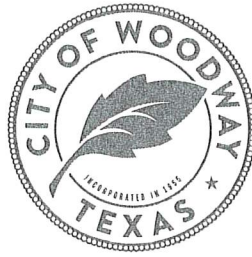


PUBLIC NOTICE OF MEETING



WOODWAY CITY COUNCIL

SEPTEMBER 22, 2025 – 5:30 P.M.

TAKE NOTICE THAT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS, WILL BE HELD IN THE DONALD J. BAKER COUNCIL CHAMBERS AT WOODWAY CITY HALL, 922 ESTATES DRIVE, WOODWAY, TEXAS, COMMENCING AT 5:30 P.M. ON MONDAY, SEPTEMBER 22, 2025, TO CONSIDER AND ACT UPON ANY LAWFUL SUBJECT WHICH MAY COME BEFORE IT INCLUDING, AMONG OTHERS, THE ITEMS LISTED BELOW.

AGENDA

CALL MEETING TO ORDER

INVOCATION

1. Invocation
2. Pledge of Allegiance

PUBLIC COMMENT

3. The City Council invites citizens to address the Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Please limit your comments to three (3) minutes per Resolution R-87-11. The Council is not permitted to take any action or discuss any item not listed on the agenda. When called to speak, please state your name and address, and if speaking on a specific agenda item, state the item before beginning your comments

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

4. Discussion and consider action on Ordinance 25-05, authorizing the City Manager to contract for expenditures without further approval of the City Council for all budgeted items not exceeding \$50,000.00
5. Discussion and consider action on acceptance of the Application to Develop in a Planned District (Green Accounting Offices) Lot 3, Block 1, Rodney Kroll Addition, to the City of Woodway, McLennan County, Texas, located at the southeast corner of Santa Fe Dr. and Old McGregor Rd.
6. Discussion and consider action on Resolution R-25-14, a resolution of candidate nominations for the McLennan Central Appraisal District Board of Directors for the year 2026

WOODWAY CITY COUNCIL AGENDA

Page 2

September 22, 2025 - 5:30 P.M.

CONSENT AGENDA

The Consent Agenda consists of non-controversial, routine and budgeted items which require no public hearing. The Consent Agenda is subject to being approved with one single motion; however, the Mayor or any City Councilmember may remove any item from the Consent Agenda for separate discussion and consideration.

7. A. Discussion and consider action on minutes of the regular City Council meeting held September 8, 2025, at 5:30 p.m.
- B. Discussion and consider action to award a contract in response to Request for Bids #25-05 Demolition of the City of Woodway Family Center to Rise Up Construction, LLC, the lowest responsible bidder, in an amount not to exceed \$31,850.00, and authorizing the City Manager to execute any documents in connection therewith
8. Discussion and consider action on Consent Agenda

CITY MANAGER AND CITY COUNCIL REPORTS

9. City Manager's Report (Briefings or updates may be provided regarding City services, administrative/personnel matters, real estate/development, infrastructure, events, regulations, community and intergovernmental relations issues.)
10. City Council Reports (Briefings or updates may be provided regarding City Council committee and liaison assignments.)

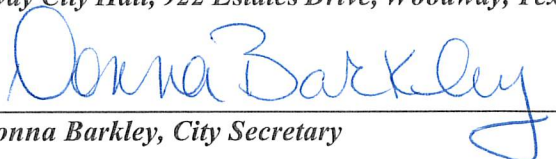
CLOSING ITEM

11. Consider action on adjournment

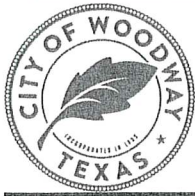
The City Council may go into Executive Session on any item listed on the agenda in accordance with Chapter 551 of the Texas Government Code.

Councilmembers unable to attend in person may participate via videoconference in accordance with Chapter 551 of the Texas Government Code.

I certify that the above notice of meeting was posted at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on the 16th day of September 2025 at 5:00 p.m.


Donna Barkley, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (254) 772-4480 or FAX (254) 772-0695 for further information.



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: September 22, 2025

Prepared By: Brenda Hernandez, Finance Director

Approved By: 

- ☐ Presentation, Report and/or Discussion Only
- ☐ Public Hearing/Related Action
- ☒ Individual Discussion/Action
- ☐ Consent
- ☐ Executive Session

Caption:

Discussion and consider action on Ordinance 25-05, authorizing the City Manager to contract for expenditures without further approval of the City Council for all budgeted items not exceeding \$50,000.00

Background Information:

Effective September 1, 2025, S.B. 1173 increased the competitive bidding threshold from \$50,000 to \$100,000. Before this, the last legislative change occurred in 2007, when the threshold increased from \$25,000 to \$50,000. Due to the recent legislative increase, the City's Finance Department is revisiting Woodway's Purchasing Manual.

The amended City Charter allows the City Council to give the City Manager the authority to approve budgeted expenditures up to an amount set by the Council set by ordinance. The most recent purchasing ordinance (12-07) was adopted in 2012, which increased the City Manager's purchasing authority from \$5,000 to \$25,000. Before that, the last purchasing ordinance was adopted in 1989, when the threshold increased from \$2,000 to \$5,000. City Staff is asking Council to increase the City Manager's purchasing authority for all budgeted items from \$25,000 to \$50,000, which is half the amount required for competitive bidding and consistent with previously adopted purchasing standards.

See attached supporting documentation that shows historical purchasing thresholds in graph form, time value of money calculation, and the percentage of the management's purchasing authority to the budgeted amount.

