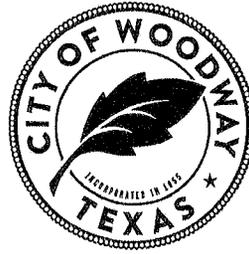


PUBLIC NOTICE OF MEETING



WOODWAY CITY COUNCIL

DECEMBER 8, 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, DECEMBER 8, 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 minutes of the regular City Council meeting held November 10, 2025, at 5:30 p.m.
5. Discussion and consider action on minutes of the regular City Council meeting held November 10, 2025, at 5:45 p.m.

WOODWAY CITY COUNCIL AGENDA

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December 8, 2025 - 5:30 P.M.

6. Discussion and consider action on Resolution R-25-21, casting votes to elect Directors for the McLennan Central Appraisal District for 2026

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.)
8. City Council Reports (Briefings or updates may be provided regarding City Council committee and liaison assignments.)

CLOSING ITEM

9. 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 2nd day of December 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.

November 10, 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, November 10, 2025, at 5:30 p.m. The following individuals were in attendance:

- Mayor: Amine Qourzal
- Mayor Pro Tem: Storey Cook
- Councilmembers: David Russell (virtually), Janell Gilman, David Keyston (virtually), Ken Sury and Dave Whitby
- City Manager: Adam Niolet
- Assistant City Manager: Jennifer Rogers
- City Secretary: Donna Barkley
- City Staff: Brenda Hernandez, Mitch Davison, Khalil El-Halabi, Todd Gill, Kasia Redden and Jorge Segura
- 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

Dr. Kerry Burkley, Pastor of Greater Ebenezer Baptist Church of Waco and the Associate Director for the Advocacy Center for Crime Victims and Children 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

Hector Marines-Chio, Regional Community Forrester with Texas A&M Forest Service spoke on Tree City USA.

PRESENTATIONS

4. QUARTERLY (YEAR-END) PRESENTATION – FINANCE DEPARTMENT REGARDING GENERAL FUND REVENUES AND EXPENSES, UTILITY FUND REVENUES AND EXPENSES, AND TOURISM FUND REVENUES AND EXPENSES

WOODWAY CITY COUNCIL MINUTES

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November 10, 2025, at 5:30 p.m.

THROUGH SEPTEMBER 30, 2025

Ms. Hernandez, Finance Director, provided the quarterly/year-end report for the Finance Department that ended September 30, 2025. She highlighted statistics related to General Fund revenues and expenditures, Utility Fund revenues and expenditures, Sanitation Fund revenues and expenditures, CBA/Pav Fund Comparison and Tourism Fund Comparison year to date FY2024 to FY2025. She also included the City's Investment Report, Outstanding Debt, a list of completed capital outlay projects along with a list of projects in progress. Ms. Hernandez answered questions.

Councilmember Russell entered the meeting virtually at approximately 5:40 p.m.

CITY MANAGER AND CITY COUNCIL REPORTS

5. 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)

There were no reports at this time.

6. CITY COUNCIL REPORTS

There were no reports at this time.

CLOSING ITEMS

7. CONSIDER ACTION ON ADJOURNMENT

Councilmember Cook moved to adjourn the meeting. Councilmember Whitby seconded the motion, and the motion passed unanimously. The meeting adjourned at 5:58 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor

November 10, 2025 – 5:45 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, November 10, 2025, at 5:45 p.m. The following individuals were in attendance:

- Mayor: Amine Qourzal
- Mayor Pro Tem: Storey Cook
- Councilmembers: David Russell (virtually), Janell Gilman, David Keyston (virtually), Ken Sury and Dave Whitby
- City Manager: Adam Niolet
- Assistant City Manager: Jennifer Rogers
- City Secretary: Donna Barkley
- City Staff: Brenda Hernandez, Mitch Davison, Khalil El-Halabi, Todd Gill, Kasia Redden and Jorge Segura
- Contract Staff: David Shaw, City Attorney

CALL MEETING TO ORDER

Mayor Qourzal called the meeting to order at 5:59 p.m.

PUBLIC COMMENT

1. 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

There were no public comments.

PUBLIC HEARINGS AND RELATED ACTION

2. A. PUBLIC HEARING ON REQUEST FOR RENEWAL OF SPECIAL USE PERMIT (GENERAL) AT 8803 WOODWAY DRIVE, WOODWAY, TEXAS, FROM KWKT-TV, NEXSTAR MEDIA INC., (OPERATION OF COMMUNICATION TOWER AND SATELLITE DISH)

Mayor Qourzal opened the public hearing.

