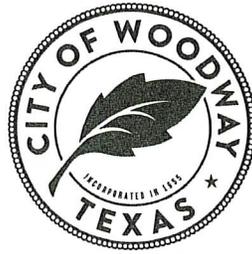


PUBLIC NOTICE OF MEETING



WOODWAY CITY COUNCIL

JANUARY 12, 2026 – 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, JANUARY 12, 2026, 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

PRESENTATIONS

4. Presentation of Valor Award to Assistant Chief Todd Gill
5. Quarterly presentation – Community Services and Development’s report regarding progress on new construction, anticipated completion dates and the issuance of certificates of occupancy, and inspection statistics for the first quarter of FY 2026

WOODWAY CITY COUNCIL AGENDA

Page 2

January 12, 2026 - 5:30 P.M.

6. Quarterly presentation – Public Safety Department’s report regarding crime statistics and law enforcement activities in the first quarter of FY 2026

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

7. Discussion and consider action on authorizing Community Bank & Trust to distribute the Carleen Bright Endowment Fund accumulated income balance of \$28,251.24 to the City of Woodway
8. Discussion and consider action on entering into an Interlocal Agreement between the City of Woodway and McLennan County for the work and materials to chip seal the Beach Parking Area and Park II Road, located in the City of Woodway, in an amount not to exceed \$88,976.70, and authorizing the City Manager to execute all documents in connection therewith
9. Discussion and consider action on adopting Resolution R-26-01, supporting the Application of Baylor Scott and White Health to the TCEQ for the issuance of a Municipal Setting Designation for the property located at 3000 Herring Avenue, Waco, Texas

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.

10.
 - A. Discussion and consider action on minutes of the regular City Council meeting held December 8, 2025, at 5:30 p.m.
 - B. Discussion and consider action on minutes of the regular City Council meeting held December 8, 2025, at 5:45 p.m.
 - C. Discussion and consider action on minutes of the special City Council meeting held December 23, 2025 at 9:00 a.m.
 - D. Discussion and consider action to award a contract in response to Bid #25-09, for Tater Hill Ground Storage Tank Rehabilitation to O&J Coatings, Inc., the lowest responsible bidder, in an amount not to exceed \$457,702.56, and authorizing the City Manager to execute any documents in connection therewith
 - E. Discussion and consider action on request from Julie Ernzen, for the renewal of a special use permit for a home occupation (photography-occasional indoor photoshoots) at 908 Sleepy Hollow Road, Woodway, Texas
 - F. Discussion and consider action ratifying the expenditure of \$128,807.00 to Jurgensen Pump, LLC, for emergency repairs to replace the motor and pump at Business Acres Well due to unforeseen damage and necessary to preserve or protect the public health or safety of the

WOODWAY CITY COUNCIL AGENDA

Page 3

January 12, 2026 - 5:30 P.M.

City's residents pursuant to *Tex.Loc.Gov't Code §252.0215*

11. Consider action on Consent Agenda

CITY MANAGER AND CITY COUNCIL REPORTS

12. 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.)
13. City Council Reports (Briefings or updates may be provided regarding City Council committee and liaison assignments.)

CLOSING ITEM

14. Consider action on adjournment

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 6th day of January 2026 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.

Community Services & Development Department

Quarterly Report

January 12, 2026



1

WESTLAKE ADDITION

Quail Valley Dr.



17 Pinehurst Dr.



Pinehurst Dr.