Financial Impact:

Total of Proposed Expenditure:

Amount Budgeted:

Account No.:

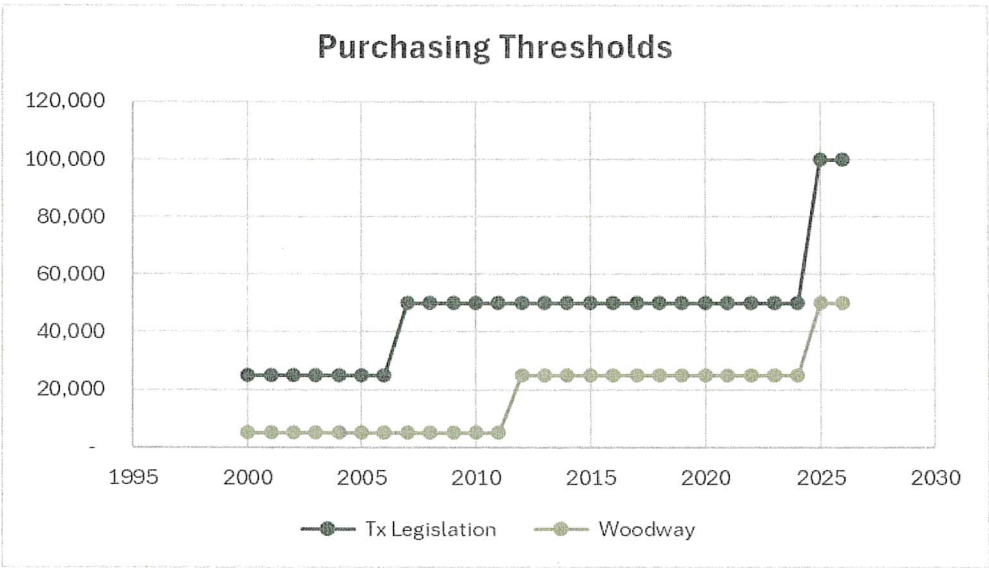
If not budgeted, other funding options:

Staff Recommendation:

Adopt Ordinance 25-05, authorizing the City Manager to contract for expenditures without further approval of the City Council for all budgeted items not exceeding \$50,000.00

| Purchasing Thresholds | | | | | |
|-----------------------|-----------|---------------------|--------------|---------------------|-------------|
| Year | Threshold | % of | | % of Utility | |
| | | General Fund Budget | General Fund | Utility Fund Budget | Fund Budget |
| 2012 | 25,000 | 7,505,509 | 0.33% | 4,823,000 | 0.52% |
| 2026 | 50,000 | 12,815,874 | 0.39% | 8,191,391 | 0.61% |

| Time Value of Money | | |
|---------------------|--------|---------------|
| Year | Amount | Today's Value |
| 2012 | 25,000 | 35,176 |



ORDINANCE 25-05

**AN ORDINANCE OF THE CITY OF WOODWAY, TEXAS,
AMENDING A PRIOR ORDINANCE; AUTHORIZING THE CITY
MANAGER TO CONTRACT FOR EXPENDITURES WITHOUT
FURTHER APPROVAL OF THE CITY COUNCIL FOR ALL
BUDGETED ITEMS NOT EXCEEDING \$50,000.00.**

WHEREAS, Article II, Finance, of the Charter of the City of Woodway, Texas, Section 7.13, Purchase Procedure, states that “The Council may by ordinance confer upon the City Manager general authority to contract for expenditures without further approval of the Council for all budgeted items not exceeding a dollar amount set by the Council”; and

WHEREAS, Ordinance 12-07, passed August 6, 2012, authorized the City Manager to contract for expenditures without further approval of the Council for all budgeted items not exceeding \$25,000.00; and

WHEREAS, the impacts of inflation and changes to municipal purchasing laws warrant increasing the City Manager’s contracting authority to ensure efficiency in the City’s administration and operations.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOODWAY, TEXAS:

1. That Ordinance 12-07 is amended to read as follows (~~deletions~~ and additions):

“That the City Manager is hereby authorized to contract for expenditures without further approval of the Council for all budgeted items not exceeding ~~\$25,000.00~~\$50,000.00.”

2. That this Ordinance is effective immediately upon passage.
3. That it is hereby officially found and determined that the meeting at which this Ordinance is adopted was noticed and has been open to the public as required by law.

PASSED AND APPROVED this the 22nd day of September 2025.

CITY OF WOODWAY, TEXAS

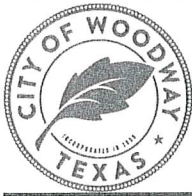
Amine Qourzal, Mayor

ATTEST:

Donna Barkley, City Secretary

APPROVED AS TO FORM & LEGALITY:

David Shaw, City Attorney



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: September 22, 2025

Prepared By: Mitch Davison

Approved By: 

- ☐ Presentation, Report and/or Discussion Only
- ☐ Public Hearing/Related Action
- ☒ Individual Discussion/Action
- ☐ Consent
- ☐ Executive Session

Caption:

Discussion and consider action on acceptance of an Application to Develop in a Planned District (Green Accounting Offices) Lot 3, Block 1, Rodney Kroll Addition, to the City of Woodway, McLennan County, Texas, located at the southeast corner of Santa Fe Dr. and Old McGregor Rd.

Background Information:

Sterling Thompson (applicant) submitted an Application to Develop and Site Development in a Planned District (Green Accounting Offices) Lot 3, Block 1, Rodney Kroll Addition, to the City of Woodway, McLennan County, Texas, located at the southeast corner of Santa Fe Dr. and Old McGregor Rd.

City staff has requested that the applicant be present to answer any questions from the Planning and Zoning Commission.

The item is for the acceptance of the application. If accepted, the application is scheduled to be presented to the Planning and Zoning on September 23, 2025, and to the City Council on October 6, 2025.

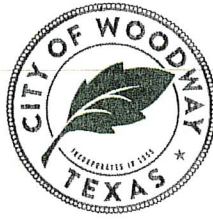
Financial Impact:

Total of Proposed Expenditure: N/A
Amount Budgeted:
Account No.:
If not budgeted, other funding options:

Staff Recommendation:

Accept the Application to Develop and Site Development in a Planned District (Green Accounting Offices) Lot 3, Block 1, Rodney Kroll Addition, to the City of Woodway, McLennan County, Texas, located at the southeast corner of Santa Fe Dr. and Old McGregor Rd.

