, awarded to Baer Engineering and Environmental Consulting, Inc., in response to City's Request for Proposal No. 2026-020 and in an amount not to exceed $150,000.00, funded by Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD), for the term of one year from October 1, 2026, to September 30, 2027, with automatic renewals for two additional one-year terms, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

12. 2026-600 Consider a resolution approving a contract with Leetex Group LLC in an amount not to exceed $300,000.00 for professional services of ensuring conformance with the federal mandates of both Section 3 of the Housing and Urban Development (HUD) Act of 1968 and the Build America, Buy America Act (BABA) enacted in November 2021, with funding for this contract provided by the corresponding individual housing program's federal grant funds (i.e., funding for Community Development Block Grant (CDBG) projects by HUD CDBG grant funds, funding for HOME Investment Partnerships Program (HOME) projects by HUD HOME grant funds; funding for HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) projects by HUD HOME-ARP grant funds; funding for Community Project Funding (CPF) projects by HUD CPF grant funds; and other federal grant projects subject to Section 3 funded by their corresponding federal grants), for a two-year term from the date of execution to September 30, 2028, with the option to extend for two additional one-year terms, and authorizing the City Manager, or designee, to execute any documents associated therewith. **(Citywide)**

13. 2026-601 Consider a resolution approving a home rehabilitation construction project involving a deferred forgivable loan in an amount not to exceed $106,087.35, funded by the U.S. Department of Housing and Urban Development (HUD) via the Community Development Block Grant (CDBG), for work to be performed at 3605 Parrot Avenue, Waco, Texas, 76707, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(District 4)**

14. 2026-602 Consider a resolution approving a lease agreement with Creative Waco for the use of office space in the former Tourist Information Center, located at 106 Texas Rangers Trail, from October 1, 2026, through September 30, 2027, with one (1) additional one-year term upon approval, in the amount of $1,200.00 per month, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

15. 2026-603 Consider a resolution approving Change Order No. 3 to the contract with Millis Development and Construction – Dallas, LLC, for construction services at China Spring Park, in an amount not to

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exceed $31,625.00, bringing the total contract amount to $4,066,398.30, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 5)**

16. 2026-604 Consider a resolution authorizing Midwest Employers Casualty Company as the selected provider for a term of one year to provide excess workers' compensation coverage for a self-funded workers' compensation program for Fiscal Year 2026-27, and authorizing the City Manager to execute any necessary documents in connection therewith. **(Citywide)**

17. 2026-605 Consider a resolution approving an agreement with the Animal Birth Control Clinic, Inc., to provide low-cost spay and neuter services for a total amount not to exceed $214,000.00 in Fiscal Year 2026-2027, and authorizing the City Manager to execute any other documents necessary in connection therewith. **(Citywide)**

18. 2026-606 Consider a resolution: (1) accepting two Federal 5310 grants from the State of Texas, acting through the Texas Department of Transportation, which will: (a) provide funding to Waco Transit System for transportation services for elderly and disabled citizens within the Waco urbanized area, in an amount not to exceed $291,056.00, using awarded Transportation Development Credits ("TDCs") of 58,211.00 as local match; and (b) provide funding to McLennan County Rural Transit District for transportation services for elderly and disabled citizens in an amount not to exceed $173,845.00 with 34,769.00 in TDCs; (2) appropriating said funds; and (3) authorizing the City Manager 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)**

19. 2026-607 Consider a resolution: (1) approving a one-year agreement with Carahsoft Technology Corporation for the renewal of 1,600 NeoGov software licenses under the OMNIA Software Solutions and Services Cooperative Contract Number R240303, in a total amount not to exceed $187,450.40 in Fiscal Year 2026-2027; and (2) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

20. 2026-608 Consider a resolution: (1) approving a new three-year Microsoft Enterprise Agreement enrollment with Dell Marketing, L.P., as reseller, for Microsoft software licenses and online services under Omnia NCPA Contract No. 01-143, for a term beginning October 1, 2026, and ending September 30, 2029, in a total amount not to exceed $2,969,998.86; (2) authorizing the expenditure of an amount not to exceed $989,999.62 during Fiscal Year 2026-2027; (3) providing that payments for subsequent fiscal years are subject to annual appropriation; and (4) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

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21. 2026-609 Consider a resolution approving a Master Services and Purchasing Agreement between Qwake Technologies, Inc. and City of Waco allowing for the purchase and service of sixteen (16) C-THRU next generation thermal imaging augmented reality units and associated hardware, command center licensing, and miscellaneous costs as part of a three-year period through The Qwake Technologies Pioneer Program, for an amount not to exceed $395,996.46, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

