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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

October 6, 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.	2026-658	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.	2026-659	Informal Report - Construction updates on China Spring Park and Alice Martinez Rodriguez Park. **(District 2,District 5)**
3.	2026-660	Informal Report - Update on the Doris Miller Community Pool, including summer operations, attendance and programming. **(District 1)**
4.	2026-661	Informal Report - Update on City of Waco Youth Council selections for 2026-2027. **(Citywide)**
5.	2026-662	Informal Report – Safe Haven Baby Boxes Update. **(Citywide)**
6.	2026-663	Discussion of the 90th Texas Legislature and local legislative priorities. **(Citywide)**
7.	2026-664	Discussion of Economic Development Project - Update on the former Floyd Casey site/Cordova Springs redevelopment project. **(District 2)**
8.	2026-665	Discussion of the design and artist selection for the mosaic public art installation at Alice Martinez Rodriguez Park. **(District 2)**
9.	2026-666	Discussion of holiday events in the City of Waco, including the annual Waco Wonderland festival, Downtown Lighting Display, and Cameron Park Zoo Wild Lights, while also highlighting various City of Waco departments' holiday activities and events throughout the City. **(Citywide)**

10. 2026-667 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 (Texas Gov't Code Sec. 551.071); City of Waco v. The Cameron County Housing Finance Corporation et al; Cause No. 2025-3131-4 (170th Judicial District); and
4. Attorney Briefing (Tex. Gov't Code Sec. 551.071): In Re: Aqueous Film-Forming Foams Products Liability Litigation, MDL No. 2:18-mn-2873.

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

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. 2026-668 Proclaiming October 6, 2026, as National Night Out. **(Citywide)**

F. CONSENT AGENDA

1. 2026-669 Approval of the minutes of the September 15, 2026, Regular City Council meeting. **(Citywide)**

2. 2026-670 Consider a resolution canceling the regularly scheduled City Council meetings on: January 5, 2027, March 16, 2027, July 6, 2027, July 20, 2027, and December 21, 2027. **(Citywide)**

3. 2026-671 Consider a resolution approving appointments to various Boards and Commissions, subject to each appointee meeting qualifications. **(Citywide)**

4. 2026-672 Consider a resolution endorsing the appointment of City Council Member Andrea Barefield as the 2nd Vice President of the National League of Cities ("NLC"). **(Citywide)**

5. 2026-673 Consider a resolution of the City Council to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, and to promote civility in conducting legislative duties and responsibilities. **(Citywide)**

6. 2026-674 Consider a resolution approving the First Amendment to the Employment Agreement with the City Attorney to allow for adjustments to salary and benefits as approved by the City Council

and to align severance with the 89th Texas Legislature amendment to Texas Local Government Code 180.011. **(Citywide)**

7. 2026-675 Consider a resolution approving the design and artist selection, Carmen Rangel, for the mosaic public art installation on the exterior wall of the family restroom at Alice Martinez Rodriguez Park, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

8. 2026-676 Consider a resolution ratifying a property use agreement with K-Bible Guided Trail Rides, LLC, a Texas Limited Liability Company, utilizing property located along University Parks Drive near the Franklin Bridge, for the operation of guided trail rides from October 1, 2026, through March 31, 2027, in the amount of $250.00 per month, and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 2)**

9. 2026-677 Consider a resolution stating: (1) that the City reasonably expects to reimburse itself for costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof and that are to be paid in connection with the City's Fiscal Year 2026-2027 Capital Improvement Program (CIP) from the proceeds of obligations to be issued subsequent to the date hereof; (2) that the City reasonably expects that the maximum principal amount of obligations issued to reimburse the City for the costs associated with the Financed Project will be $78,580,000.00 and such obligations may be issued in one or more series; and (3) that unless otherwise advised by bond counsel, any reimbursement allocation will be made not later than 18 months after the later of (i) the date the original expenditure is paid or (ii) the date on which the Financed Project is placed in service or abandoned, but in no event more than three years after the original expenditure is paid. **(Citywide)**

10. 2026-678 Consider a resolution: (1) approving a grant contract with the Texas Department of Transportation for the Routine Airport Maintenance Program (RAMP) to fund airport maintenance and improvement projects in an amount not to exceed $111,111.11 ($100,000.00 state obligation and $11,111.11 local match); (2) accepting and appropriating the funds for use in accordance with the grant contract; (3) amending the Fiscal Year 2026-2027 Operating budget for the TXDOT Airport Maintenance Grant Fund by increasing appropriations by $111,111.11; 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. 2026-679 Consider a resolution: (1) exercising the third of three, two-year extension options on an existing contract with Securitas Critical Infrastructure Services, Inc., for security services at Waco Regional Airport; (2) authorizing expenditures under the contract in an

amount not to exceed $250,000.00 in Fiscal Year 2026-2027; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

12. 2026-680 Consider a resolution approving a lease agreement with Universal Flight Concepts, for approximately 22,023 square feet of property, including hangar, apron space, and parking space, located at 7801 Karl May Drive, Waco, Texas, at Waco Regional Airport for a period ending October 31, 2036, and authorizing the City Manager or designee to execute all documents in connection therewith. **(Citywide)**