AMENDED NOTICE OF PUBLIC HEARINGS



Application to Develop in a Planned District And Site Development Plan

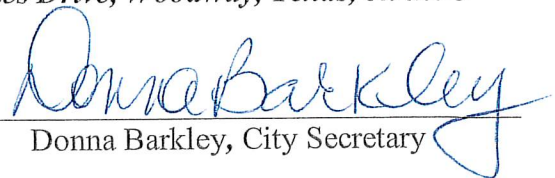
Notice is hereby given to all interested persons that the Planning and Zoning Commission of the City of Woodway, Texas, will conduct public hearings in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas, at 5:00 p.m. on Tuesday, September 23, 2025, on the following requests:

Application to Develop and Site Development Plan in a Planned District (Green Accounting Offices) Lot 3, Block 1, Rodney Kroll Addition, to the City of Woodway, McLennan County, Texas, located at the southeast corner of Santa Fe Dr. and Old McGregor Rd.

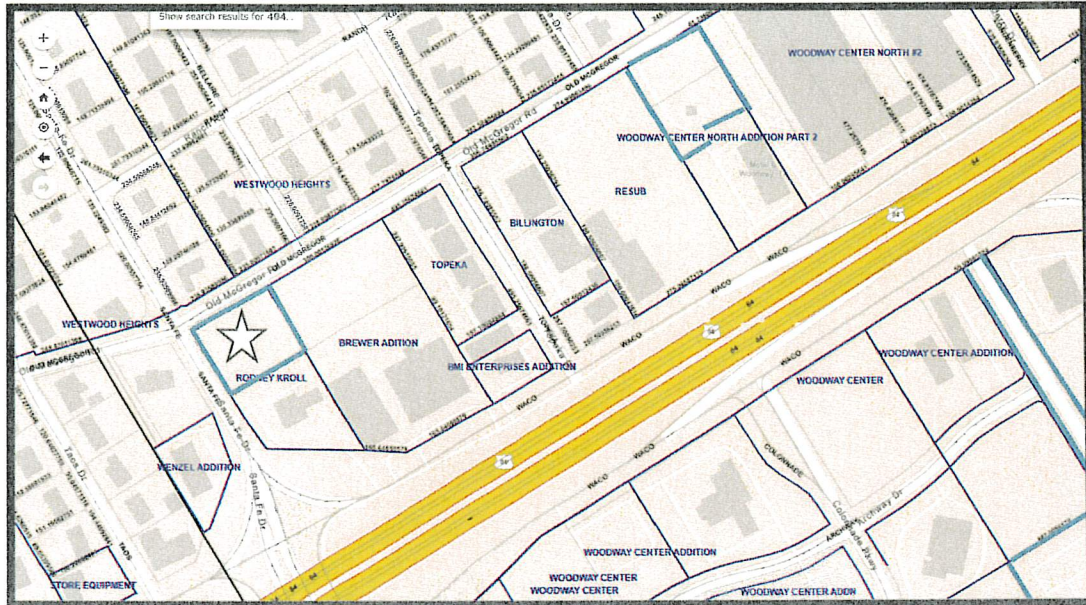
The Woodway City Council is scheduled to conduct public hearings on the requests noted above in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on Monday, October 6, 2025 at 5:30 p.m., and afterwards is scheduled to consider the recommendations of the Planning and Zoning Commission and take final action on the requests.

For additional information related to this request, please contact Mitch Davison, Director of Community Services and Development, 924 Estates Drive, Woodway, Texas (254-772-4050).

This notice was posted at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on the 3rd day of September 2025 at 5:00 p.m.


Donna Barkley, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (254) 772-4480 or FAX (254) 772-0695 for further information.



Part of the City's public hearing process includes mailing notices to the owners of all parcels of property (in the Woodway city limits) that are within 200 feet of the subject property. (We utilize McLennan County Appraisal District records - the most recently approved municipal tax roll - to compile the mailing list.) If you no longer own property within 200 feet of the subject property shown on this map, you may assist by forwarding this notice to the current owner; however, notices are also posted at Woodway City Hall and advertised in the official newspaper of the City, as required by law, to insure all notification requirements are met.

Packet Pg. 9
APPLICATION For App to Dev & Site
Development (Green Accounting Offices)

Lot 3, Block 1
Rodney Kroll Addition
the southeast corner of Santa Fe/Old
McGregor

J A Green Investments, LLC
10 Lake Stone Ct.
Woodway, TX 76712

Timothy Hess
200 Santa Fe Dr.
Woodway, TX 76712

Richard Hess
7600 Old McGregor Rd.
Woodway, TX 76712

Fishers of Men Investments, LTD
100 Santa Fe Dr., Ste. 1
Woodway, TX 76712

Texas First State Bank
101 Santa Fe Dr.
Woodway, TX 76712

Ivy & Blue Skies, LLC –
Series 201 Santa Fe Dr.
531 Santa Fe Dr.
Woodway, TX 76712

Kaley Threet and James Threet, Jr.
209 Santa Fe Dr.
Woodway, TX 76712

Michael D. Talbot
208 Hewitt Dr., Suite 103-174
Waco, TX 76712

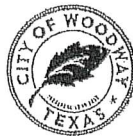
Alex Martinez
200 Bellaire Dr.
Woodway, TX 76712

Josue and Maria Lira
201 Bellaire Dr.
Woodway, TX 76712

Rayker LLP
104 Bradford Square
Woodway, TX 76712

Robert Max Brewer
721 Lost Gold Rd.
Waco, TX 76708

Sterling Thompson
Sterling and Kap Architects, LLC
2416 Columbus Ave.
Waco, TX 76701



APPLICATION TO DEVELOP IN A PLANNED DISTRICT

This application is pursuant to Section 2.2 of the City of Woodway Code of Ordinances, Appendix A-Zoning. All applicants are encouraged to review this section and discuss the request with the Director of Community Services prior to submittal of application.

