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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 20, 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.	2026-699	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.	2026-700	Informal Report - August Monthly Management Report **(Citywide)**
3.	2026-701	Informal Report – Americans with Disabilities (ADA) Title II Self-Evaluation and Transition Plan. **(Citywide)**
4.	2026-702	Informal Report - Temporary Change in Water Disinfectant to Facilitate Water System Maintenance. **(Citywide)**
5.	2026-703	Discussion of the 25th Street Activation Economic Development project on the agenda for consideration. **(District 4)**
6.	2026-704	Discussion of the East Waco Redevelopment Economic Development project on the agenda for consideration. **(District 1)**
7.	2026-705	Discussion of the Gibbon Lake Project. **(Citywide)**
8.	2026-706	Discussion of potential ordinance updates for alcohol related uses, venues, and related establishments. **(Citywide)**
9.	2026-707	Discussion of Planning public hearing item(s). **(Citywide)**
10.	2026-708	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. PROCLAMATIONS/PRESENTATIONS

1. 2026-709 Proclaiming October 20, 2026, as Bird Kultgen Ford 90th Anniversary Day. **(Citywide)**

F. CONSENT AGENDA

1. 2026-710 Approval of the minutes of the October 6, 2026, City Council meeting. **(Citywide)**

2. 2026-711 Consider a resolution ratifying a Memorandum of Understanding with the Waco Professional Firefighters' Association Local 478 of the International Association of Firefighters, increasing the base rate of pay from 7.5% to 8.0% per hour for firefighters performing in higher classifications, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

3. 2026-712 Consider a resolution: (1) amending the Fiscal Year 2026-2027 Capital Improvements Program ("CIP") budgets in the Cash CIP Government Vehicle Replacement Fund and the Government Vehicle Replacement Cash CIP - Capital Funds; (2) amending the fee schedule for Development Services; (3) amending the fee schedule for Health Services; and (4) authorizing the City Manager, or designee, to execute any documents or transactions in connection therewith. **(Citywide)**

4. 2026-713 Consider a resolution approving an economic development agreement pursuant to Texas Tax Code Chapter 311 with Pleasant Street Partners LLC, for a total amount of incentives not to exceed $1,000,000.00, consisting of: (1) reimbursement of tax increment generated from the TIF Zone for the actual costs of the construction of a twelve-unit condominium and public infrastructure for the Property associated with the development of the Property for the Project (the "Phase I Improvements"), in the amount of 100% of the tax increment generated each year over the base value, as defined in the Agreement, for ten years, in exchange for a minimum capital investment of $4,000,000.00; and (2) conditioned on construction commencement of a second twelve-unit condominium within three years of construction completion of the Phase I Improvements, reimbursement of tax increment generated from TIF Funds for public improvements associated with the redevelopment of the Property for the Project, in the amount of 100% of the tax increment generated each year over the base value for an additional two years, in a form approved by the City Attorney; and authorizing the

City Manager or designee to execute any documents in connection therewith. **(District 1)**

5. 2026-714 Consider a resolution approving an economic development agreement in a form approved by the City Attorney with Placemaker Pro LLC (the “Developer”) pursuant to Texas Local Government Code Chapter 380 and Texas Tax Code Chapter 311 for: (1) reimbursement of Tax Increment Reinvestment Zone Number One (“TIF 1”) funds in an amount not to exceed $1,480,131.00; (2) a lump sum payment of $2,000,000.00 from TIF 1 funds allocated to the development of affordable housing within TIF 1; (3) reimbursement of Tax Increment Reinvestment Zone Number Four (“TIF 4”) funds in an amount not to exceed $2,119,869.00; (4) conveyance of the City-owned real property located along Taylor Street between Cherry Street and Spring Street, with additional parcels at 121 Cherry Street and 936 Earle Avenue (the “Property”) to Developer in exchange for Developer investing a minimum of $37,000,000.00 in the construction of a new mixed-use development that will include a minimum of 150 residential units, with 20% of the residential units restricted to a maximum of 100% of area median income for a ten-year term, 9 commercial units, and associated public infrastructure; and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

6. 2026-715 Consider a resolution: (1) approving Reinvestment Zone Number One for Tax Increment Financing funds in the amount of $900,000.00 for the Jackson Avenue Sidewalk & Lighting Project, consisting of new sidewalk and lighting improvements along Jackson Avenue from 3rd Street to 8th Street in downtown Waco; (2) amending the Fiscal Year 2026-2027 Capital Improvement Program (CIP) budget to increase expenditures in the TIF #1 Bond CIP Fund by $900,000.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 2)**

7. 2026-716 Consider a resolution: (1) approving a professional services agreement with the Better Block Foundation in an amount not to exceed $196,000.00 for community engagement, site planning, installation, and activation of the City-owned property located at 2423 Cole Avenue as a community gathering space serving the 25th/26th Street corridor; (2) authorizing the use of up to $196,000.00 in Tax Increment Reinvestment Zone Number Four funds for the project; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 4)**

