



**WACO CITY COUNCIL MEETING MINUTES**  
**AUGUST 18, 2020**  
**3:00 PM TO 6:46 PM**  
**3RD FLOOR CONFERENCE ROOM CITY HALL**  
**300 AUSTIN AVENUE, WACO, TX 76701**

**CALL TO ORDER**

Attendee Name	Title	Status	Arrived
Kyle Deaver	Mayor	Present	
Andrea Barefield	Council Member, District I	Present	
Hector Sabido	Council Member, District II	Present	
John Kinnaird	Council Member, District III	Present	
Darius Ewing	Council Member, District IV	Present	
Jim Holmes	Council Member, District V	Present	

Mayor Deaver and Council Members joined the meeting remotely, via ZoomGov, in order to comply with the COVID-19 pandemic physical distancing requirements, as allowed by Texas Governor Greg Abbott.

**WORK SESSION**

**WS-2020-534**

Report of the City Manager: a. Changes in the Council Agenda; b. Organizational Updates and Recognition of Employee(s); c. Recent and Upcoming Community Events; d. New Facemask Banners in Downtown; e. Waco Fire Stations Accept School Supplies; f. Texas Ranger Hall of Fame Parking Expansion; g. Free COVID-19 Testing; h. City Attractions Named to Three Best Rated® Website; and i. Review of Business Session Agenda.

City Manager Bradley Ford provided an organization update:

- Deidra Emerson was promoted to Deputy City Manager
- Melett Harrison was introduced as Director of Neighborhood Engagement
- Ashley Nystrom was introduced as Chief of Staff
- Galen Price was introduced as Interim Assistant City Manager

Larry Holze, Municipal Information Director, reviewed recent and upcoming events. The presentation is on file at the City Secretary's Office.

Agenda Items highlighted include:

**RES 2020-551 Proposed Tax Rate**

This resolution sets the tax rate public hearing for September 8, 2020.

**RES-2020-558 Agreement with Tractor Supply Co.**

Council discussed the possible improvement of traffic flow and the opportunity for full time jobs.

**RES-2020-560 Nomination for Mars to receive rebates**

Bradley Ford, City Manager, discussed the role Mars Wrigley confectionary has in our local economy.

**ORD-2020-575 Establishing administrative departments**

Bradley Ford spoke about the ordinance changes that will promote a culture of service as the City is a service-oriented organization.

ITEM NO.	DESCRIPTION
<b>RESULT:</b>	<b>DISCUSSED</b>

- IR-2020-535** Informal Report - Waco Housing Authority Low Income Housing Tax Credit Project Update and Bond Approval.
- Council requested the following:
- A follow-up report after the Public Hearing dates have been scheduled
  - Provide an updated ownership organizational chart of final group
  - Proactively seek out 4% tax credits/incentives for affordable housing

<b>RESULT:</b>	<b>DISCUSSED</b>
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- WS-2020-536** Discussion of Planning public hearing agenda items.
- Clint Peters, Planning and Inspections Director, made presentation. An overview was provided on the Plan Commission's findings, provisions and recommendations. The presentation is on file at the City Secretary's Office.
- Public Hearings items highlighted:
- PH-2020-543 Special Permit for Short Term Rental at 1320 Hillside Avenue**  
This property is locally managed.
- PH-2020-544 Special Permit for a Self-Storage Warehouse**  
The owner is in the process of renovating the property. Council requested aesthetic improvements.
- PH-2020-547 Rezoning of 2529 Speight Avenue**  
Request to rezone back to residential.
- PH-2020-548 Alley Abandonment**  
The condition discussed: A 20' general utility easement must be retained for the area of the abandoned alley or all public utilities including City of Waco, Oncor and Atmos utilities must be relocated at owner's expense.
- PH-2020-549 ETJ On-site Sewer Facility Ordinance Change**  
Provided an overview of the ordinance amendment, water quality protection efforts, the current ordinance requirement and proposed ordinance changes.
- Council requested more information on other cities minimum acre requirement before second reading, reasoning for change and evaluate impact on other established developers. They discussed the exemption for existing on-site sewer facilities

<b>RESULT:</b>	<b>DISCUSSED</b>
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- WS-2020-537** Discussion of the Impact Fee Calculations and next steps of the Impact Fee Study.
- Clint Peters provided an introduction and introduced Jessica Vassar and Eddie Hass, with Freese & Nichols. The presentation is on file at the City Secretary's Office and provided information on impact fees.
- Program Development Process:**
- Develop Land Use Assumptions
  - Develop Capital Improvement Plan/ Prepare Land Use and CIP Report