NOTE: Application must be submitted with a FEE OF \$300.00 and RECEIVED AT LEAST 25 DAYS in advance of the first public hearing by mail or in person to: Community Services, City of Woodway, 924 Estates Drive, Woodway, Texas, 76712. Applications submitted on the 25th day before the first hearing date must be received by 3 p.m. to allow staff sufficient time to meet newspaper deadlines and mail notices as required by law.

PART I – TO BE COMPLETED BY APPLICANT

(1) PERSON, FIRM OR CORPORATION DESIRING TO ERECT/MODIFY BUILDING(S) OR GROUNDS WITHIN A PLANNED DISTRICT:

J.A. Green Accounting Jonathan Green

(2) APPLICANT INFORMATION:

Mailing Address: Sterling and Kap Architects, LLC 2416 Columbus Avenue Waco , Texas

Telephone: () 254-756-2311 Fax: () 254-7562577

Email: sterling@sterlingandkap.com

If firm or corporation, name of contact person: Sterling Thompson
(This individual will be contacted by City Staff on all matters regarding this application.)

(3) PROPERTY DESCRIPTION:

Lot: 3 Block: 1

Name of Addition: Rodney Kroll Addition

PLEASE PROVIDE ACREAGE DESCRIPTION IF NOT PLATTED INTO A LOT AND BLOCK:

 ACRE(S) IN THE SURVEY

(If property is not platted, an acreage description a.k.a. field notes must be provided with the application as the wording must be included in the public hearing notice as required by law.)

Physical Address of Property:

No address at this time.

Brief Description of Property:

Basically square corner lot with office building next door and vacant lot behind

(4) IS THIS YOUR ORIGINAL REQUEST TO DEVELOP ON THIS SITE? xx YES or NO

(5) APPLICATION MUST BE SUBMITTED WITH (2) FULL SIZE COPIES OF THE SITE PLAN SHOWING THE FOLLOWING ITEMS AND MUST INCLUDE THE ENTIRE PARCEL OF PROPERTY UPON WHICH THE APPLICANT DESIRES TO DEVELOP:

- | | |
|--------------------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> In detail, the manner in which the land is to be used | <input type="checkbox"/> Grading & Drainage Plan |
| <input type="checkbox"/> Provision for service areas | <input type="checkbox"/> Elevations |
| <input type="checkbox"/> Provision for landscaping | <input type="checkbox"/> Floor Plan |
| <input type="checkbox"/> Provision for off-street parking | <input type="checkbox"/> Size of the building(s) |
| <input type="checkbox"/> Character & appearance of the Building(s) | <input type="checkbox"/> Location of the building(s) |
| | <input type="checkbox"/> 11x17 copies of plans |
| | <input type="checkbox"/> Utility Plan w/details |

(For more detail, please see the attached City of Woodway Ordinances Sec. 2.10: Site Development Plans)

SIGNATURE OF APPLICANT:

Sterling Thompson

By signing above, the applicant affirms that the information submitted is true and correct and affirms that the owner (if the applicant is not the owner of the property) has been made aware of this request and fully supports the proposed development.)

NOTE:

IT IS IMPERATIVE THAT THE APPLICANT OR AN INFORMED REPRESENTATIVE OF THE APPLICANT BE PRESENT AT THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL MEETINGS TO EXPLAIN THE PLANS IN DETAIL AND ANSWER ANY QUESTIONS.

PART II – THIS SECTION TO BE FILLED OUT BY CITY OF WOODWAY STAFF

TENTATIVE schedule for Planning & Zoning Commission and City Council

| | |
|--------------------------------------------------------|---------|
| Acceptance of application by City Council | 9/22/25 |
| Action by P&Z regarding recommendation to City Council | 9/23/25 |
| Final action by City Council | 10/6/25 |

| | |
|----------------------------------|----------------|
| Application received by | Angel |
| \$300.00 application fee paid | <u>x</u> Yes |
| Receipt # R00397911 | <u> </u> No |
| Forward for review processing to | Donna |
| Schedule dates provided to | Sterling |
| Information provided by | Sterling D. |



1 SITE PLAN
1" = 10'-0"



STERLING & KAP ARCHITECTS
2416 COLUMBUS AVENUE
WACO, TEXAS 76701
P: 254.756.2311 F: 254.756.2577
www.sterlingandkap.com

00/00/00

GREEN ACCOUNTING OFFICES
SANTA FE DRIVE
WOODWAY, TEXAS

PROJECT #: 2022-02-06
DRAWN: SWT
CHECKED: SWT
DATE: 07/15/25
REVISIONS:

0 00/00/00

NOT FOR CONSTRUCTION
NOT FOR PERMITTING

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SITE PLAN

A1.1



1 FLOOR PLAN
1/4" = 1'-0"
ACCOUNTING OFFICERS = 5409 SQ. FT.
LEASE SPACE = 1808 SQ. FT.



STERLING & KAP ARCHITECTS
2414 COLUMBUS AVENUE
WACO, TEXAS 76701
P: 254.756.2311 F: 254.756.2577
www.sterlingandkap.com