2

15033 Badger Ranch



16010 Torrey Springs



17038 Star Canyon



WOODWOY

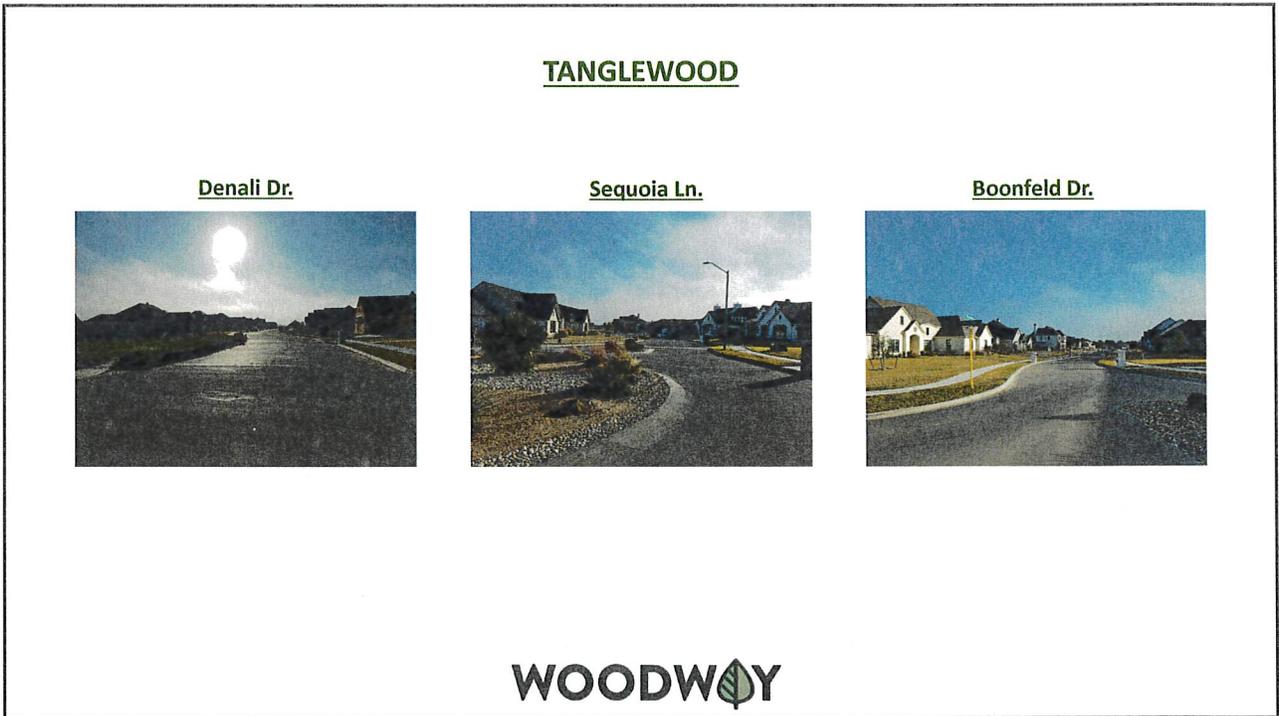
3

17000 Ransom Canyon

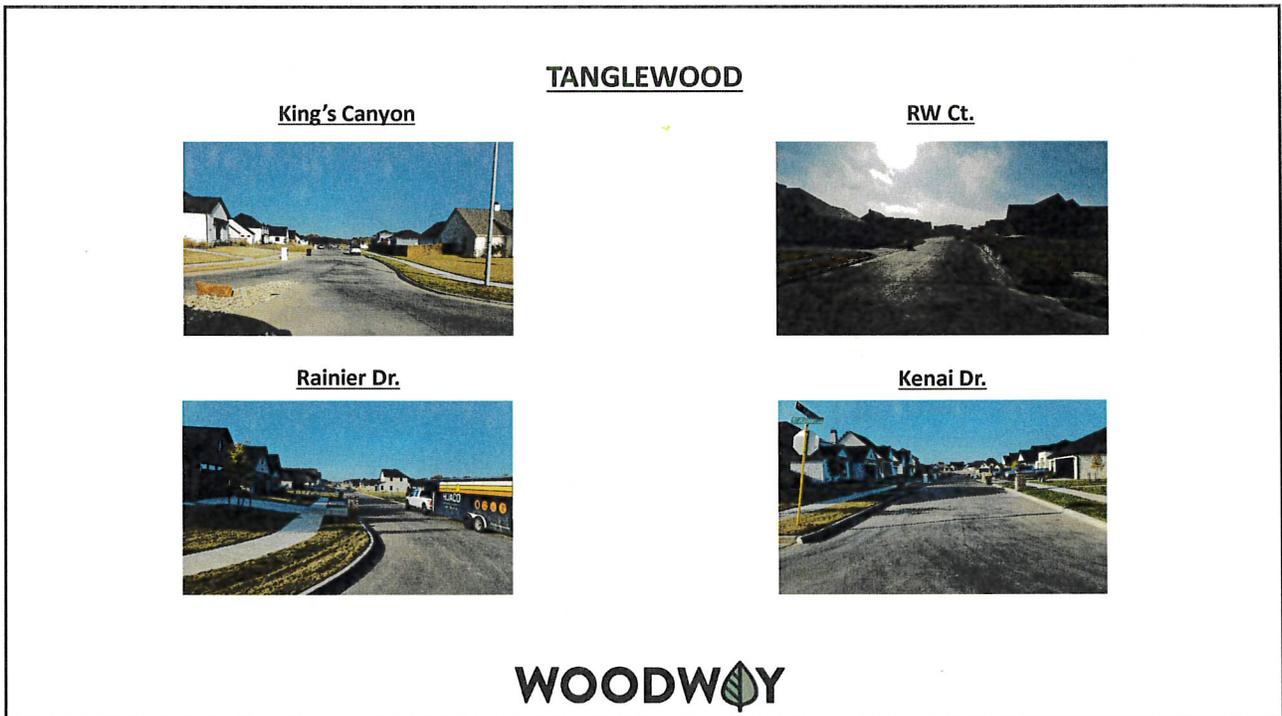


WOODWOY

4



5



6

3 Ritchie



20 Ritchie



WOODWOY

7

9008 Gladedale



321 Rainbow



WOODWOY

8

7907 Woodway Drive
Waco Ophthalmology



WOODWAY

9

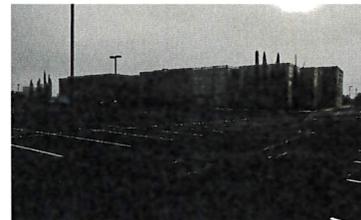
193 Archway Suite 300
(Offices)



9205 Oak Creek
(Bank)



7200 Woodway Dr
(Waco Warriors)



WOODWAY

10

QUARTERLY FIGURES ATTACHED



QUARTERLY INSPECTION TALLY

Date Range: October through December

BUILDING

Piers:	<u> </u> 1 <u> </u>
Foundation:	<u> </u> 4 <u> </u>
Framing:	<u> </u> 21 <u> </u>
Insulation:	<u> </u> 11 <u> </u>
Sheath/Tyvek/Tie:	<u> </u> 3 <u> </u>
Wind-bracing:	<u> </u> 9 <u> </u>
Final:	<u> </u> 28 <u> </u>
Retaining Wall:	<u> </u> 0 <u> </u>

PLUMBING

Water Heater:	<u> </u> 5 <u> </u>
Rough:	<u> </u> 55 <u> </u>
Shower Pan:	<u> </u> 10 <u> </u>
Top Out:	<u> </u> 6 <u> </u>
Yard Lines:	<u> </u> 13 <u> </u>
Custom. Svc Insp:	<u> </u> 8 <u> </u>
Final:	<u> </u> 61 <u> </u>

IRRIGATION

Backflow:	<u> </u> 8 <u> </u>
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WINDOWS

Energy Efficiency:	<u> </u> 0 <u> </u>
--------------------	-----------------------

POOL

Reinforcing:	<u> </u> 10 <u> </u>
Plumbing/Elec:	<u> </u> 5 <u> </u>
Final:	<u> </u> 6 <u> </u>

ELECTRICAL

Temp. Pole:	<u> </u> 7 <u> </u>
Rough:	<u> </u> 48 <u> </u>
Underg./Overhead	<u> </u> 15 <u> </u>
Permanent Svc:	<u> </u> 2 <u> </u>
Final:	<u> </u> 34 <u> </u>
Commercial Rls:	<u> </u> 2 <u> </u>

MECHANICAL

Rough:	<u> </u> 11 <u> </u>
Final:	<u> </u> 18 <u> </u>

DRIVE APPROACH

Pre-pour:	<u> </u> 19 <u> </u>
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GAS