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- Public Hearing 1: Land Use and CIP
- Conduct Impact Fee Calculations/Prepare Impact Fee Technical Report
- Public Hearing 2: Impact Fee Calculations (proposed for Oct 6<sup>th</sup> - step we are currently on)
- Consider Adoption of Impact Fee Ordinance

**Water and Wastewater Impact Fees**

The impact fee equation calculates the impact fee per service unit. An explanation was provided of impact fees estimates for both water and wastewater which include: 10-year projected growth cost, service unit equivalent, and growth in service units. Jessica Vassar walked through the calculations during the presentation to give more insight.

Council discussed the method of calculations and requested more information of peer cities’ method. Staff explained that impact fees are to cover costs of growth continues and not directly increase utility rates or delay infrastructure projects. Exemptions will be specifically outlined by ordinance.

**Roadway Impact Fees**

The impact fee will be based on travel characteristics. There are 11 service areas to ensure fees are spent in the area they are captured. Other variables for impact fees are total growth vehicles miles and CIP. A summary was presented for the roadway CIP project cost. Cost per service unit was displayed in a table and bar graph format for each service area. The land use equivalency table demonstrates the 5 major categories. The total impact fee calculation considers water, wastewater and roads.

**Next Steps**

The different types of policy considerations for collections is a uniform fee, fee variation, residential vs non-residential and other special considerations. Presenters discussed the different methods other cities utilized to implement. Benchmarking was presented in respect to single family home, hotel, grocery store, light and heavy industrial.

Discussion included concern with discouraging developers with impact fees and would like staff to strategically plan implementation. Concern was expressed about passing on infrastructure burden cost to resident taxpayers and impact fees should be considered as results of state level property tax caps. Peer cities have already implemented impact fees.

<b>RESULT:</b>	<b>DISCUSSED</b>
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**WS-2020-538**

Discussion of a Consultant Report received on a proposed Stormwater Utility, and discussion of creating a Stormwater Utility in the City of Waco, including possible monthly rates/fees.

Amy Burlarley-Hyland, Assistant Director of Public Works, introduced Jed Walker, Walker Partners Consultant. Jed Walker made presentation; the presentation is on file at the City Secretary’s Office.

**Background**

During the presentation, an explanation to implement a stormwater utility and a definition was provided. A map was displayed of the cities in Texas that have a stormwater utility fee. A total amount was discussed for drainage system inventory and replacement cost. The cost of service analysis included identifying four categories of service (Phase 1 MS\$ Permit, Operations and Maintenance, Rehabilitate/Replace and Capital Improvement Projects) and the analysis process (define level of service goal, identify key activities, estimate labor hours per activity and include equipment and

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material costs). A list was provided of Capital Improvement Projects to estimate the cost. The cost of service summary included a description and 3 levels of service for each category of service

#### Monthly Rate Determination

The factors in the determination include annual cost of service, total number of billing units and a time variable.

#### Billing Unit Analysis

Pie charts were displayed for percentages of total number of parcels and impervious cover. Residential categories include small, mid and large.

#### Monthly Bill

Details were presented about the debt capacity in consideration of the different levels of services (minimum level of service, plus \$1 per ERU, and plus \$2 per ERU). Typical monthly fees for industrial and commercial users' rates were also discussed. A bar graph comparison was presented of sister cities.

#### Summary and Recommendation

- Exempted entities: ISDs, Non-Profits, Government
- \$5.72 per ERU rate recommended
  - o Equitable apportionment of cost based on burden created on stormwater system
  - o Consistent with philosophy behind water, wastewater, and solid waste rates
  - o Within market rate of comparable cities
  - o Establishes the first comprehensive stormwater program in Waco's history
  - o Provides dedicated funding source for Federal and State mandates
  - o Creates annual CIP of \$15M to address pressing need for capital improvements without reducing Streets, Parks and Facilities CIP
  - o Transfers operating expense (estimated at \$3.0-\$3.5M) from General Fund (Paul Cain, Assistant City Manager, spoke on this)
- COVID-19 Timing
  - o Staff recommendation: create Utility now, set \$5.72 fee effective 10/1/21
- Additional time to refine fee structure and evaluate tax rate implications

Discussion included best practices related to Stormwater Utility and the common use of a stormwater utility fee across cities. They encouraged returning resources to taxpayers.