08/27/25

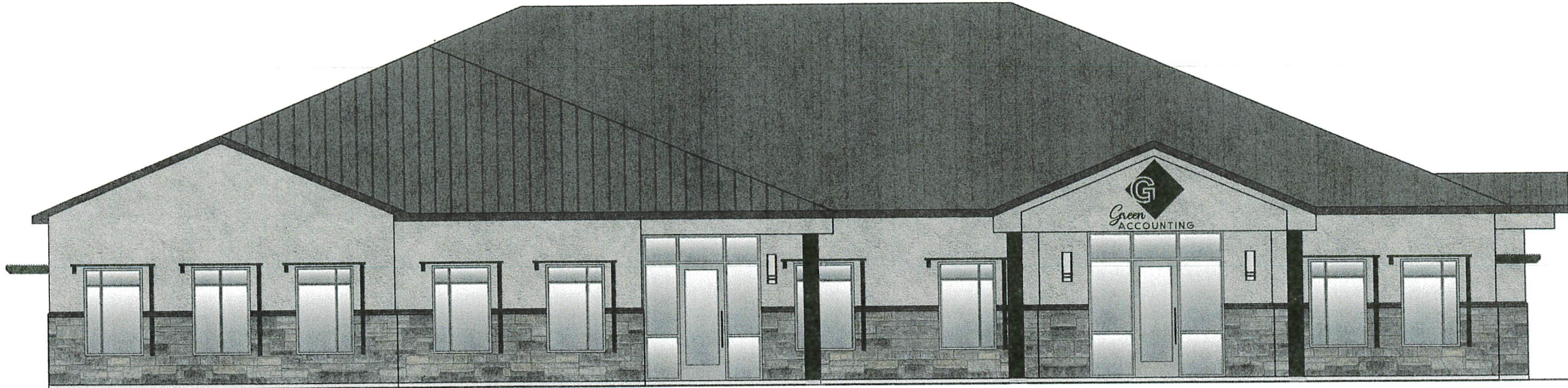
GREEN ACCOUNTING OFFICES
SANTA FE DRIVE
WOODWAY, TEXAS

| | |
|------------|------------|
| PROJECT #: | 2022-02-06 |
| DRAWN: | SWT & MA |
| CHECKED: | SWT |
| DATE: | 08/27/25 |
| REVISIONS: | |
| 0 | 00/00/00 |

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FLOOR PLAN

A2.1



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



STERLING & KAP ARCHITECTS
2416 COLUMBUS AVENUE
WACO, TEXAS 76701
P: 254.756.2311 F: 254.756.2577
www.sterlingandkap.com

08/27/25

GREEN ACCOUNTING OFFICES
SANTA FE DRIVE
WOODWAY, TEXAS

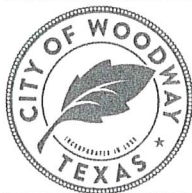
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| PROJECT #: | 2022-02-06 |
| DRAWN: | SWT & MA |
| CHECKED: | SWT |
| DATE: | 08/27/25 |
| REVISIONS: | |

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FRONT & RIGHT
EXTERIOR ELEVATIONS

A3.1



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: September 22, 2025

Prepared By: Donna Barkley

Approved By: [Signature]

- ☐ Presentation, Report and/or Discussion Only
- ☐ Public Hearing/Related Action
- ☒ Individual Discussion/Action
- ☐ Consent
- ☐ Executive Session

Caption:

Discussion and consider action on Resolution R-25-14, a resolution of candidate nominations for the McLennan Central Appraisal District Board of Directors for the year 2026

Background Information:

Each taxing unit is entitled to nominate, by resolution adopted by its governing body, one candidate for each of the two (2) open positions on the board of directors. The presiding officer of the governing body of each taxing unit shall submit the name and address of the unit's nominee(s) to the chief appraiser before October 15th.

Before October 30th, the chief appraiser will prepare a ballot listing the candidates and deliver a copy of said ballot to the presiding officer of each taxing unit that is entitled to vote. At that time, the governing body shall determine its vote by resolution and submit it to the chief appraiser before December 15th.

Financial Impact:

Total of Proposed Expenditure: \$
Amount Budgeted: \$
Account No.:
If not budgeted, other funding options:

Staff Recommendation:

Staff will move forward as directed. If the Council wishes to submit a nomination form, the motion should be:

Adopt Resolution R-25-14, nominating the following individual(s) to be considered for election to the McLennan Central Appraisal District Board of Directors for the year 2026:

1. _____
2. _____

RESOLUTION R-25-14

RESOLUTION OF CANDIDATE NOMINATIONS FOR THE MCLENNAN CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE YEAR 2026

WHEREAS, Section 6.03(g) of the Texas Property Tax Code requires that each taxing unit entitled to vote may nominate by Resolution one candidate for each of the two positions to be filled and submit those nominations to the Chief Appraiser of the McLennan Central Appraisal District before October 15, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS:

That the City of Woodway submits the following nomination(s) for Board of Directors of the McLennan Central Appraisal District for 2026:

- 1.
- 2.

That it is hereby officially found and determined that the meeting at which this Resolution is adopted was noticed and has been open to the public as required by law.

PASSED AND APPROVED this the 22nd day of September 2025.

CITY OF WOODWAY, TEXAS

Amine Qourzal, Mayor

ATTEST:

Donna Barkley, City Secretary

McLennan Central Appraisal District

McLennan CAD Taxing Units:

In 2025, taxing units in the appraisal district that are eligible to vote will appoint two directors to the 2026 McLennan Central Appraisal District Board of Directors for a four-year term beginning January 1, 2026.

Two of the appointed directors on the MCAD Board have terms that expire on December 31, 2025. The current MCAD Board members are listed below:

Appointed Board members whose terms expire December 31, 2025:

- Ben Perry, Chairperson
- Jim Patton

Appointed Board members whose terms expire December 31, 2027:

- George Chase
- Jonathan Green
- Mildred Watkins

Elected Board members whose terms expire December 31, 2026:

- John Kinnaird, Secretary
- Perry Felton
- Linda Hatchel

The above directors are joined on the board by Randy Riggs, who serves as an ex officio voting member as the McLennan County Tax Assessor/Collector.

Each taxing unit is entitled to nominate, via resolution adopted by its governing body (sample enclosed), one (1) candidate for **each** of the two (2) open positions on the board of directors. The presiding officer of the governing body of each taxing unit shall submit the name and address of the unit's nominee(s) to the chief appraiser **before October 15th**. **Before October 30th**, the chief appraiser shall prepare a ballot, listing the candidates, and shall deliver a copy of said ballot to the presiding officer of each taxing unit that is entitled to vote.

Each governing body shall determine its vote, via resolution, and submit it to the chief appraiser **before December 15th**. Entities that are entitled to cast at least 5% of the total votes must determine their vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body (Midway ISD, Waco ISD, McLennan County, MCC, City of Waco). Your voting entitlement may be cast for one candidate, or it may be distributed amongst any number of candidates the governing body would like to choose. The chief appraiser shall count the votes, declare the two (2) newly elected board members who received the largest cumulative total votes, and submit those results, **before December 31st**, to each governing body.