Rough:	<u> </u> 19 <u> </u>
Final:	<u> </u> 17 <u> </u>

SUBDIVISION

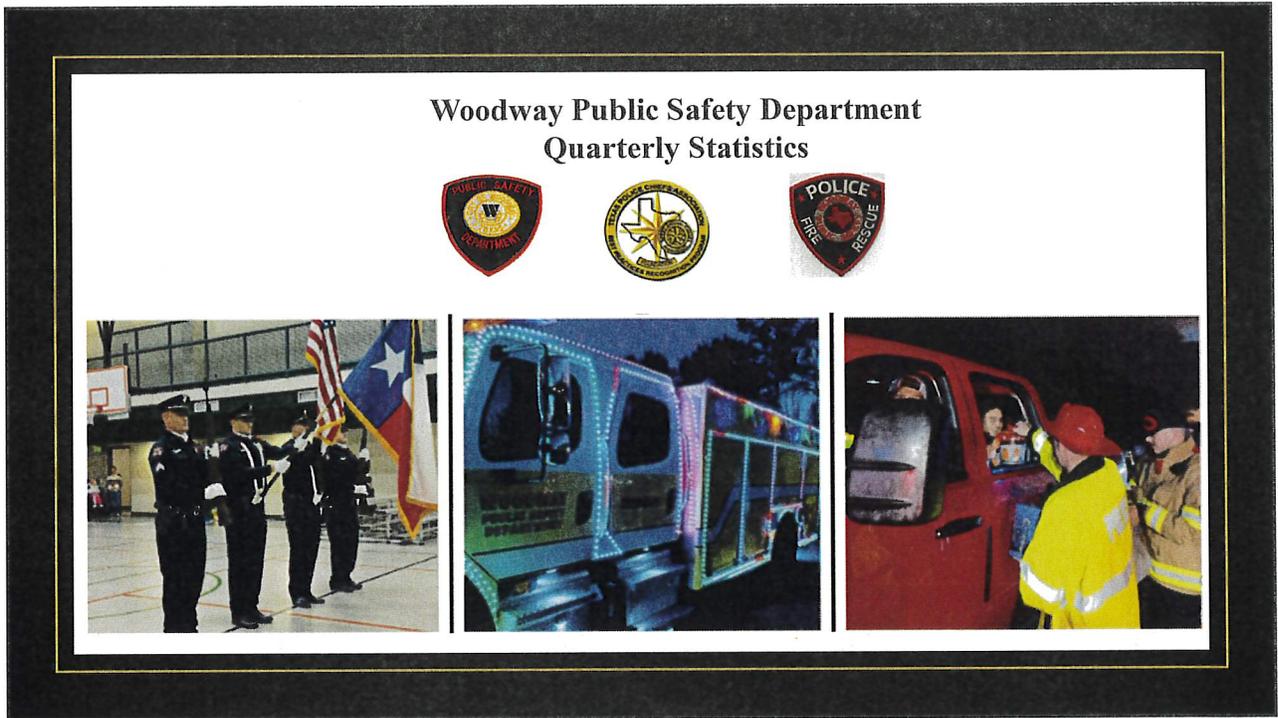
Stormwater:	<u> </u> 0 <u> </u>
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TECH ASSIST:	<u> </u> 0 <u> </u>
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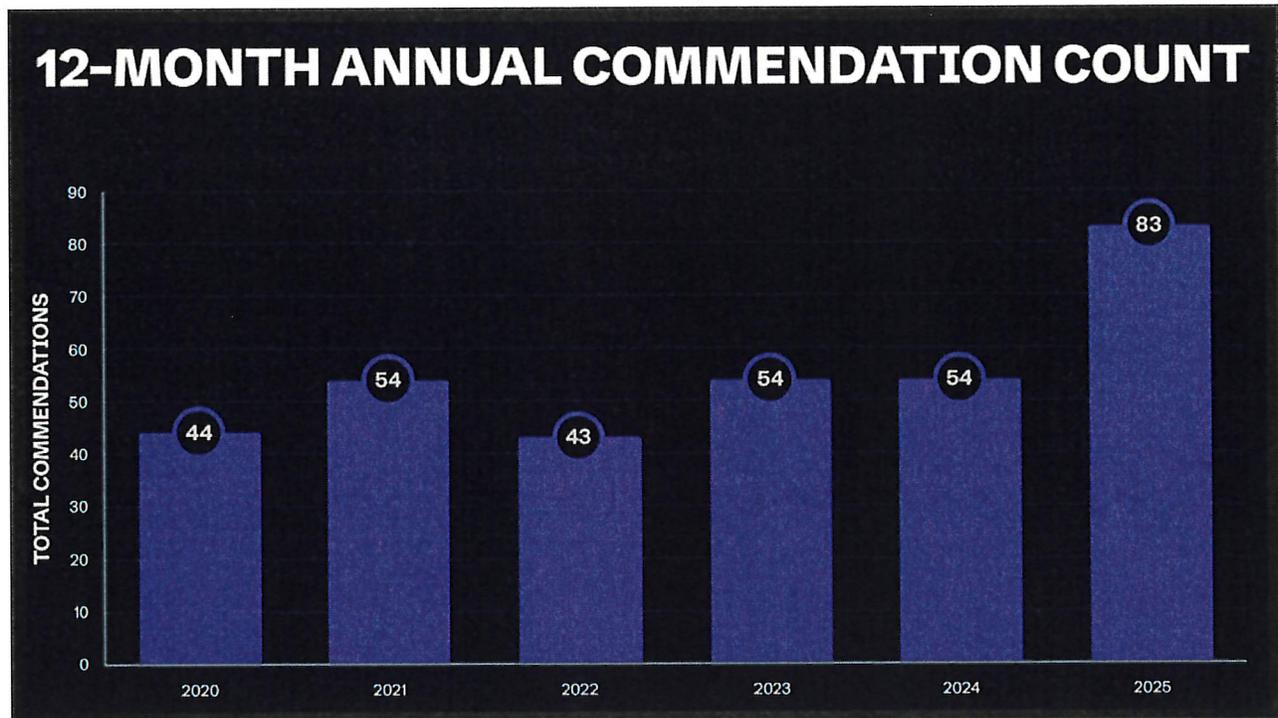
INSPECTION TOTAL:	<u> </u> 456 <u> </u>
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CERTIFICATES OF OCCUPANCY ISSUED