<b>RESULT:</b>	<b>DISCUSSED</b>
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**WS-2020-539**

Discussion of the 3rd Quarter Fiscal Year 2019-20 Financials.  
This presentation will be forwarded as a written report.

<b>RESULT:</b>	<b>NOT DISCUSSED</b>
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**WS-2020-540**

Council requests for scheduling of future agenda items.  
Council requested:

- Update on the Old Hillcrest Hospital Site and communication with neighborhood about the planned demolition.

ITEM NO.	DESCRIPTION
	<ul style="list-style-type: none"> <li>Options for Child Care Subsidies for Job Trainings Programs</li> </ul>
<b>RESULT:</b>	<b>DISCUSSED</b>

### EXECUTIVE SESSION – 3<sup>RD</sup> FLOOR CONFERENCE ROOM, CITY HALL

Mayor Deaver recessed the meeting to go into executive session at 5:35 p.m. and notice was given that the City Council would go into Executive Session in accordance with the following provisions:

1. Attorney Briefing (Texas Open Meetings Act Sec. 551.071): Responses received to Request for Proposal (RFP) No. 2020-003;
2. Attorney Briefing (Texas Open Meetings Act Sec. 551.071) and Real Property (Texas Open Meetings Act Sec. 551.072): City, Waco Independent School District, and McLennan County owned properties in the area bounded by Bosque Blvd., Lake Air Drive, Cobbs Drive and North New Road;
3. Real Property (Texas Open Meetings Act Sec. 551.072); and
4. Economic Development (Texas Open Meetings Act Sec. 551.087).

Mayor Deaver reconvened the following Business Session at 6:03 p.m.

### BUSINESS SESSION – 3<sup>RD</sup> FLOOR CONFERENCE ROOM, CITY HALL

#### PLEDGE OF ALLEGIANCE

#### MINUTES

City Council – Regular Meeting – August 4, 2020

<b>RESULT:</b>	<b>APPROVED AS SUBMITTED</b>
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#### PROCLAMATIONS/PRESENTATIONS/SPECIAL RECOGNITION

#### PUBLIC HEARINGS

**PH-2020-541** Conduct a public hearing and consider a resolution amending the Consolidated Annual Action Plan for Program Year 2019-2020 for an amount not to exceed \$21,000.00 to be reallocated for public service activities, including activities to provide shelter for persons experiencing homelessness to self-quarantine due to COVID-19, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, and authorizing the City Manager to execute any documents in connection therewith.

Galen Price, Director of Housing and Code Enforcement, made presentation.

Mayor Deaver opened a public hearing.

No one spoke for or against this item.

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Mayor Deaver closed the public hearing.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Hector Sabido, Council Member, District II, made a motion to approve.
<b>SECONDER:</b>	Andrea Barefield, Council Member, District I
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**PH-2020-542** Conduct a public hearing and consider a resolution approving the following subdivision plats: (1) Final Plat and Construction Plans of the H & B Kasparian Addition; and (2) Final Plat and Construction Plans of the Copper Springs Addition, Phase 7.

Clint Peters, Planning and Inspections Director, made presentation.

Mayor Deaver opened a public hearing.

No one spoke else for or against this item.

Mayor Deaver closed the public hearing.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Holmes, Council Member, District V, made a motion to approve.
<b>SECONDER:</b>	John Kinnaird, Council Member, District III
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**PH-2020-543** Conduct a public hearing and consider a resolution granting a special permit to Sadie Agueda for a Short Term Rental Type II in an R-1B District on property described as Lot 13, Block S, Brookview Hills Addition, known as 1320 Hillside Avenue. (Case Z-20-48 Sadie Agueda)

Clint Peters, Planning and Inspections Director, made presentation.

Mayor Deaver opened a public hearing.

Bobby Moore, 1301 Sunset Blvd, Waco, TX, comment in opposition were submitted and read into the record.

No one else spoke for or against this item.

Mayor Deaver closed the public hearing.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Hector Sabido, Council Member, District II, made a motion to approve.
<b>SECONDER:</b>	Jim Holmes, Council Member, District V
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**PH-2020-544** Conduct a public hearing and consider a resolution granting a special permit to Charles Holley for Self Storage Warehouses in a C-2 District on property described as Lots 25, 26C and A, Block 1, J. I. Moore Addition, known as 1805 1/2 -1811 Webster Avenue. (Case Z-20-50 Charles Holley)

Clint Peters, Planning and Inspections Director, made presentation.