8. 2026-717 Consider a resolution approving a contract with the Greater Waco Chamber of Commerce for economic development services consistent with the City Council goals, support for the L.E.A.D. program, and the Business & Education Initiative from October 1, 2026, through September 30, 2027, in an amount not to exceed

$339,500.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

9. 2026-718 Consider a resolution approving a contract with the Cen-Tex African American Chamber of Commerce, Inc. - McLennan County to provide economic development services consistent with City Council goals from October 1, 2026, through September 30, 2027, in an amount not to exceed $140,000.00, and authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(Citywide)**

10. 2026-719 Consider a resolution approving a contract with the Cen-Tex Hispanic Chamber of Commerce for economic development services consistent with City Council goals from October 1, 2026, through September 30, 2027, authorizing an expenditure in an amount not to exceed $140,000.00, and authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(Citywide)**

11. 2026-720 Consider a resolution approving a Chapter 380 agreement with City Center Waco to assist in downtown development services, small business development services, and general economic development services consistent with City Council goals, in an amount not to exceed $128,028.00, for a term of October 1, 2026, through September 30, 2027, and authorizing the City Manager to execute any documents in connection therewith. **(District 2, District 4)**

12. 2026-721 Consider a resolution: (1) approving an Outside Agency Grant Agreement with Creative Waco for an amount not to exceed $600,000.00 in exchange for Creative Waco providing services to the City regarding Local Arts and Cultural Development Agency in accordance with Texas Tax Code, Chapter 351, Section 351.101(a)(4) from October 1, 2026, through September 30, 2027; (2) authorizing the City to fund and delegate this function according to the Texas Tax Code, Chapter 351, Sections 351.101(a)(4) and 351.101(c); and (3) authorizing the City Manager or his designee to execute any documents in connection therewith. **(Citywide)**

13. 2026-722 Consider a resolution approving an agreement with Kimley-Horn and Associates, Inc. for a term of two years, in an amount not to exceed $1,150,000.00 in Fiscal Year 2026-2027, to conduct a citywide ADA (Americans with Disabilities Act) Self-Evaluation of City services, policies, procedures, facilities, parks, and pedestrian facilities within the public right-of-way, and to develop an ADA Transition Plan, and authorizing the City Manager or his designee to execute any documents in connection therewith. **(Citywide)**

14. 2026-723 Consider a resolution approving the purchase of three (3) 35-foot Hybrid Electric Buses on behalf of Waco Transit System, Inc., from New Flyer of America, through the Washington State Department of Enterprise Services Purchasing Cooperative Agreement Program

(Contract # 04824), in an amount not to exceed $3,695,250.00 (which includes a local match of $562,121.00), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

15. 2026-724 Consider a resolution approving a professional services agreement with Walker Partners, LLC in an amount not to exceed $229,870.00 for surveying, engineering, and environmental services to prepare and submit an application to the Texas Commission on Environmental Quality for a Municipal Setting Designation encompassing current and former Tax Increment Reinvestment Zones, to be funded by the use of up to $100,000.00 in Tax Increment Reinvestment Zone Number Four funds and up to $129,870.00 in funds from the Downtown Redevelopment Note Program; and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

16. 2026-725 Consider a resolution approving purchases of library materials through the State of Texas Multiple Award Schedule, Contract No. 715-M2, and/or directly from other vendors during Fiscal Year 2026-2027, authorizing an expenditure in an amount not to exceed $540,000.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

17. 2026-726 Consider a resolution: (1) appropriating and authorizing the Police Department to use $112,986.00 in opioid settlement funds for substance use disorder treatment, youth prevention education, and Multidisciplinary Response Team equipment; (2) amending the Fiscal Year 2026-2027 operating budget to increase expenditures in the Opioid Settlement Fund by $112,986.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

18. 2026-727 Consider a resolution approving the annual renewal of the City of Waco's enterprise Palo Alto firewall subscriptions and support services from Solid Border, Inc., through the State of Texas Department of Information Resources contract DIR-CPO-4850, in an amount not to exceed $178,924.29 in Fiscal Year 2026-2027, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

19. 2026-728 Consider a resolution: (1) authorizing the expenditure of funds for year two of a three-year agreement with Carahsoft Technology for the Granicus Government Experience Service Cloud Advanced licensing and associated products under the DIR contract DIR-CPO-5687, in a total amount not to exceed $182,314.81 in Fiscal Year 2026-2027; and (2) authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

20. 2026-729 Consider a resolution approving the second annual payment under the existing five-year Cisco Enterprise Agreement with World Wide Technology, LLC ("WWT"), previously approved by City Council

pursuant to Resolution No. 2026-302, for the continued provision of critical cybersecurity, network infrastructure, secure access, software licensing, maintenance, and support services, through the Texas Department of Information Resources cooperative contract DIR-CPO-5347, in an amount not to exceed $385,000.00, in Fiscal Year 2026-2027, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