RESIDENTIAL:	<u> </u> 16 <u> </u>	COMMERCIAL:	<u> </u> 7 <u> </u>
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1



2

		Woodway Police Department Annual Report January 1st, 2024 - December 31st, 2024					
Police Calls for Service	Reports Taken	Online Solicitation	Burglary	Police Calls for Service	Reports Taken	Online Solicitation	Burglary
16.53K	782	2	2	16.54K	679	0	4
Fire/EMS Calls for Service	Accidents	Thefts	Sex Crimes	Fire/EMS Calls for Service	Accidents	Thefts	Sex Crimes
1651	158	101	4	1668	161	96	6
VCO Calls for Service	Arrests	Assaults		VCO Calls for Service	Arrests	Assaults	
958	345	27		983	281	34	
Traffic Stop	Citations	Weapon Violations		Traffic Stop	Citations	Weapon Violations	
4964	1723	12		4824	1888	10	
DRUG / NARCOTIC VIOLATION: 67 ALL OTHER LARCENY: 43 DRIVING UNDER INFLUENCE: 21				ALL OTHER LARCENY: 14 DRIVING UNDER INFLUENCE: 50 SIMPLE ASSAULT: 24			

3

		Woodway Police Department Quarterly Report October 1st, 2024 - December 31st, 2024					
Police Calls for Service	Reports Taken	Online Solicitation	Burglary	Police Calls for Service	Reports Taken	Online Solicitation	Burglary
4248	191	2	0	3904	167	0	0
Fire/EMS Calls for Service	Accidents	Thefts	Sex Crimes	Fire/EMS Calls for Service	Accidents	Thefts	Sex Crimes
436	29	21	1	442	53	27	3
VCO Calls for Service	Arrests	Assaults		VCO Calls for Service	Arrests	Assaults	
201	53	5		190	39	9	
Traffic Stop	Citations	Weapon Violations		Traffic Stop	Citations	Weapon Violations	
997	286	2		1007	480	1	
ALL OTHER LARCENY: 17 DESTRUCTION/DAMAGE/VANDAL: 15 DRIVING UNDER INFLUENCE: 5				ALL OTHER LARCENY: 20 SIMPLE ASSAULT: 8 DRUG / NARCOTIC VIOLATION: 5			

4



WOODWAY PUBLIC SAFETY DEPARTMENT



QUARTERLY PRESENTATION

Questions?



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: January 12, 2026

Prepared By: Jennifer Rogers, ACM

Approved By: *JR*

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

Caption:

Discussion and consider action on authorizing Community Bank & Trust to distribute the Carleen Bright Endowment Fund accumulated income balance of \$28,251.24 to the City of Woodway

Background Information:

The Last Will and Testament of Carleen E. Bright established the endowment upon her death on October 21, 2015. At the July 11, 2016 meeting, the Woodway City Council authorized the City to utilize Community Bank & Trust for the management of the Carleen Bright Endowment Fund.

The Carleen Bright Endowment Fund has accumulated an income balance of approximately \$28,251.24. The endowment terms state that "the income from the endowment fund shall be used to maintain, repair, operate, expand, and pay the expenses of ownership and operation of the Carleen Bright Arboretum." The City would like to use the accumulated income balance to support the ongoing improvement, preservation, and maintenance of the Carleen Bright Arboretum grounds to enhance visitor experience and ensure long-term sustainability, which includes investments in signage, seating, lighting, landscaping and planting, structural improvements, and water features.

Financial Impact:

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

Staff Recommendation:

Authorize Community Bank & Trust to distribute the accumulated income balance of approximately \$28,251.24 from the Carleen Bright Endowment Fund to the City of Woodway



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: January 12, 2026

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 entering into an Interlocal Agreement between the City of Woodway and McLennan County for the work and materials to chip seal the Beach Parking Area and Park II Road, located in the City of Woodway, in an amount not to exceed \$88,976.70, and authorizing the City Manager to execute all documents in connection therewith.

Background Information:

The City has negotiated an agreement and price with McLennan County to chip seal the park roads at the Beach Parking Area and Park II Road. County road maintenance crews will perform the work on the Beach Parking Area and Park II Road this spring. An interlocal agreement is necessary to have this work performed. A copy of the agreement is attached for reference. This is a budgeted item in this year's budget.

Financial Impact:

Total of Proposed Expenditure:	\$88,976.70
Amount Budgeted:	\$200,000.00
Account No.:	306-4301-4317201 (Project #30020)
If not budgeted, other funding options:	

Staff Recommendation:

City staff recommends entering into an agreement between the City of Woodway and McLennan County, to provide work and materials to chip seal to the Beach Parking Area and Park II Road, in an amount not to exceed \$88,976.70, and authorizing the City Manager to execute all documents in connection therewith.

INTERLOCAL COOPERATIVE AGREEMENT

This agreement is made by and entered into between the City of Woodway, (hereinafter "City") and McLennan County, (hereinafter "County") Texas.

WHEREAS, it is in the best interests of the citizens of McLennan County for the various governmental entities located in this County to cooperate in the provision of governmental services where such cooperation will result in a more efficient, higher quality and/or more cost-effective provision of such services; and

WHEREAS, the County can provide the services promised below more efficiently and less expensively than the City; and

WHEREAS, the County is willing to provide the work and materials needed for project defined herein in consideration of payment of a sum in an amount that fairly compensates the County for the materials provided and work performed; and

WHEREAS, City and County have found it advisable to enter into an Interlocal Cooperation Act Agreement wherein the County agrees to provide the governmental functions described below as authorized by Chapter 791, Government Code (formerly Article 4413 (32c), TEX. REV. CIV. STAT. ANN) after authorization by the County Commissioners' Court as required by the statute.