Mayor Deaver opened a public hearing.

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No one spoke for or against this item.

Mayor Deaver closed the public hearing.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Hector Sabido, Council Member, District II, made a motion to approve.
<b>SECONDER:</b>	John Kinnaird, Council Member, District III
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**PH-2020-545** Conduct a public hearing and consider an ordinance rezoning from M-2 to O-3 on property described as Lots 1 and 2A, Block A, Harvey Addition, known as 200-202 Hillsboro Drive. (Case Z-20-51 Dominique Bolts) **FIRST READING**

Clint Peters, Planning and Inspections Director, made presentation.

Mayor Deaver opened a public hearing.

No one spoke for or against this item.

Mayor Deaver closed the public hearing.

<b>RESULT:</b>	<b>APPROVED ON FIRST READING [UNANIMOUS]</b>
<b>MOVER:</b>	Andrea Barefield, Council Member, District I, made a motion to approve on first reading.
<b>SECONDER:</b>	John Kinnaird, Council Member, District III
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**PH-2020-546** Conduct a public hearing and consider an ordinance rezoning from C-3 to R-2 on property described as Lot 4, Block 6, Wenz Heights Addition, known as 2824 N. 32nd Street. (Case Z-20-52 Aaron Gann) **FIRST READING**

Clint Peters, Planning and Inspections Director, made presentation.

Mayor Deaver opened a public hearing.

No one spoke for or against this item.

Mayor Deaver closed the public hearing.

<b>RESULT:</b>	<b>APPROVED ON FIRST READING [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Holmes, Council Member, District V, made a motion to approve on first reading.
<b>SECONDER:</b>	John Kinnaird, Council Member, District III
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**PH-2020-547** Conduct a public hearing and consider an ordinance rezoning from C-2 to R-2 on property described as Lot 8, Block 28, Speight Street Summit Addition, known as 2529 Speight Avenue. (Case Z-20-53 Abelino and Minerva Chavez) **FIRST READING**

Clint Peters, Planning and Inspections Director, made presentation.

Mayor Deaver opened a public hearing.

No one spoke for or against this item.

Mayor Deaver closed the public hearing.

ITEM NO.	DESCRIPTION
<b>RESULT:</b>	<b>APPROVED ON FIRST READING [UNANIMOUS]</b>
<b>MOVER:</b>	Hector Sabido, Council Member, District II, made a motion to approve on first reading.
<b>SECONDER:</b>	John Kinnaird, Council Member, District III
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

- PH-2020-548** Conduct a public hearing and consider an ordinance abandoning a 20-foot (0.166 acre) alley located between Mary Avenue and Jackson Avenue and between 6th Street and 8th Street, described as being all that tract of land in the City of Waco, McLennan County, Texas, out of the T.J. Chambers Grant Survey, Abstract Number 7, being a portion of a 20 foot alley, Farm Lot 10, Fractional, Block C as per plat recorded in Volume T, Page 552 of the Deed Records of McLennan County, Texas (D.R.M.C.T.). (ABD-20-4 Steve Swenke, Texas Meter & Device Co. and Toure Drake, 1519 Surveying LLC) **FIRST READING**
- Clint Peters, Planning and Inspections Director, made presentation.
- Mayor Deaver opened a public hearing.
- No one spoke for or against this item.
- Mayor Deaver closed the public hearing.

<b>RESULT:</b>	<b>APPROVED ON FIRST READING [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Holmes, Council Member, District V, made a motion to approve on first reading.
<b>SECONDER:</b>	Hector Sabido, Council Member, District II
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

- PH-2020-549** Conduct a public hearing and consider an ordinance amending Chapter 28-Zoning, Appendix B "Subdivisions" Part V "Required Improvements" Section 5.201 "Permanent Improvements" to require that all lots located in Waco's extraterritorial jurisdiction not immediately connected to a public sanitary sewer system shall be a minimum of 1 acre in size when using an on-site sewer facility (OSSF). **FIRST READING**
- Clint Peters, Planning and Inspections Director, made presentation.
- Mayor Deaver opened a public hearing.
- Larry Jackson, 1212 Live Oak, Marlin, TX, spoke in opposition.
- No one else spoke for or against this item.
- Mayor Deaver closed the public hearing.