22. 2026-610 Consider a resolution approving the Department of Public Safety (”DPS“) Interlocal Cooperation Contract TXCR Texas Conviction Reporting, including: (1) provided services; and (2) terms for use of a new web-based site for all Texas courts to report convictions and suspensions electronically, at no cost, and authorizing the City Manager, or his assignees, as having full authority to enter into this Contract on behalf of the City. **(Citywide)**

23. 2026-611 Consider a resolution approving a grant agreement with Heart of Texas Region Mental Health Mental Retardation Center, dba Heart of Texas Behavioral Health Network, for partial funding of a medical clearance initiative at the Crisis Treatment Center in an amount not to exceed $80,000.00 in Fiscal Year 2026-2027, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

24. 2026-612 Consider a resolution approving a grant agreement with Heart of Texas Region Mental Health Mental Retardation Center, dba Heart of Texas Behavioral Health Network, for the partial funding of a program manager and an administrative technician for the Reintegration Roundtable, in an amount not to exceed $65,000.00 for Fiscal Year 2026-2027, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**

25. 2026-613 Consider a resolution approving an expenditure in an amount not to exceed $193,770.00 in Fiscal Year 2026-2027 to the Heart of Texas Region Mental Health Mental Retardation Center, dba Heart of Texas Behavioral Health Network, under an existing interlocal cooperation agreement, for transportation services to inpatient behavioral health hospitals and monitoring of arrestees with emergency detention orders or behavioral health warrants awaiting an available hospital bed, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**

26. 2026-614 Consider a resolution approving a Memorandum of Agreement with the Advocacy Center for Crime Victims and Children to provide crisis intervention and counseling to crime victims in an amount not to exceed $92,000.00 for Fiscal Year 2026-2027, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

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27. 2026-615 Consider a resolution authorizing expenditures in an amount not to exceed $68,184.00 in Fiscal Year 2026-2027, under an existing lease agreement between the City of Waco and the Advocacy Center for Crime Victims and Children, for the Waco Police Department's Crimes Against Children Unit's use of office space located at 3320 Hillcrest Avenue, Waco, Texas, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

28. 2026-616 Consider a resolution approving a 120-month (10-year) agreement with Axon Enterprise, Inc., for body-worn cameras, TASER devices, in-car camera systems, automated license plate reader licenses, digital evidence storage, software, equipment maintenance, and related services, in a total amount not to exceed $13,517,176.22 (the first two annual payments will each be $918,000.00. Of the remaining eight annual payments, two will be $1,460,147.02, and the remaining six will be $1,460,147.03), and authorizing the City Manager or designee to execute all documents in connection therewith. **(Citywide)**

29. 2026-617 Consider a resolution authorizing expenditures in an amount not to exceed $606,969.00 in Fiscal Year 2026-2027 for year three of an existing agreement with Central Square Technologies, LLC, for software, services, maintenance, and available upgrades for the Police Department's records management software, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**

30. 2026-618 Consider a resolution approving the purchase of police uniforms from Galls, LLC, through a cooperative purchasing agreement with BuyBoard, in an amount not to exceed $293,252.00 during Fiscal Year 2026-2027, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**

31. 2026-619 Consider a resolution approving an expenditure of $81,618.92 in Fiscal Year 2026-2027 for police radar equipment, under an existing 36-month lease agreement with Applied Concepts, Inc., dba Stalker Radar, through a cooperative purchasing agreement with BuyBoard, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

32. 2026-620 Consider a resolution approving an Interlocal Agreement with McLennan County for four deputy sheriffs during Fiscal Year 2026-2027 in an amount not to exceed $481,700 for: (a) law enforcement services to address illegal dumping within the City of Waco and at City-owned lots; and (b) control of litter at the City of Waco Landfill through the Prisoner Utilization Program, and authorizing the City Manager, or City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

33. 2026-621 Consider a resolution: (1) awarding a contract for construction services with Zamco Services, LLC, for limited renovations at the Mae Jackson Development Center in an amount not to exceed $283,458.07, under TIPS contract 241001; (2) establishing a project contingency of $56,541.93, for a total authorized amount not to exceed $340,000.00; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(District 4)**

34. 2026-622 Consider a resolution authorizing the expenditure of funds for the purchase of bulk unleaded fuel, diesel fuel, and dyed off-road diesel fuel under the existing supply contracts with Petroleum Traders Corporation, in an amount not to exceed $4,157,709.00 in Fiscal Year 2026-2027, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