NOW, THEREFORE, in consideration of the promises, covenants and agreements contained herein, the parties hereto mutually agree as follows:

Section I: County Obligation.

Reclaim, set up and chip seal the Beach Parking Area and Park II Road, located within the City limits in accordance with the specification attached hereto as Exhibit "A" and Exhibit "B" incorporated by reference herein. This agreement will be in effect from the date of the fully executed document to September 30, 2026.

Section II: City Obligation.

In return for the County's performance of its obligation set forth above, the City shall pay the County the total sum of \$88,976.70 as set out in the estimate attached hereto as part of Exhibit "A" and Exhibit "B". This is an estimate and should the cost of materials increase or County's hours to complete the project take longer than estimated, the City agrees to reimburse the County for any overage. Payment is due within 30 days of the completion of the Project, and shall be made by a check payable to McLennan County delivered to the McLennan County Treasurer.

Section II: Miscellaneous Terms.

- (a) Easements, Right of Way Grants, and Approvals: City agrees to obtain all easements, right of way grants, or approvals necessary, if any, for the County to perform its obligation defined herein.

- (b) No Continuing Responsibility: This agreement is for the work/services described only, and does not include subsequent provision of services, maintenance, repair, or monitoring.
- (c) Precinct Recommendation: To ensure longevity of a reconstruct road project, the County recommends to apply a second chip seal coat the following year and may recommend additional base material during the construction of the project.
- (d) Current Revenues: Performance under this Agreement by the parties is to be undertaking solely from current revenues available to the parties.
- (d) Approval of Contract: This Agreement was approved by the governing bodies of both parties.

This agreement may be executed in multiple counterparts, each of which constitutes an original.

EXECUTED on the 12th day of January, 2026.

CITY OF WOODWAY

Adam Niolet, City Manager

ATTEST:

Donna Barkley, City Secretary

MCLENNAN COUNTY, TEXAS

County Judge

ATTEST:

Exhibit A

City of Woodway Interlocal
Beach Parking Area

Materials: \$7,250

	Cost	Hours	Total
Zipper & Loader	\$ 92.45	8	\$ 739.60
Motor Grader	\$ 100.61	40	\$ 4,024.40
Water Truck	\$ 52.59	42	\$ 2,208.78
Sheep Foot Roller	\$ 25.83	8	\$ 206.64
Steel Wheel Vibrating Roller	\$ 25.34	32	\$ 810.88
Pneumatic Roller	\$ 52.15	36	\$ 1,877.40
Oil Distributor	\$ 44.18	6	\$ 265.08
Broom	\$ 31.17	6	\$ 187.02
Chip Spreader	\$ 121.45	4	\$ 485.80
Tandem (3)	\$ 78.59	12	\$ 943.08
			\$ 11,748.68
 Employees			
8 @ 1/2 day	\$ 27.65	32	\$ 884.80
3 @ 1/4 day	\$ 27.65	6	\$ 165.90
4 @ 1 day	\$ 27.65	32	\$ 884.80
4 @ 4 day	\$ 27.65	128	\$ 3,539.20
			\$ 5,474.70
 TOTAL			\$ 24,473.38

Exhibit B

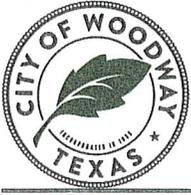
City of Woodway Interlocal
Park II Road

Materials: \$26,150

	Cost	Hours	Total
Zipper & Loader	\$ 92.45	24	\$ 2,218.80
Motor Grader	\$ 100.61	88	\$ 8,853.68
Water Truck	\$ 52.59	92	\$ 4,838.28
Sheep Foot Roller	\$ 25.83	24	\$ 619.92
Steel Wheel Vibrating Roller	\$ 25.34	64	\$ 1,621.76
Pnuematic Roller	\$ 52.15	72	\$ 3,754.80
Oil Distributor	\$ 44.18	12	\$ 530.16
Broom	\$ 31.17	12	\$ 374.04
Chip Spreader	\$ 121.45	8	\$ 971.60
Tandum (4)	\$ 78.59	32	\$ 2,514.88
			\$ 26,297.92

Employees			
4 @ 3 days	\$ 27.65	96	\$ 2,654.40
4 @8 days	\$ 27.65	256	\$ 7,078.40
3 @1/2 day	\$ 27.65	12	\$ 331.80
9 @1 day	\$ 27.65	72	\$ 1,990.80
			\$ 12,055.40

TOTAL **\$ 64,503.32**



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: January 12, 2026

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 adopting Resolution R-26-01, supporting the Application of Baylor Scott and White Health to the TCEQ for the issuance of a Municipal Setting Designation for the property located at 3000 Herring Avenue, Waco, Texas.

Background Information:

On behalf of Baylor Scott & White (BSWH), Terracon Consultants, Inc. respectfully submits this request for a Resolution in Support of Municipal Setting Designation for the Formal Hospital Site, located at 3000 Herring Avenue, Waco, Texas, encompassing approximately 7.88 acres.

Pursuant to Subchapter W, Section 361.805 of the Texas Health and Safety Code, an MSD application will be submitted to the Texas Commission on Environmental Quality (TCEQ). As part of the application process, TCEQ requires written support from all Retail Public Utilities (RPU) owning or operating potable water supply wells within five (5) miles of the Designated Property. Additionally, confirmation must be provided that the RPU does not currently supply or plan to supply drinking water to the Designated Property or the area within 0.5 miles of it.

Financial Impact:

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

Staff Recommendation:

Adopt Resolution R-26-01, supporting the Application of Baylor Scott and White Health to the TCEQ for the issuance of a Municipal Setting Designation for the property located at 3000 Herring Avenue, Waco, Texas.