<b>RESULT:</b>	<b>APPROVED ON FIRST READING [4 TO 2]</b>
<b>MOVER:</b>	John Kinnaird, Council Member, District III, made a motion to approve on first reading.
<b>SECONDER:</b>	Andrea Barefield, Council Member, District I
<b>AYES:</b>	Deaver, Barefield, Kinnaird, Ewing
<b>NAYS:</b>	Sabido, Holmes

## RESOLUTIONS



ITEM NO.	DESCRIPTION
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**RES-2020-555** Consider a resolution establishing a public hearing date for October 6, 2020 to discuss the imposition of a proposed ordinance establishing water, wastewater and roadway impact fees for the City of Waco service area.

Requested to pull but comment was not received prior to the meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Kinnaird, Council Member, District III, made a motion to approve.
<b>SECONDER:</b>	Hector Sabido, Council Member, District II
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**RES-2020-572** Consider a resolution approving an Advance Funding Agreement with the State of Texas for the construction of the safety enhancements on FM 939 with an estimated total cost of \$1,500,000.00 plus any overrun or delay costs and requiring an initial payment of \$1,000,000.00, and authorizing the City Manager to execute any documents in connection therewith.

Esmeralda Hudson, City Secretary, read into the record comments submitted in opposition by:

- Mike Lee, 3096 Happy Swaner, Axtell, TX
- Brian Ford, 1365 Bays Rd, Axtell, TX
- Fred Swaner, 4351 TK Pkwy, Axtell, TX
- JR Proctor, 1351 West Denton, Axtell, TX
- Gina Ford, 1365 Bays Rd, Axtell, TX

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Holmes, Council Member, District V, made a motion to approve.
<b>SECONDER:</b>	Hector Sabido, Council Member, District II
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**RES-2020-573** Consider a resolution authorizing the acquisition, including the use of the power of eminent domain, if such becomes necessary, to acquire fee simple title to a 17,534 square foot (0.403 acre) parcel of land out of the Antonio Rodriguez Valdez Survey, Abstract No. 880, in McLennan County, Texas, and being a portion of the remainder of a called 70.95 acre tract described in a deed to Mike Rex Lee a/k/a Michael Lee and Brian Paul Ford recorded in McLennan County Clerk's Document 2004037717 of the Official Public Records of McLennan County, Texas, for road improvements in connection with the FM 939 Safety Improvements Project.

Esmeralda Hudson, City Secretary, read into the record comments submitted in opposition by:

- Mike Lee, 3096 Happy Swaner, Axtell, TX
- Brian Ford, 1365 Bays Rd, Axtell, TX
- JR Proctor, 1351 West Denton, Axtell, TX
- Gina Ford, 1365 Bays Rd, Axtell, TX

ITEM NO.	DESCRIPTION
<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Kinnaird, Council Member, District III, made a motion to approve that the City of Waco authorize the acquisition, including the use of the power of eminent domain, if such becomes necessary, to acquire fee simple title to a 17,534 square foot (0.403 acre) parcel of land out of the Antonio Rodriguez Valdez Survey, Abstract No. 880, in McLennan County, Texas, and being a portion of the remainder of a called 70.95 acre tract described in a deed to Mike Rex Lee a/k/a Michael Lee and Brian Paul Ford recorded in McLennan County Clerk's Document 2004037717 of the Official Public Records of McLennan County, Texas, for road improvements in connection with the FM 939 Safety Improvements Project.
<b>SECONDER:</b>	Hector Sabido, Council Member, District II
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**RES-2020-574**

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 acquisition, construction, rehabilitation, reconstruction or renovation of the FM 939 Safety Improvements Project (the Financed Project) and the acquisition of land and rights-of-way in connection with the Financed Project 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 \$2,000,000.00, 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.

Esmeralda Hudson, City Secretary, read into the record comments submitted in opposition by:

- Brian Ford, 1365 Bays Rd, Axtell, TX

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Hector Sabido, Council Member, District II, made a motion to approve.
<b>SECONDER:</b>	John Kinnaird, Council Member, District III
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**CONSENT AGENDA**

The consent agenda include Agenda Numbers RES-550 through RES-574 except for RES-555, 572, 573 and 574.