Please mark these important dates on your calendar for the governance of the McLennan Central Appraisal District:

- **Before October 15th**: Each governing body will submit its choice of nominee names and addresses, via resolution, to the chief appraiser.
- **Before October 30th**: The chief appraiser will prepare and deliver a ballot to the presiding officer of each taxing unit.
- **Before December 15th or within 3 days of the 2nd meeting following receipt of ballot**: Each governing body will vote, via resolution, and return the ballot to the chief appraiser.
- **Before December 31st**: The chief appraiser will send the election results to each governing body, as well as to the candidates.

There is a very small window of time in which to consider this issue. Please remember to include these procedures and dates on the agenda of your next scheduled meeting, in order to plan how your taxing unit would like to prepare for and act on this matter. Your vote is extremely important to ensure the continued dedicated leadership of this board.

The voting entitlement has been determined from the preceding year (2024) supplemented tax levy.

Respectfully submitted,

Jim Halbert, RPA, CCA
Chief Appraiser

**MCLENNAN CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS
ALLOWABLE VOTES BY ENTITY**

| TAXING UNIT | Preceding YR Tax Levy 2024 | PERCENT OF TOTAL LEVY | CALCULATED 2026 TERM VOTES |
|----------------------------|-------------------------------|--------------------------|----------------------------------|
| TOTAL | 565,030,621 | 100% | 5,000 |
| SCHOOL DISTRICTS | | | |
| AXTELL ISD | 1,708,655.84 | 0.302401% | 15 |
| BOSQUEVILLE ISD | 3,439,703.98 | 0.608764% | 30 |
| BRUCEVILLE-EDDY ISD | 2,066,630.98 | 0.365756% | 18 |
| CHINA SPRING ISD | 14,018,586.83 | 2.481031% | 124 |
| CONNALLY ISD | 10,056,813.07 | 1.779870% | 89 |
| CRAWFORD ISD | 3,431,317.66 | 0.607280% | 30 |
| GHOLSON ISD | 638,050.84 | 0.112923% | 6 |
| HALLSBURG ISD | 1,010,634.13 | 0.178864% | 9 |
| LA VEGA ISD | 18,638,309.90 | 3.298637% | 165 |
| LORENA ISD | 8,512,770.11 | 1.506603% | 75 |
| MART ISD | 1,470,945.91 | 0.260330% | 13 |
| McGREGOR ISD | 10,241,246.18 | 1.812512% | 91 |
| MIDWAY ISD | 77,526,380.51 | 13.720740% | 686 |
| MOODY ISD | 2,151,795.99 | 0.380828% | 19 |
| OGLESBY ISD | 8,086.42 | 0.001431% | 0 |
| RIESEL ISD | 4,422,789.41 | 0.782752% | 39 |
| ROBINSON ISD | 9,884,053.97 | 1.749295% | 87 |
| VALLEY MILLS ISD | 866,580.82 | 0.153369% | 8 |
| WACO ISD | 91,500,174.46 | 16.193844% | 810 |
| WEST ISD | 6,699,347.83 | 1.185661% | 59 |
| COUNTY | | | |
| McLENNAN COUNTY | 93,963,740.34 | 16.629849% | 831 |
| McLENNAN COMMUNITY COLLEGE | 40,532,599.61 | 7.173523% | 359 |
| CITY | | | |
| BELLMEAD, CITY OF | 2,532,279.52 | 0.448167% | 22 |
| BEVERLY HILLS, CITY OF | 785,599.73 | 0.139037% | 7 |
| BRUCEVILLE-EDDY, CITY OF | 483,152.36 | 0.085509% | 4 |
| CRAWFORD, CITY OF | 511,527.58 | 0.090531% | 5 |
| GHOLSON, CITY OF | 37,154.42 | 0.006576% | 0 |
| GOLINDA, CITY OF | 41,297.65 | 0.007309% | 0 |
| HALLSBURG, CITY OF | 24,124.10 | 0.004270% | 0 |
| HEWITT, CITY OF | 8,458,696.63 | 1.497033% | 75 |
| LACY-LAKEVIEW, CITY OF | 3,227,914.38 | 0.571281% | 29 |
| LEROY, CITY OF | 27,340.94 | 0.004839% | 0 |
| LORENA, CITY OF | 1,101,681.31 | 0.194977% | 10 |
| MART, CITY OF | 611,300.15 | 0.108189% | 5 |
| McGREGOR, CITY OF | 4,722,626.91 | 0.835818% | 42 |
| MOODY, CITY OF | 499,999.72 | 0.088491% | 4 |
| RIESEL, CITY OF | 265,619.60 | 0.047010% | 2 |
| ROBINSON, CITY OF | 6,973,450.94 | 1.234172% | 62 |
| VALLEY MILLS, CITY OF | 10,886.58 | 0.001927% | 0 |
| WACO, CITY OF | 122,933,836.58 | 21.757022% | 1,088 |
| WEST, CITY OF | 2,026,118.32 | 0.358586% | 18 |
| WOODWAY, CITY OF | 6,966,798.51 | 1.232995% | 62 |

McLennan Central Appraisal District

BOARD OF DIRECTORS ELIGIBILITY & RESPONSIBILITY

Eligibility:

To be eligible to serve, a person must have resided in the appraisal district for at least two (2) years immediately preceding the date of taking office. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district. A person may not be appointed if related within the second degree of consanguinity (blood) or affinity (marriage) to either an appraiser who appraises property for use in the appraisal district's appraisal review board proceedings or a tax representative who represents taxpayers for compensation before the appraisal district's appraisal review board. Owing delinquent taxes for more than 60 days after the date the person knew or should have known of the delinquency, disqualifies a person from serving on the CAD board of directors.

Term:

All directors, other than the County Tax Assessor Collector, serve a four-year term.

Meetings:

Meetings at a minimum are held at least once per calendar quarter, at the convenience of the majority of the board. Meetings are typically held on a Thursday at 9:00 a.m.