13. 2026-681 Consider a resolution: (1) amending the Fiscal Year 2025-2026 operating budget of the Waco Transit System Fund to increase grant revenue and expenditures by $115,400.00; (2) ratifying the award of $115,400.00; (3) ratifying an amendment to an existing three-year contract entered into on October 12, 2024, between the City and SPARE Labs Inc., with an amended term of September 1, 2026, to October 14, 2027, with two (2) additional one-year option periods, and which amendment includes a recurring annual fee of $75,400.00 and a one-time implementation fee of $40,000.00 to add the transit scheduling software acquisition and service implementation for use by the Fixed Route program, in addition to the current use with the Paratransit program, to streamline scheduling services and increase daily ridership; and (4) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

14. 2026-682 Consider a resolution approving an interlocal agreement with the Heart of Texas Behavioral Health Network (HOTBHN) in an amount not to exceed $220,770.00, to be paid with HOME Investment Partnerships Program (HOME) funds from Program Year 2026-2027, for HOTBHN to provide Tenant Based Rental Assistance (TBRA) during the HOME Program Year 2026-2027 to help homeless individuals and low-income households, who cannot afford to rent housing in the private market without assistance, by paying subsidies directly to landlords to assist with housing costs (i.e., rent and security deposits) so the recipient pays only the amount they can afford, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

15. 2026-683 Consider a resolution: (1) ratifying an amendment to the City's American Rescue Plan Act ("ARPA") Funding Plan by reallocating funds in the amount of $95,776.36 from the Responding to Public Health and Economic Impact category and $49,770.00 from the Broadband Infrastructure category to the Replacing Lost Public Sector Revenue category in the amount of $89,935.00 and the Water and Sewer Infrastructure category in the amount of $55,611.36; and (2) authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(Citywide)**

16. 2026-684 Consider a resolution approving an agreement with Motorola Solutions, Inc., for the annual maintenance and upgrade of the public safety radio system in an amount not to exceed $462,026.96 in Fiscal Year 2026-2027, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**

17. 2026-685 Consider a resolution approving the submission of the Edward Byrne Memorial Justice Assistance Grant application for Fiscal Year 2026-2027 to the U.S. Department of Justice, Bureau of Justice Assistance, appropriating the funds for use in accordance with the grant contract upon award, and authorizing the City Manager or designee to accept said grant and execute any documents in connection therewith and furnish additional information or documentation deemed necessary for implementing said program and related matters. **(Citywide)**

18. 2026-686 Consider a resolution authorizing a services agreement between the City of Waco and Baylor Research Institute, dba Baylor Scott & White Research Institute, to provide a public safety psychologist for an amount not to exceed $217,271.00 during Fiscal Year 2026-2027, and authorizing the City Manager or their designee to execute any documents in connection therewith. **(Citywide)**

19. 2026-687 Consider a resolution: (1) authorizing the one-year renewal of the Granicus, LLC subscription services under The Interlocal Purchasing System (TIPS) Contract #220105, in an amount not to exceed $142,371.17 in Fiscal Year 2026-2027, to continue the City's current meeting, agenda, boards and commissions, streaming, captioning, and civic engagement environments; and (2) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

20. 2026-688 Consider a resolution: (1) approving a one-year agreement with Carahsoft Technology Corporation for the renewal of Tableau software licenses under the Department of Information Resources cooperative contract DIR-CPO-5687, in a total amount not to exceed $111,347.31 in Fiscal Year 2026-2027; and (2) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

21. 2026-689 Consider a resolution: (1) correcting a scrivener‘s error in Resolution No. 2023-527 that listed the term as three (3) years instead of five (5) years; (2) authorizing the expenditure of funds in an amount not to exceed $272,682.00 to KloudGin, Inc. for the fourth annual renewal of the City of Waco's Enterprise Work Order and Asset Management System, KloudGin Intelligent Asset Cloud Enterprise Edition, for the term of October 16, 2026, through October 15, 2027; and (3) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

22. 2026-690 Consider a resolution: (1) approving Change Order No. 2 to the

contract with Big Creek Construction LTD., (WFMM, L.L.C., being its General Partner), for the Street Preservation (City Wide) Thin Overlay Mix Project, deducting $110,559.00 to reconcile final quantities for work performed, resulting in a final contract amount not to exceed $2,207,173.00; (2) closing out the Project; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1, District 2, District 3, District 4)**

23. 2026-691 Consider a resolution awarding a construction contract to Quality W Contractors LLC, the lowest responsible bidder, for the Joy Drive Wastewater Improvements Project in an amount not to exceed $221,513.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

24. 2026-692 Consider a resolution awarding a contract to Central Wood Recycling, LLC, the sole bidder for yard and brush waste grinding with the resulting mulch returned to the City Landfill MSW 2400, for a term to run concurrent with Fiscal Year 2026-2027 with an option to renew for three additional one-year periods, authorizing expenditures under the contract in an amount not to exceed $150,000.00 during Fiscal Year 2026-2027, and authorizing the City Manager, or the City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

G. PUBLIC HEARINGS

H. INDIVIDUAL CONSIDERATION

1. 2026-693 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. SECOND READING (ZA-26-06, City of Waco) **(District 2, District 4)**

2. 2026-694 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) SECOND READING **(District 2, District 4)**

3. 2026-695 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) SECOND READING **(District 5)**

4. 2026-696 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) SECOND READING **(District 1)**

5. 2026-697 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) SECOND READING **(District 1)**

6. 2026-698 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. SECOND READING **(District 1,District 2,District 4)**

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

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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
86306DD67BCB49F...
Kristen Hamilton-Karam, City Attorney

DocuSigned by:
Michelle Hicks
425863EB80CC400...
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 30th day of September 2026 at 3:30 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.