**RES-2020-550**

Consider a resolution consenting to the continuation of the declaration of local disaster and public health emergency issued on March 17, 2020, and amended on March 19, 2020 and March 23, 2020, by Mayor Kyle Deaver, and as ordered by the City Council of the City of Waco, Texas, on March 24, 2020 and as extended and/or modified on March 31, April 14, April 21, April 28, May 7, May 19, May 28, June 30, and July 21, 2020 ("City Order") until 11:59 p.m. on September 30, 2020, and as may be amended by the

ITEM NO.	DESCRIPTION
	City Council of the City of Waco, Texas.
<b>RES-2020-551</b>	Consider a resolution: (1) setting the proposed City of Waco 2020 tax rate as 0.776232 per \$100 valuation, (2) setting a public hearing for Tuesday, September 8, 2020, to receive comments concerning said proposed City of Waco 2020 tax rate, and (3) setting the date, time, and place of the meeting at which the City Council will vote on said proposed tax rate of 0.776232 per \$100 valuation as Tuesday, September 8, 2020, at 6:00 p.m., in the Bosque Theater in the City of Waco Convention Center, located at 100 Washington Avenue, Waco, Texas, and by electronic means in accordance with Governor Gregg Abbott's emergency orders related to the COVID-19 pandemic and the Texas Open Meetings Act, and further authorizing publication of the required public notices.
<b>RES-2020-552</b>	Consider a resolution approving appointments to various Boards and Commissions, subject to each appointee meeting qualifications.
<b>RES-2020-553</b>	Consider a resolution amending the Fiscal Year 2019-20 operating budget for the General Fund, WMARSS Fund, Water Fund, Solid Waste Fund, and Transit Fund.
<b>RES-2020-554</b>	Consider a resolution amending the Capital Improvements Program for the City of Waco Fiscal Years 2019-20, 2018-19, 2017-18, 2016-17, 2015-16, 2014-15, 2013-14, and 2006-07.
<b>RES-2020-555</b>	This item was removed from Consent Agenda and voted on separately.
<b>RES-2020-556</b>	Consider a resolution approving a Housing Opportunities for Persons with AIDS (HOPWA) grant contract 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 \$69,000.00 for the period of September 1, 2020 through August 31, 2021, and 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.
<b>RES-2020-557</b>	Consider a resolution approving the State Services grant contract 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 \$90,908.00 for the period of September 1, 2020 through August 31, 2021, and authorizing the City Manager, or his designee, to execute any documents in connection therewith and/or

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	furnish additional information or documentation as deemed necessary for implementation of said program and related matters.
<b>RES-2020-558</b>	Consider a resolution approving a Program Project Agreement between the Waco-McLennan County Economic Development Corporation and Tractor Supply Co. of Texas, LP, in an amount not to exceed \$2,700,000.00 (with an amount not to exceed \$1,350,000.00 being provided by the City of Waco) in exchange for no less than \$9,000,000.00 in real and personal property improvements between 2020 and 2025 and the retention of 400 full-time jobs, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-559</b>	Consider a resolution rejecting all proposals for the Citywide Economic Development Strategic Plan project received pursuant to Request for Proposals No. 2020-009.
<b>RES-2020-560</b>	Consider a resolution nominating Mars Wrigley Confectionery US, LLC, as an enterprise project to the Office of the Governor, Economic Development & Tourism, through the Economic Development Bank, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-561</b>	Consider a resolution approving an Interlocal Cooperation Agreement and a Memorandum of Understanding between the City of Waco and the Golinda Volunteer Fire Department for the purpose of allowing the Golinda Volunteer Fire Department to become a City of Waco radio system subscriber, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-562</b>	Consider a resolution authorizing expenditures for monthly lease payments, and projected maintenance fees and taxes, in an amount not to exceed \$149,783.00 during the lease period of October 1, 2020 through August 31, 2021 to Campbell Girls Partnership LTD, under an existing lease agreement for the Texas Anti-Gang Center, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-563</b>	Consider a resolution awarding a contract to James Bonewitz as the Texas Anti-Gang Center Administrator for an initial term of twelve months in an amount not to exceed \$120,000.00 from September 1, 2020 through August 31, 2021, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-564</b>	Consider a resolution approving the purchase of a Dell VxRail virtual server in an amount not to exceed \$295,598.06 from Dell Marketing L.P., through the State of Texas Department of Information Resources (DIR) Contract # DIR-TSO-3763, and authorizing the City Manager to execute any documents in connection therewith.