Compensation:

Directors may not receive a salary, per diem, or other compensation. The appraisal district may reimburse for reasonable and necessary expenses incurred in the performance of a director's duties if included in the appraisal district budget.

General Statement of Functions:

The board of directors has the following primary responsibilities:

- Establish the appraisal district's appraisal office.
- Adopt the appraisal district's annual operating budget.
- Adopt the appraisal district's reappraisal plan.
- Contract for necessary services.
- Hire a chief appraiser.
- Hire a taxpayer liaison officer.
- Appoint members to serve on the Appraisal Review Board.

The board's authority over appraisals is limited. The board does not appraise property or review values on individual properties. The board has no authority to officially review ARB decisions. The board does have some authority over appraisals through its duties to contract, budget, and settle litigation.

WOODWAY CITY COUNCIL MINUTES

September 8, 2025 – 5:30 p.m.

The Woodway City Council met in a regular meeting in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on Monday, September 8, 2025, at 5:30 p.m. The following individuals were in attendance:

| | |
|------------------------|--------------------------------------------------------|
| Mayor: | Amine Qourzal |
| Mayor Pro Tem: | Storey Cook |
| Councilmembers: | David Russell, Janell Gilman, Ken Sury and Dave Whitby |
| Councilmembers Absent: | David Keyston |
| City Manager: | Adam Niolet |
| Assistant City Manager | Jennifer Rogers |
| City Secretary: | Donna Barkley |
| City Staff: | Mitch Davison, Khalil El-Halabi and Todd Gill |
| Contract Staff: | David Shaw, City Attorney |

CALL MEETING TO ORDER

Mayor Qourzal called the meeting to order at 5:31 p.m.

INVOCATION AND PLEDGE

1. INVOCATION

Councilmember Whitby provided the invocation.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the United States Flag was recited in unity.

PUBLIC COMMENT

3. THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY MATTER, INCLUDING ITEMS ON THE AGENDA, EXCEPT PUBLIC HEARINGS THAT ARE INCLUDED ON THE AGENDA. COMMENTS RELATED TO PUBLIC HEARINGS WILL BE HEARD WHEN THE SPECIFIC HEARING STARTS. PLEASE LIMIT YOUR COMMENTS TO THREE (3) MINUTES PER RESOLUTION R-87-11. THE COUNCIL IS NOT PERMITTED TO TAKE ANY ACTION OR DISCUSS ANY ITEM NOT LISTED ON THE AGENDA. WHEN CALLED TO SPEAK, PLEASE STATE YOUR NAME AND ADDRESS, AND IF SPEAKING ON A SPECIFIC AGENDA ITEM, STATE THE ITEM BEFORE BEGINNING YOUR COMMENTS

WOODWAY CITY COUNCIL MINUTES

Page 2

September 8, 2025, at 5:30 p.m.

- Richard Maker, Woodway resident – Spoke on Liberty Hill Cemetery clean-up scheduled for Saturday, from 8 a.m. – 12 p.m.
- Gerry Abendschein, Woodway resident – Spoke on the Freedom of Information Act

PRESENTATIONS

4. PRESENTATION OF YARD OF THE MONTH FOR SEPTEMBER

The Yard of the Month for September was awarded to the Long family, 9521 Oak Springs.

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

5. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD AUGUST 25, 2025, AT 5:30 P.M.

Councilmember Gilman moved to approve the minutes of the regular city council meeting held August 25, 2025, at 5:30 p.m. Mayor Pro Tem Cook seconded, and the motion passed unanimously by the councilmembers present.

6. DISCUSSION AND CONSIDER ACTION ON ORDINANCE 25-04, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS AND REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES

Mr. Niolet presented this item.

Councilmember Russell moved to adopt Ordinance 25-04, approving a negotiated settlement between the ATMOS Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the Company’s 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits and requiring the company to reimburse ACSC’s reasonable ratemaking expenses. Councilmember Gilman seconded and Mayor Qourzal read aloud the caption of the ordinance as required, and the motion passed unanimously by the councilmembers present.

WOODWAY CITY COUNCIL MINUTES

Page 3

September 8, 2025, at 5:30 p.m.

CITY MANAGER AND CITY COUNCIL REPORTS

7. CITY MANAGER'S REPORT (BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES)

Mr. Niolet provided updates on the following:

- Micro-seal project
- Estates bridge approach sections
- 2-inch water line replacement project
- Brookwood Drainage project
- Re-paving of Arboretum parking lot
- Update on the progress of D. Guerra on the Fairway Gravity Sewer Replacement
- Flags will be placed along Estates Drive on Thursday in remembrance of the September 11th attack

8. CITY COUNCIL REPORTS

Councilmember Gilman – P&Z meeting tomorrow

Councilmember Whitby – Parks & Recreation update from their August 28th meeting

Councilmember Sury – Youth Commission did not have a quorum for the September 4th meeting

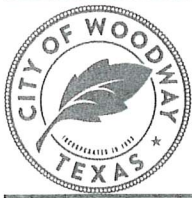
CLOSING ITEMS

9. CONSIDER ACTION ON ADJOURNMENT

Councilmember Gilman moved to adjourn the meeting, Mayor Pro Tem Cook seconded, and the meeting adjourned at 5:45 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: September 22, 2025

Prepared By: Mitch Davison

Approved By: 

- ☐ Presentation, Report and/or Discussion Only
- ☐ Public Hearing/Related Action
- ☐ Individual Discussion/Action
- ☒ Consent
- ☐ Executive Session

Caption:

Discussion and consider action to award a contract in response to Request for Bids #25-05 Demolition of the City of Woodway Family Center to Rise Up Construction, LLC, the lowest responsible bidder, in an amount not to exceed \$31,850.00, and authorizing the City Manager to execute any documents in connection therewith.