35. 2026-623 Consider a resolution approving the purchase of tires and tire repairs through existing cooperative purchasing contracts and/or from vendors of tires of various sizes and types in an amount not to exceed $550,000.00 in Fiscal Year 2026-2027, authorizing the City Manager or designee to expend budgeted funds for tires and repairs without further action by City Council during Fiscal Year 2026-2027, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

36. 2026-624 Consider a resolution: (1) awarding 12-month contracts, each with up to five additional 12-month renewal options, to the following companies for unit pricing for the purchase and delivery of water and wastewater treatment chemicals during Fiscal Year 2026-2027: (a) Polydyne Inc., for Cationic Dewatering Polymer; (b) PVS DX, Inc., for Liquid Chlorine in one-ton containers and 150-pound cylinders, Liquid Sulfur Dioxide, and 25% Sodium Hydroxide (“Caustic”); (c) Brenntag Southwest, LLC, for 50% Sodium Hydroxide (“Caustic”); (d) USALCO, LLC, for Liquid Polyaluminum Chloride Coagulant (“PACL”) and Liquid Aluminum Sulfate; and (e) Veolia ES Technical Solutions, L.L.C. for Liquid Ammonium Sulfate (“LAS”); (2) authorizing the purchases of these chemicals during Fiscal Year 2026-2027, in aggregate amounts not to exceed $2,750,000.00 for Water Treatment Plants and $1,300,000.00 for Wastewater Treatment Plants; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

37. 2026-625 Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) awarding a construction contract to Knife River Corporation-South, the lowest responsible bidder, for the Speegleville Bridge over Middle Bosque Replacement Project in an amount not to exceed $12,809,632.35; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith, including, but not limited to, the Consent to Easement Structures (No. DACW63-

9-26-0633) with the Department of the Army Corps of Engineers. **(District 5)**

38. 2026-626 Consider a resolution: (1) exercising the third one-year renewal option under the existing contract with Bio Chem Lab, Inc., for laboratory testing services for wastewater, stormwater, biosolids, and industrial wastewater for the City of Waco and the Waco Metropolitan Area Regional Sewerage System; (2) authorizing expenditures for these laboratory testing services in an amount not to exceed $415,316.50 during Fiscal Year 2026-2027; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

39. 2026-627 Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving Change Order No. 1 to the contract with Timco Blasting & Coatings, Inc, for the MLK 42-Inch Sewer Repair Project, increasing the contract amount by $271,202.47 due to changed field conditions (for a revised total contract amount not to exceed $2,669,802.47); and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

40. 2026-628 Consider a resolution: (1) approving Change Order No. 10 to the contract with Texas Materials Group, Inc., for the construction of the Clay Avenue and 17th Street Rehabilitation Project, to adjust necessary materials amounts resulting in a deduction of $186,974.15 (for a revised total contract amount not to exceed $7,416,595.25); and (2) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1, District 2, District 4)**

41. 2026-629 Consider a resolution: (1) awarding a hauling services contract for transportation of sewage sludge/biosolids for the Waco Metropolitan Area Regional Sewerage System to Paramount Wastewater Solutions, LLC, the lowest responsible bidder; (2) authorizing expenditures under said contract in an amount not to exceed $124,800.00 during Fiscal Year 2026-2027; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

42. 2026-630 Consider a resolution: (1) amending the existing contract for the Utilities Backup Generator Maintenance Project to reflect the vendor's name modification from Rig Safe Solutions Inc., to Buffalo Power Solutions, LLC; (2) exercising the third one-year renewal option under said contract in amount not to exceed $136,295.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

43. 2026-631 Consider a resolution: (1) approving a second amendment to an existing contract with Rochester Armored Car Co., Inc., for armored car services for various City of Waco locations to reduce pick-up frequency for eight locations, remove pick-up services from three

locations, and add one additional pick-up location; (2) approving the second of three one-year renewal options; (3) authorizing expenditures for Fiscal Year 2026-2027 in a total amount not to exceed $71,964.60; and (4) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

44. 2026-632 Consider a resolution: (1) amending the Fiscal Year 2025-2026 Operating and Capital Improvements Program budgets as set forth in the Fiscal Impact section and the Resolution; and (2) authorizing the City Manager, or designee, to execute any documents or transactions in connection therewith. **(Citywide)**