21. 2026-730 Consider a resolution authorizing the expenditure of funds for the fourth annual payment under the existing five-year contract with SpryPoint Services Inc. for software subscriptions and maintenance services for the Customer Information System used by Customer Engagement, formerly Water Utilities, in an amount not to exceed $340,758.32 in Fiscal Year 2026–2027, and authorizing the City Manager or designee to execute all necessary documents in connection therewith. **(Citywide)**

22. 2026-731 Consider a resolution approving a contract for professional engineering services with STV Incorporated for the Steinbeck Bend Utility Adjustments Project, in an amount not to exceed $252,135.00; and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

23. 2026-732 Consider a resolution awarding a contract for HVAC replacement at the Waco Metropolitan Area Regional Sewerage System ("WMARSS") with PJC Air Conditioning and Plumbing, LLC, d/b/a Rabroker Air Conditioning & Plumbing, under BuyBoard contract 720-23 in an amount not to exceed $139,330.00, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

24. 2026-733 Consider a resolution: (1) amending the Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving Change Order No. 8 to the contract with T. Morales Company Electric & Controls, Ltd., for the WMARSS North Plant Switchgear Replacement Project, for temporary and backup generators and a larger concrete pad, increasing the contract by $828,403.48 (for a revised total amount not to exceed $5,844,209.51), and extending the contract time by 114 calendar days; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

25. 2026-734 Consider a resolution approving Amendment No. 5 to the professional engineering services agreement with Walker Partners, LLC, for the Speegleville Road Improvements – Riverside Lift Station Improvements Project, for construction-phase services, increasing the agreement by $125,286.00 (for a revised total amount not to exceed $1,049,306.00), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

26. 2026-735 Consider a resolution awarding a contract for construction services

to Quality W Contractors LLC, the lowest responsible bidder, for the Speegleville Road Improvements – Riverside Lift Station Improvements Project, in an amount not to exceed $1,316,607.00; and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

27. 2026-736 Consider a resolution approving Amendment No. 3 to the professional engineering services agreement with Walker Partners, LLC, for the Speegleville Road Bridge Improvements Project, for construction-phase services, increasing the agreement by $309,209.00 (for a revised total amount not to exceed $1,157,584.00); and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 5)**

28. 2026-737 Consider a resolution: (1) amending the Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving an engineering contract with BGE, Inc., for one year of city-wide “on call” construction inspection service for one full-time Resident Project Representative (“RPR”) in an amount not to exceed $256,800.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

29. 2026-738 Consider a resolution ratifying the emergency repair of the concrete lined drainage channel near Jewell Drive, completed by Western Enterprises, in an amount not to exceed $150,693.20, and authorizing the City Manager to execute any documents in connection therewith. **(District 3)**

G. PUBLIC HEARINGS

1. 2026-739 Conduct a public hearing and consider an ordinance to change the Land Use designation from Medium Density Residential Office Flex to Mixed Use Flex and to rezone from R-1B Single-Family Residence District to C-2 Community Commercial District on approximately 2.148 acres of property described as Lot 2, Block 1 of the Christie Addition, addressed as 3116 Robinson Drive, and providing for penalties. (Z-26-34, Benjamin Christie) FIRST READING **(District 2)**

2. 2026-740 Conduct a public hearing and consider an ordinance to rezone from M-2 Light Industrial District to R-2 Two Family and Attached Single-Family Residence District on approximately 0.3811 acres of property described as Lot 1, Block 14 of the Witt Addition, addressed as 1328 Harrison Avenue, and providing for penalties. (Z-26-39, Blackland Surveying on behalf of JSHANTEX, LLC) FIRST READING **(District 1)**

3. 2026-741 Conduct a public hearing and consider an ordinance to rezone from C-3 General Commercial District to C-2 Community Commercial District on approximately 1.0 acre of property described as Lot 5, Block 1 of the Salem Way Addition, addressed as 9516 China

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Spring Road, and providing for penalties. (Z-26-40, Marcus Bedford) FIRST READING **(District 5)**

4. 2026-742 Conduct a public hearing and consider an ordinance to rezone from R-2 Two Family and Attached Single-Family Residence District to O-3 Office-Limited Commercial District on approximately 0.1894 acres of property described as Lot 8, Block 4 of the Proctor Springs Addition, addressed as 2024 North 4th Street, and providing for penalties. (Z-26-41, Harris Arnhart) FIRST READING **(District 4)**

5. 2026-743 Conduct a public hearing and consider an ordinance to rezone from R-1B Single Family Residence District to R-3C Multiple-Family Residence District on approximately 3.68 acres of property described as Lot 1, Block 1 of the F. W. Fellowship Addition, addressed as 2001 Gurley Lane, and providing for penalties. (Z-26-42, Jerry Dyer) FIRST 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 14th day of October 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

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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) 709-4830 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.