- Mike Lee, VP and GM of KWKT spoke in favor and the need to renew the special use permit.

With no one else to speak in favor or in opposition, Mayor Qourzal closed the public hearing.

- B. DISCUSSION AND CONSIDER ACTION ON REQUEST FOR RENEWAL OF SPECIAL USE PERMIT (GENERAL) AT 8803 WOODWAY DRIVE, WOODWAY, TEXAS, FROM KWKT-TV, NEXSTAR MEDIA INC., (OPERATION OF COMMUNICATION TOWER AND SATELLITE DISH)

WOODWAY CITY COUNCIL MINUTES

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November 10, 2025 at 5:45 p.m.

Mr. Niolet presented this item.

Mayor Pro Tem Cook moved to approve the request for a five-year renewal of Special Us Permit (general) at 8803 Woodway Drive, Woodway, Texas, from KWKT-TV, Nexstar Media Inc., (operation of communication tower and satellite dish). Councilmember Gilman seconded, and the motion passed unanimously.

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.

3. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD OCTOBER 27, 2025, AT 5:30 P.M.
- B. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-18, ADOPTING AND IMPLEMENTING THE APPROVED MCLENNAN COUNTY HAZARD MITIGATION ACTION PLAN AS IT RELATES TO THE CITY OF WOODWAY
- C. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-19, SETTING THE 2026 CITY COUNCIL MEETING SCHEDULE
- D. DISCUSSION AND CONSIDER ACTION TO PURCHASE A SINGLE TURNER VALVE MAINTENANCE SKID FROM CLS EQUIPMENT CO., INC., UTILIZING BUYBOARD PRICING FOR AN AMOUNT NOT TO EXCEED \$116,376.39, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH
- E. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-20, DECLARING THE 2011 WACHS TRAV-L-VAC, MODEL NUMBER 77-000-26 AND SERIAL NUMBER 11-1415 AS EXCESS CITY PROPERTY THAT IS OBSOLETE, UNREPAIRABLE, OR AT THE END OF ITS USEFUL PURPOSE AND AUTHORIZING THE DISPOSAL OF SAME BY SALE AT PUBLIC AUCTION AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH
4. DISCUSSION AND CONSIDER ACTION ON CONSENT AGENDA

Councilmember Whitby moved to approve the Consent Agenda as follows:

- A. Approve the minutes of the regular City Council meeting held October 27, 2025, at 5:30 p.m.
- B. Adopt Resolution R-25-18, adopting and implementing the approved McLennan County Hazard Mitigation Action Plan
- C. Adopt Resolution R-25-19, setting the 2026 City Council meeting schedule.
- D. Authorize expenditure in the amount of \$116,376.39 to CLS Equipment Co., for the purchase of a single Turner Valve Maintenance Skid for the Community Services and Development Department (Water) and authorize the City Manager to execute all documents in connection therewith

WOODWAY CITY COUNCIL MINUTES

Page 3

November 10, 2025 at 5:45 p.m.

- E. Adopt Resolution R-25-20, declaring the 2011 Wachs Trav-L-Vac, model number 77-000-26 and serial number 11-1415 as excess city property that is obsolete, unrepairable, or at the end of its useful purpose and authorizing the disposal of same by sale at public auction and authorizing the City Manager to execute all documents in connection therewith

Councilmember Gilman seconded and the motion passed unanimously.

CITY MANAGER AND CITY COUNCIL REPORTS

5. 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 the following:

- Great job to staff on the Veterans' Breakfast! It was well attended, and I appreciate all the work that went into it.

6. CITY COUNCIL REPORTS

Councilmember Gilman – There will be no P&Z meeting tomorrow.

Councilmember Sury – Youth Commission met last Thursday. Good attendance and a full agenda.

Mayor Qourzal brought to the City Manager's attention that there are a couple of lights out at the Poage Park track.

CLOSING ITEMS

7. CONSIDER ACTION ON ADJOURNMENT

Mayor Pro Tem Cook moved to adjourn the meeting. Councilmember Gilman seconded and the meeting adjourned at 6:09 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: December 8, 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 Resolution R-25-21, casting votes to elect Directors for the McLennan Central Appraisal District for 2026

Background Information:

We have received a letter from Jim Halbert, Chief Appraiser, requesting that the City Council submit its ballot relating to the McCAD Board of Directors election by December 14th. The City of Woodway may cast a total of 62 votes, and those votes may be cast for one person or distribute amongst any number of candidates. Please see the attached Official Ballot.