8901 John W. Carpenter Freeway
Dallas, Texas 75247
P (214) 630-1010
F (214) 630-7070
Terracon.com

November 19, 2025

City of Woodway
922 Estates Drive
Woodway, Texas 76712

Attn: Mr. Steven Dvorak
P: (254) 772-4050
E: sdvorak@woodwaytexas.gov

RE: Request for Municipal Setting Designation (MSD) Resolution of Support
Former Hospital Site, located at 3000 Herring Avenue, Waco, McLennan County, Texas
Customer No. CN604808311 | Regulated Entity No. RN100642073
TCEQ Voluntary Cleanup Program (VCP) No. 3264 | Terracon Project No. 94227201

Dear Ms. Barkley,

On behalf of Baylor Scott & White Health (BSWH), Terracon Consultants, Inc. respectfully submits this request for a Resolution in Support of a proposed Municipal Setting Designation (MSD) for the Former Hospital Site, located at 3000 Herring Avenue, Waco, Texas, encompassing approximately 7.18 acres (hereafter referred to as the *Designated Property*).

Pursuant to Subchapter W, Section 361.805 of the Texas Health and Safety Code, an MSD application will be submitted to the Texas Commission on Environmental Quality (TCEQ). As part of the application process, TCEQ requires written support from all Retail Public Utilities (RPU) owning or operating potable water supply wells within five (5) miles of the Designated Property. Additionally, confirmation must be provided that the RPU does not currently supply or plan to supply drinking water to the Designated Property or the area within 0.5 miles of it.

Based on a review of available groundwater data, four (4) active water supply wells owned or operated by the City of Woodway are identified within a five-mile radius of the Designated Property (Attachment 1). The wells are located cross-gradient, with the closest well located approximately 3.7 miles from the Designated Property. Well ID G1550048F (Map Location 3) is reported as plugged. The four (4) active wells are listed below:

- ☒ G1550048H (Map Location 2)
- ☒ G1550048E (Map Location 4)
- ☒ G1550048D (Map Location 5)
- ☒ G1550048C (Map Location 9)

The Designated Property is underlain by a perched shallow groundwater-bearing unit characterized by low hydraulic conductivity, and site groundwater flows generally toward the southeast, away from the Woodway wells. Given the distance, gradient direction, and hydrogeologic conditions, there is minimal to no potential risk of impact to the City's water supply wells from the localized shallow groundwater conditions at the site.

Please find the following attachments enclosed for reference:

Request for Municipal Setting Designation (MSD) Resolution of Support
Former Hospital Site | Waco, Texas
November 18, 2025 | Terracon Project No. 94227201



- ☐ Attachment 1: Designated Property in Relation to the City of Woodway Water Wells
- ☐ Attachment 2: Designated Property Groundwater Flow Direction
- ☐ Attachment 3: Designated Property Groundwater COC Concentration Map
- ☐ Attachment 4: Example Resolution of Support Letter

We respectfully request that the City of Woodway issue a Resolution in Support of the MSD during its next scheduled council meeting. The City of Waco will adopt an MSD ordinance and issue a resolution certifying the prohibition of potable groundwater use at the Designated Property, in accordance with the requirements of 30 TAC §350.605. If any additional information is required to assist with your review or if clarification is needed, please do not hesitate to contact me directly at (469) 291-0140 or via email at Marwan.Salameh@terracon.com

We sincerely appreciate your consideration and support for this request.

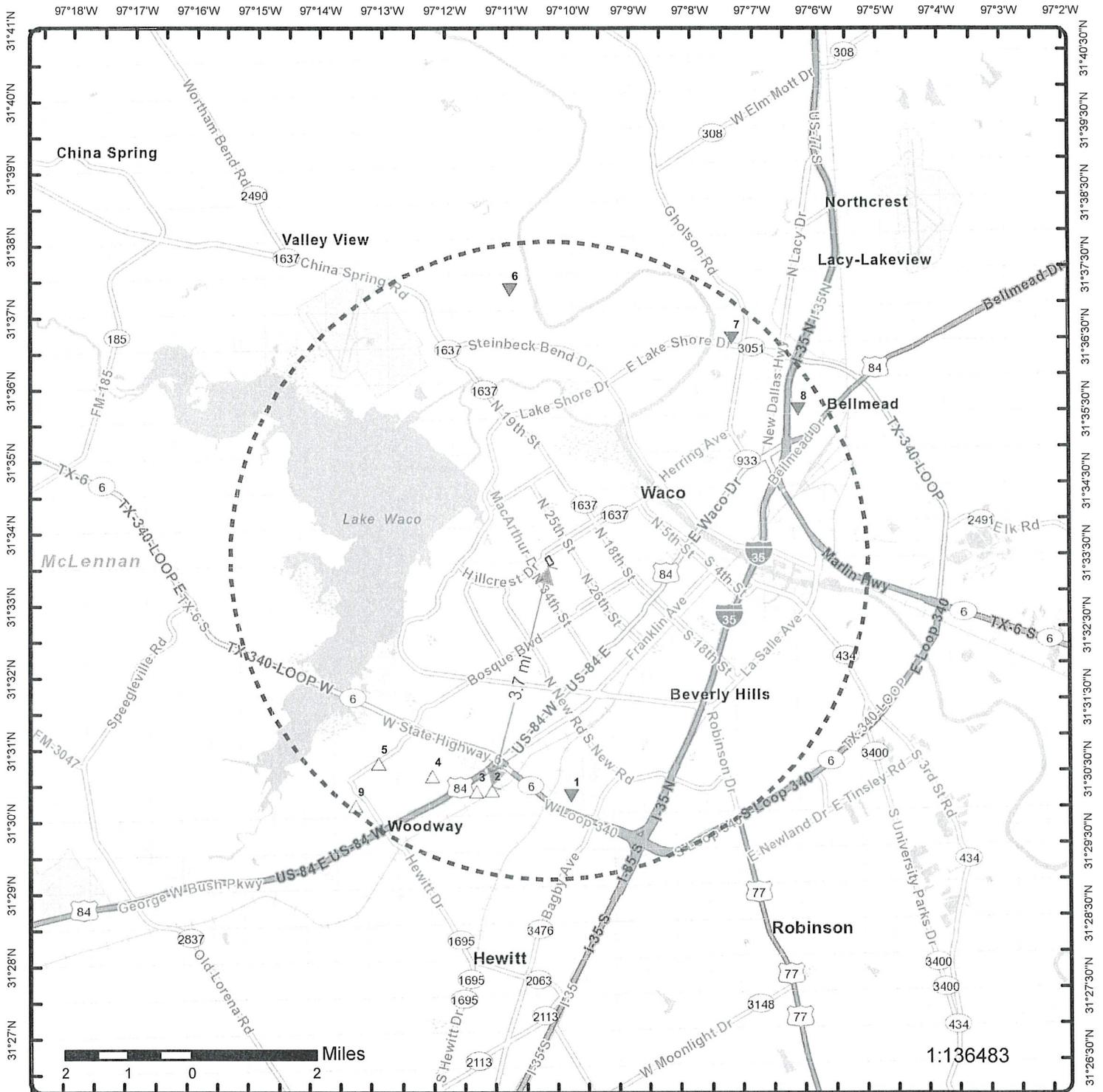
Sincerely,
Terracon Consultants, Inc.