45. 2026-633 Consider a resolution: (1) that amends the Fiscal Year 2026-2027 operating budget of the Solid Waste Fund by increasing appropriations by $240,000.00 from the unappropriated excess working capital of the fund; (2) award contracts to Russell Bros. Contracting, Ltd., Paramount Wastewater Solutions, LLC, and Meylan Enterprises, Inc., as the contractors providing the lowest, best-value bids to the City for landfill leachate hauling services for the City of Waco Solid Waste Division for a term to run concurrent with Fiscal Year 2026-2027, with options to renew for four (4) additional one-year periods; (3) authorizing the expenditure of an amount not to exceed $240,000.00 in Fiscal Year 2026-2027; and (4) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

46. 2026-634 Consider a resolution approving an expenditure in an amount not to exceed $241,200.00 during Fiscal Year 2026-2027, under an existing lease agreement with EAN Holdings, LLC, dba Enterprise Rent-A-Car, for ten leased vehicles, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**

47. 2026-635 Consider a resolution approving an agreement with Routeware, Inc., for the Solid Waste Collection fleet route management software, EasyRoute route optimization software, diagnostic services as well as interface support with the SpryPoint Utility Billing Software for Fiscal Year 2026-2027, in an amount not to exceed $271,086.72, and authorizing the City Manager, or City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

48. 2026-636 Consider a resolution: (1) awarding a contract for mowing services for City of Waco Fire Stations grounds maintenance to Fando Solutions, LLC, the lowest responsible bidder, with an initial term with four (4) optional renewal years, in an amount not to exceed $291,840.00 over the full potential five-year term; (2) authorizing the expenditure for an amount not to exceed $54,845.00 in Fiscal Year 2026-2027; and (3) authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

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49. 2026-637 Consider a resolution: (1) awarding a contract for mowing services for FM 1637 and acreage on Jonquil grounds maintenance for the City of Waco to Fando Solutions LLC, the lowest responsible bidder, with an initial term with three (3) optional renewal years, in an amount not to exceed $144,030.00 over the full potential four-year term; (2) authorizing the expenditure for an amount not to exceed $32,295.00 in Fiscal Year 2026-2027; and (3) authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(District 5)**

50. 2026-638 Consider a resolution: (1) awarding a contract for mowing services for high-speed and low-speed right-of-way grounds maintenance for the City of Waco to Yellowstone Landscape - Central, Inc., the lowest responsible bidder, for an initial term with four (4) optional renewal years, in an amount not to exceed $706,933.50 over the full potential five-year term; (2) authorizing the expenditure for an amount not to exceed $141,386.70 in Fiscal Year 2026-2027; and (3) authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

51. 2026-639 Consider a resolution: (1) awarding a contract for fire hydrant maintenance for the City of Waco to All-Tex Utilities, LLC, the lowest responsible bidder, for a term beginning October 1, 2026, and ending September 30, 2027, with two (2) optional renewal years, in an amount not to exceed $316,948.55 for the potential three-year term; (2) authorizing the expenditure of an amount not to exceed $95,755.00 in Fiscal Year 2026-2027; and (3) authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

52. 2026-640 Consider a resolution approving a contract with Heart of Texas Goodwill Industries, Inc., to provide litter abatement for the City of Waco Public Works Department for Fiscal Year 2026-2027 in an amount not to exceed $225,000.00, and authorizing the City Manager, or City Manager’s designee, to execute any documents in connection therewith. **(Citywide)**

53. 2026-641 Consider a resolution approving a contract for professional engineering services with Stearns, Conrad and Schmidt, Consulting Engineers, Inc., d/b/a SCS Engineers, for environmental monitoring, engineering, and compliance services at City of Waco Landfills MSW 948A, 2400, and the Transfer Station, in an amount not to exceed $454,960.00 for Fiscal Year 2026-2027, and authorizing the City Manager, or City Manager’s designee, to execute any documents in connection therewith. **(Citywide)**

54. 2026-642 Consider a resolution approving an agreement with the United States Department of Agriculture, Animal and Plant Health Inspection Service, Wildlife Services; the Texas A&M University System, Texas A&M AgriLife Extension Service - Wildlife Services; and the Texas Wildlife Damage Management Association, Inc., for

the purpose of wildlife damage management services at the City of Waco landfills, in an amount not to exceed $40,000.00, and authorizing the City Manager, or City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

F. PUBLIC HEARINGS

1. 2026-643 Conduct a public hearing and consider a resolution granting a special permit to University Center RV Park, LLC, for a Recreational Vehicle ("RV") Park in an R-1B zoning district on property addressed as 4201 South 3rd Street. (Z-26-36, Wazir Dhanani/University Center RV Park, LLC) **(District 1)**