Background Information:

Bids were received from three (3) contractors, with the apparent low bidder being Rise Up Construction. The bids received are as follows:

| CONTRACTOR | BID |
|----------------------|--------------|
| RISE UP CONSTRUCTION | \$31,850.00 |
| LLOYD D. NABORS | \$57,850.00 |
| DOUBLE S CONTRACTORS | \$72,000.00 |
| ROBLES 1 | \$117,000.00 |

The amount was reviewed by the City Engineer, and City Staff recommends the award of the bid to Rise Up Construction. A bid summary is attached for review.

Financial Impact:

Total of Proposed Expenditure: Not to exceed \$31,850.00
Amount Budgeted: \$275,000.00
Account No.: 310-4603-4637202
If not budgeted, other funding options:

Staff Recommendation:

Staff recommends City Council award Bid #25-05 Demolition of the City of Woodway Family Center to Rise Up Construction, LLC, in an amount not to exceed \$31,850.00.



Job No. 25-05

Calc No.

Bid Summary

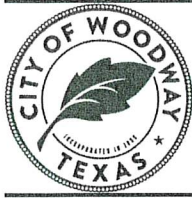
Project WFC Demolition
System Public Buildings
Component
Task Bid Tabulation

Prepared By mrd
Date 8/27/2025
Reviewed By
Date

Purpose Summarize bids received on Woodway Family Center Demolition.

Base Bid

| | | | | Rise Up Construction | | Robles 1 | | Lloyd D. Nabors | | Double S Contractors | |
|----------------|---------------------------------------------|------|----------|----------------------|--------------|--------------|---------------|-----------------|--------------|----------------------|--------------|
| Item | Description | Unit | Quantity | Unit Price | Total Amount | Unit Price | Total Amount | Unit Price | Total Amount | Unit Price | Total Amount |
| 1.00 | Mobilization, Bonds, Permits, and Insurance | LS | 1.0 | \$ 2,000.00 | \$ 2,000.00 | \$ 20,000.00 | \$ 20,000.00 | \$ 7,000.00 | \$ 7,000.00 | \$ 8,002.00 | \$ 8,002.00 |
| 2.00 | WFC Demolition | LS | 1.0 | \$ 29,850.00 | \$ 29,850.00 | \$ 97,000.00 | \$ 97,000.00 | \$ 50,850.00 | \$ 50,850.00 | \$ 63,998.00 | \$ 63,998.00 |
| Total Base Bid | | | | | \$ 31,850.00 | | \$ 117,000.00 | | \$ 57,850.00 | | \$ 72,000.00 |



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: September 22, 2025

Prepared By: Donna Barkley

Approved By: 

- ☐ Presentation, Report and/or Discussion Only
- ☐ Public Hearing/Related Action
- ☐ Individual Discussion/Action
- ☒ Consent
- ☐ Executive Session

Caption: Discussion and consider action on consent agenda

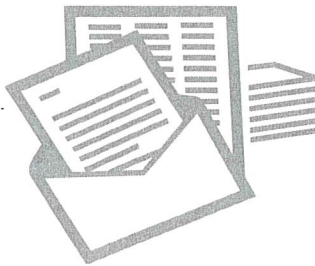
Background Information:

The following items are included on the consent agenda:

- A. Discussion and consider action on minutes of the regular City Council meeting held September 8, 2025 at 5:30 p.m.
- B. Discussion and consider action to award a contract in response to Request for Bids #25-05 Demolition of the City of Woodway Family Center to Rise Up Construction, LLC, the lowest responsible bidder, in an amount not to exceed \$31,850.00, and authorizing the City Manager to execute any documents in connection therewith

Financial Impact: Please see individual items on consent agenda.

Staff Recommendation: Approve all items on the consent agenda, as presented.



MISCELLANEOUS ITEMS FOR COUNCIL

Distributed with September 22, 2025 City Council Meeting Packet

- Tentative list of agenda items for future meetings

Upcoming Calendar Items of Interest

- | | |
|------------------------|--------------------------------------------------------------------------|
| - Monday, September 22 | Regular City Council meeting – 5:30 p.m. |
| - Monday, October 6 | Regular City Council meeting – 5:30 pm. |
| - Monday, October 13 | City offices closed in observance of Columbus Day/Indigenous Peoples Day |
| - Monday, October 27 | Regular City Council meeting – 5:30 p.m. |

P E N D I N G A G E N D A I T E M S

WOODWAY CITY COUNCIL AND PLANNING/ZONING COMMISSION

(Updated 09/12/25)

This is a tentative planning calendar utilized to assist the City Secretary to compile draft meeting agendas.

| DATE | CITY COUNCIL ITEMS | DATE | PLANNING & ZONING ITEMS |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | |
| | | 09/23 | <ul style="list-style-type: none"> - PH, D & CA on new Special Use Permit Home Occupation for (pottery lessons for 1-3 students at a time) 9501 Brookhollow Dr. - PH, D & CA on App to Dev and Site Dev in a Planned District (Green Accounting Offices) located at the southeast corner of Santa Fe Dr. and Old McGregor Rd. |
| 10/06 | <ul style="list-style-type: none"> - PH, D & CA on new Special Use Permit Home Occupation for (pottery lessons for 1-3 students at a time) 9501 Brookhollow Dr. - Quarterly presentation – PS Dept. - Quarterly presentation – Comm Serv Dept. - PH, D & CA on App to Dev and Site Dev in a Planned District (Green Accounting Offices) located at the southeast corner of Santa Fe Dr. and Old McGregor Rd. | | |
| | | 10/14 | |
| 10/27 | - Quarterly presentation - Finance | 10/28 | |

RECURRING COUNCIL ITEMS:

- January/April/July/October (first meeting of the month) - Quarterly presentations - Public Safety and Community Services
- January/April/July/October (second meeting of the month) - Quarterly presentation - Finance
- January/July (second Council meeting of the month) - Semi-annual presentations - Carleen Bright Arboretum and Woodway Family Center
- Woodway Public Safety Association Day proclamation - Annually at the meeting prior to the annual cook-out
- Appointment of Judges to Municipal Court of Record every two years (Next – 09/2026)

RECURRING P&Z ITEMS: Every six months - Update to P&Z from Building Official regarding current PUD projects (Next 11/2025)