Financial Impact:

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

Staff Recommendation:

Reach an agreement on how the City of Woodway's 62 votes will be cast; Adopt Resolution R-25-21, casting votes to elect Directors for the McLennan Central Appraisal District for 2026.

McLennan Central Appraisal District

October 29, 2025

City of Woodway
924 ESTATES DRIVE
WOODWAY, TX 76712

Dear Entity Official:

Attached is the official ballot on which to cast your vote for up to two (2) members for the Board of Directors of the McLennan Central Appraisal District. You may cast all your votes for one candidate or distribute them amongst any number of candidates. After casting your entity's votes via written resolution, you must return the ballot and resolution to the appraisal district, by December 14, 2025. Entities that are entitled to cast at least 5% of the total votes (Midway ISD, Waco ISD, McLennan County, McLennan Community College, and City of Waco) 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. Signed ballots and resolutions may be delivered by email to jhalbert@mclennanad.org.

I will notify you of the election results before December 31, 2025. If you have any questions concerning the election, please do not hesitate to contact me. Thank you for your continued support of the appraisal district!

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

RESOLUTION R-25-21

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS, CASTING VOTES TO ELECT DIRECTORS FOR THE MCLENNAN CENTRAL APPRAISAL DISTRICT FOR A FOUR-YEAR TERM BEGINNING JANUARY 1, 2026; AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND HAS BEEN OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City of Woodway is entitled to cast a total of 62 votes to elect Directors for the McLennan Central Appraisal District for a four-year term beginning January 1, 2026; and

WHEREAS, the City of Woodway may cast all of its votes for one candidate or divide them among any number of candidates; and

WHEREAS, Section 6.03 (k) of the Texas Property Tax Code requires that each taxing unit entitled to vote cast their vote by Resolution and submit results of that vote to the Chief Appraiser of the McLennan Central Appraisal District before December 15, 2025.

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

That the Woodway City Council submits the attached Official Ballot, as issued by the Chief Appraiser, stating the vote for candidates for the election of the Board of Directors for the McLennan Central Appraisal District for 2026.

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 8th day of December 2025.

CITY OF WOODWAY, TEXAS

Amine Qourzal, Mayor

ATTEST:

Donna Barkley, City Secretary

STATE OF TEXAS §
COUNTY OF McLENNAN §

TAXING UNIT NO.

OFFICIAL BALLOT

SELECTION OF TWO (2) MEMBERS FOR THE BOARD OF DIRECTORS
OF THE McLENNAN CENTRAL APPRAISAL DISTRICT

ENTER THE NUMBER OF VOTES IN THE SQUARE(S) ADJACENT TO THE NAME OF THE CANDIDATE(S), INDICATING THE NUMBER OF VOTES YOU WISH TO CAST FOR EACH CANDIDATE. YOU MAY CAST ALL OF YOUR ALLOTTED VOTES FOR ONE CANDIDATE OR DISTRIBUTE THEM AMONGST ANY NUMBER OF CANDIDATES. PLEASE VERIFY THAT THE TOTAL NUMBER OF VOTES CAST MATCHES THE ENTITLED NUMBER OF VOTES ALLOWED FOR YOUR TAXING UNIT, WHICH IS LISTED ON THE SPREADSHEET INCLUDED IN THE DELIVERY METHOD OF THIS BALLOT. BALLOTS SUBMITTED IN WHICH THE NUMBER OF VOTES CAST EXCEEDS THE NUMBER OF ENTITLED VOTES CAN NOT BE COUNTED.

<u>NUMBER OF VOTES</u>	<u>NOMINEE</u>
	Dwain Moss
	Jim Patton
	Jim Smith

BALLOT AND RESOLUTION MUST BE RETURNED TO JIM HALBERT, CHIEF APPRAISER, BEFORE DECEMBER 15, 2025. BALLOTS RECEIVED OR POSTMARKED AFTER DECEMBER 14, 2025, CAN NOT BE COUNTED.

****Entities that are entitled to cast at least 5% of the total votes (Midway ISD, Waco ISD, McLennan County, MCC, City of Waco) must determine its 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.**