A handwritten signature in black ink, appearing to be "MS", written in a cursive style.

Marwan F. Salameh
Senior Project Manager

Enclosures: Attachments 1-4

**ATTACHMENT 1 – Designated Property in Relation
to the City of Woodway Water Wells**



Map: 5.0 Mile Radius | Zoom Level: 1

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation



Project No	94227201
Scale	As Shown
Date	11/18/2025
File No.	

Terracon

8901 John W Carpenter Fwy Ste 100
Dallas, TX 75247-4547

Ph: 214-630-1010 Fax: 214-630-7070

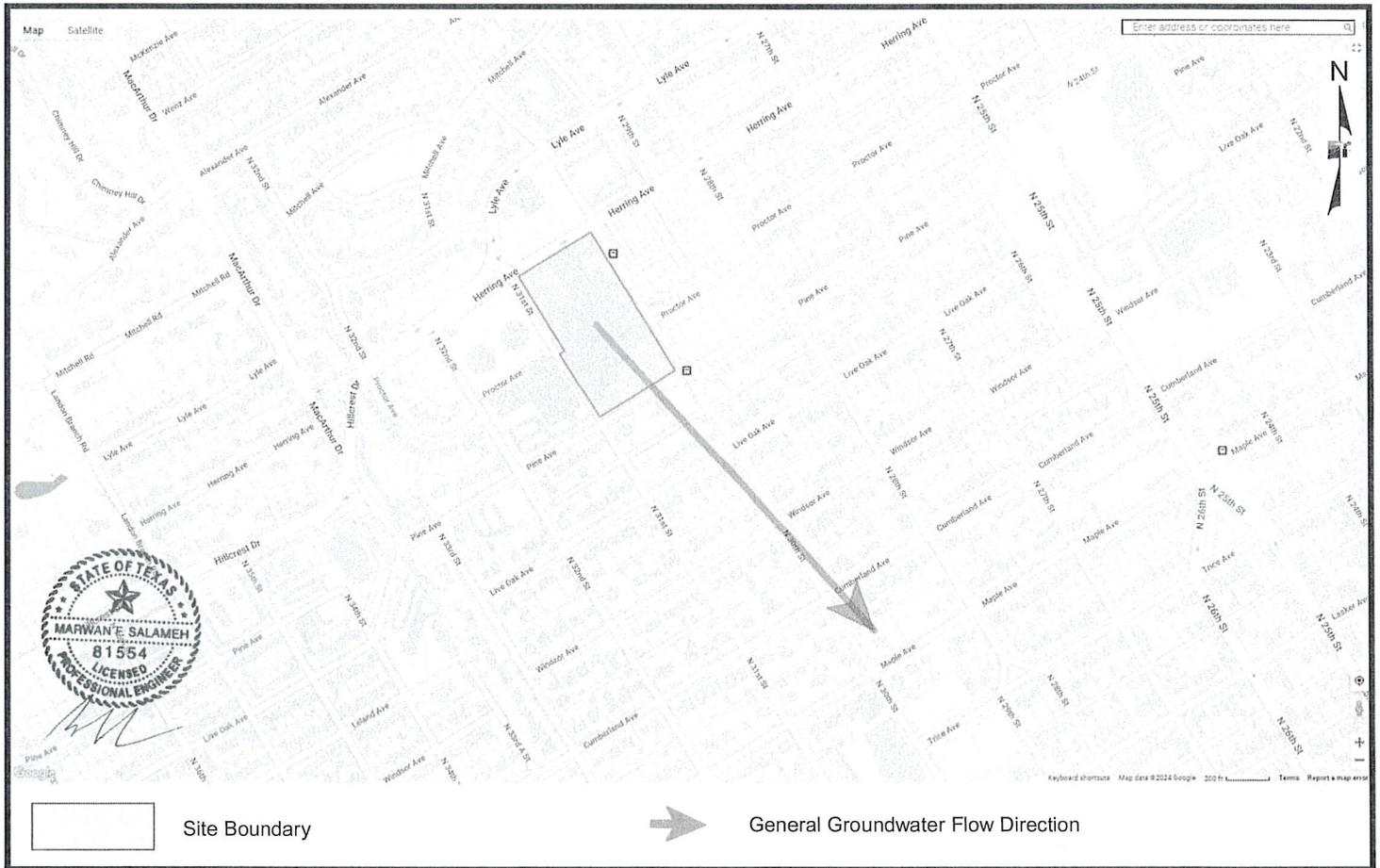
WATER WELL MAP

~7-Acre Tract - Former Hospital
3000 Herring Ave
Waco, Texas

ATTACHMENT

1

**ATTACHMENT 2 – Designated Property
Groundwater Flow Direction**



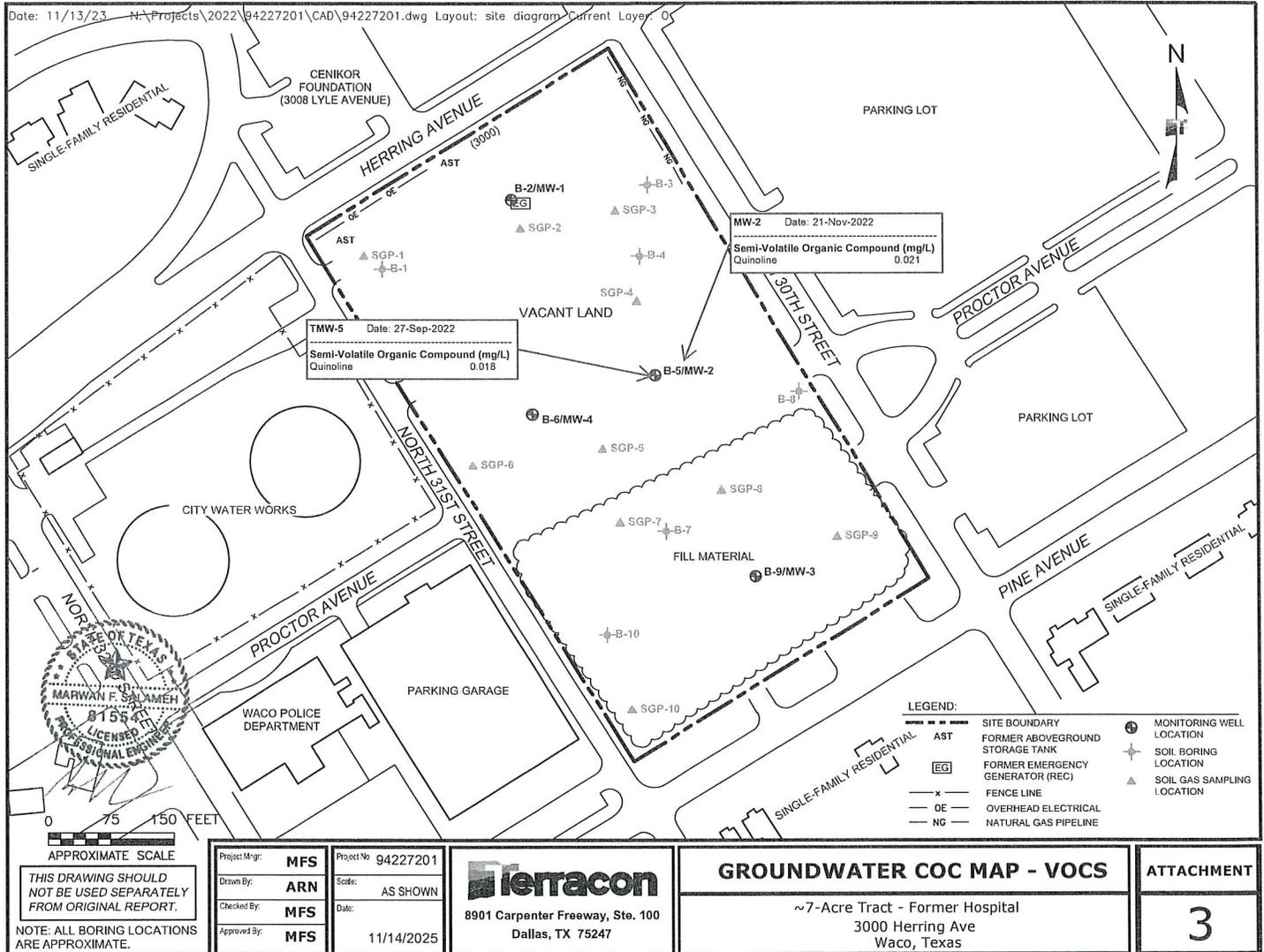
Project No	94227201
Scale	As Shown
Date	11/16/2025
File No.	

Terracon
 8901 John W Carpenter Fwy Ste 100
 Dallas, TX 75247-4547
 Ph: 214-630-1010 Fax: 214-630-7070

GROUNDWATER GRADIENT MAP
 ~7-Acre Tract - Former Hospital
 3000 Herring Ave
 Waco, Texas

ATTACHMENT
 2

**ATTACHMENT 3 – Designated Property
Groundwater COC Concentration Map**



RESOLUTION NO. R-26-01

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS, IN SUPPORT OF THE APPLICATION OF BAYLOR SCOTT AND WHITE HEALTH (THE “APPLICANT”) TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR A MUNICIPAL SETTING DESIGNATION FOR THE PROPERTY LOCATED AT 3000 HERRING AVENUE, WACO, TEXAS; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Baylor Scott and White Health, (Applicant) is filing an application with the Texas Commission on Environmental Quality (TCEQ) for the issuance of a Municipal Setting Designation for the property located at 3000 Herring Avenue, Waco, Texas (the MSD site), a map of same being attached hereto as **EXHIBIT A** and incorporated herein; and