ITEM NO.	DESCRIPTION
<b>RES-2020-565</b>	Consider a resolution exercising the first one-year contract renewal option with Loomis Armored US, LLC, to provide armored car services for various City of Waco locations, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-566</b>	Consider a resolution approving the direct sale of the tax foreclosed property at 505 Brook Ave. located in Waco, Texas, to John A. Montez for the amount of \$1,197.50 in accordance with the City of Waco Policy, and authorizing the City Manager, or his designee, to execute any documents in connection therewith.
<b>RES-2020-567</b>	Consider a resolution granting the City of Waco, its agents, contractors, successors, and assigns a temporary construction license on property described as an approximately ten (10) feet wide by fifty (50) feet long parcel of land, being part of a 0.1377 acre tract of land described as Lot B5, Block Seven (7), of the Nelson Beall Addition and known as 1017 Elm Avenue, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-568</b>	Consider a resolution rejecting all bids for the Haley Hill Structure Demolition project received pursuant to Request for Bids No. 2020-016.
<b>RES-2020-569</b>	Consider a resolution awarding a contract to CDM Smith, Inc., for water system modeling engineering services in an amount not to exceed \$167,400.00, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-570</b>	Consider a resolution approving an amendment to an existing contract with Walker Partners, LLC, for additional design phase and limited construction phase engineering services for the Brazos Basin Interceptor (Phase I) Project in the amount of \$450,980.00 (for a new contract total amount not to exceed \$951,765.00), and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-571</b>	Consider a resolution awarding a contract to Quality W Contractors, LLC, the lowest responsible bidder, for the Water Utilities Lake Brazos Dam Debris Removal Project - 2020, in an amount not to exceed \$122,070.00, and authorizing the City Manager to execute any documents in connection therewith.
<b>RES-2020-572</b>	This item was removed from Consent Agenda and voted on separately.
<b>RES-2020-573</b>	This item was removed from Consent Agenda and voted on separately.

ITEM NO.	DESCRIPTION
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<b>RES-2020-574</b>	This item was removed from Consent Agenda and voted on separately.
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<b>RESULT:</b>	<b>APPROVED CONSENT [UNANIMOUS]</b>
<b>MOVER:</b>	John Kinnaird, Council Member, District III, made a motion to approve Consent Agenda.
<b>SECONDER:</b>	Hector Sabido, Council Member, District II
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**ORDINANCES**

**ORD-2020-575** Consider an ordinance establishing administrative departments of the City of Waco, Texas. FIRST READING

Esmeralda Hudson read into the record a comment submitted by:  
Alan Northcutt, 619 Stone Manor Dr., McGregor, TX

<b>RESULT:</b>	<b>APPROVED ON SECOND READING [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Holmes, Council Member, District V, made a motion to approve on first reading.
<b>SECONDER:</b>	Hector Sabido, Council Member, District II
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**ORD-2020-576** Consider an ordinance approving and adopting the final service plan for the Waco Tourism Public Improvement District ("TPID") for Fiscal Year 2020-21, levying special assessments on properties in the TPID to pay for the costs of services provided in accordance with the final service plan, setting charges and liens against property in the district and against the owners thereof, and providing for the collection of the special assessments. SECOND READING

<b>RESULT:</b>	<b>APPROVED ON SECOND READING [UNANIMOUS]</b>
<b>MOVER:</b>	John Kinnaird, Council Member, District III, made a motion to approve on second reading.
<b>SECONDER:</b>	Andrea Barefield, Council Member, District I
<b>AYES:</b>	Deaver, Barefield, Sabido, Kinnaird, Ewing, Holmes

**COUNCIL REPORTS**


Council Member Reports on Committees and Boards and Commissions Liaison Visits

Council Member Hector Sabido acknowledged the work of the non-profit organization VASA (Voices Against Substance Abuse). Overdose Awareness Day is Monday, August 31, 2020.


ITEM NO.	DESCRIPTION
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THERE BEING NO FURTHER BUSINESS THE MEETING WAS ADJOURNED AT 6:46 PM.

**ATTEST:**

DocuSigned by:  
  
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 Esmeralda Hudson  
 City Secretary



DocuSigned by:  
  
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 \_\_\_\_\_  
 Kyle Deaver, Mayor  
 City of Waco, Texas

APPROVED BY COUNCIL: SEPTEMBER 1, 2020