2. 2026-644 Conduct a public hearing and consider an ordinance approving and adopting an updated Service and Assessment Plan, including the Assessment Roll, for providing improvements and/or services in Waco Public Improvement District Number One during Fiscal Year 2026-2027. FIRST READING **(District 1, District 2, District 4)**

3. 2026-645 Conduct a public hearing and consider an ordinance to amend Chapter 28 "Zoning" of the Code of Ordinances, Article II "Administration", Article III "Site Development Plans", Article IV "District Regulations", Article VII "Off-Street Parking and Loading", and Article VIII "Signs", for the purpose of adopting Form-Based Code zoning as a special district, establishing the F-1 Waco Downtown Form-Based Code District, and providing for such other definitions, conditions, restrictions, and amendments as may be deemed necessary or appropriate in furtherance of the foregoing establishment of form-based code zoning, and providing for penalties. FIRST READING (ZA-26-06, City of Waco) **(District 2, District 4)**

4. 2026-646 Conduct a public hearing and consider an ordinance to rezone from C-2 Community Commercial, C-3 General Commercial, and C-4 Central Commercial to F-1 Waco Downtown Form-Based Code District, and removing properties from the Special District - Downtown District and the Special District - Brazos River Corridor District, for approximately 88.55 total acres generally bounded by the Brazos River, Jackson Avenue, Fourth Street, and Waco Drive, including the property between Bosque Boulevard and Waco Drive along North University Parks Drive, and also extending to 6th Street to include the Eastern half of the blocks between Franklin Avenue and Austin Avenue, and includes (but not only limited to) properties within the following address ranges: 300-330 Austin Avenue; 4-225 Franklin Avenue (both sides); 301-521 Franklin Avenue (northwest side only); 215 Jackson Avenue; 112-221 Mary Avenue; 317 N. 4th Street; 618-721 N. 4th Street; 101-500 N. University Parks Drive; 201-325 S. 2nd Street; 101, 220, and 316 S. 3rd Street; 100 S. 4th Street; 112 S. 6th Street; 113-320 S. University Parks Drive; 201-225 W. Waco Drive; and 100-315 Washington Avenue, and providing for penalties. (Z-26-20, City of Waco) FIRST READING **(District 2, District 4)**

5. 2026-647 Conduct a public hearing and consider an ordinance to amend the Saddle Creek Planned Unit Development ("PUD") Concept Plan to redesignate the remaining Tracts 2 and 3 from "commercial and multifamily" and "office" designation to "commercial and office" designation, to allow "retail sales of farm and agricultural supplies" as a permitted use within the updated "commercial and office" designated area, on approximately 21.8 acres, area of amendment addressed as 9915 Parker Springs Drive, and providing for penalties. (Z-26-23, Michael McNamara) FIRST READING **(District 5)**

6. 2026-648 Conduct a public hearing and consider an ordinance to rezone from R-1B Single-Family Residence District to O-3 Office-Limited Commercial District on approximately 0.3843 acres of land addressed as 4600 Bagby Avenue, and providing for penalties. (Z-26-28, Chris Guerrero) FIRST READING **(District 2)**

7. 2026-649 Conduct a public hearing and consider an ordinance to rezone from R-1B Single-Family Residence District to O-3 Office-Limited Commercial District on approximately 0.18 acres of land addressed as 2600 Maple Avenue, and providing for penalties. (Z-26-33, Tatiana Metaxa Rozenfeld) FIRST READING **(District 4)**

8. 2026-650 Conduct a public hearing and consider an ordinance to rezone from C-1 Community Commercial — No Alcohol District to C-2 Community Commercial District on approximately 1.6 acres of land addressed as 4200 South University Parks Drive, and providing for penalties. (Z-26-35, Wazir Dhanani) FIRST READING **(District 1)**

9. 2026-651 Conduct a public hearing and consider an ordinance to rezone from R-1B Single-Family Residence District to O-3 Office-Limited Commercial District on approximately 0.64 acres of land addressed as 501-511 Herring Avenue, and providing for penalties. (Z-26-37, Phillip and Stephen Sanchez) FIRST READING **(District 1)**

G. INDIVIDUAL CONSIDERATION

1. 2026-652 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. SECOND READING **(Citywide)**

2. 2026-653 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, 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,

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or designee, to execute any documents in connection therewith. SECOND READING **(District 5)**

3. 2026-654 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. SECOND READING **(Citywide)**

4. 2026-655 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. SECOND READING **(Citywide)**

5. 2026-656 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. SECOND READING **(Citywide)**

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
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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 9th day of September 2026 at 5:30 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.

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.