WHEREAS, the City of Waco will pass an Ordinance, amending their Code related to “Groundwater and Surface Water Quality”; and

WHEREAS, Applicant intends to file an application with the TCEQ for certification of a Municipal Setting Designation for the Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W; and

WHEREAS, Applicant has notified the City of Woodway of their intent; and

WHEREAS, Texas Health and Safety Code Section 361.8065 provides that an application to the TCEQ for a Municipal Setting Designation will not be certified unless the application is supported by a resolution adopted by certain entities, including the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the property for which designation is sought; and

WHEREAS, the boundary of said Site is within five miles of certain groundwater supply wells owned or operated by the City of Woodway; and

WHEREAS, Applicant has continuing obligations to satisfy applicable statutory and regulatory provisions concerning groundwater contamination investigation and response actions at the Site; and

WHEREAS, the certification of a Municipal Setting Designation for the Site is in the best interests of the community

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

That the City of Woodway supports Applicant’s application to the Texas Commission on Environmental Quality (TCEQ) for a Municipal Setting Designation of the Site.

That this resolution is effective immediately on passage.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given as required.

PASSED AND APPROVED this 12th day of January, 2026.

Amine Qourzal, Mayor
City of Woodway, Texas

ATTEST:

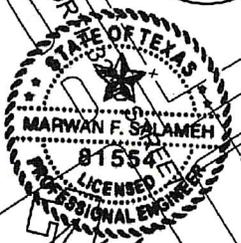
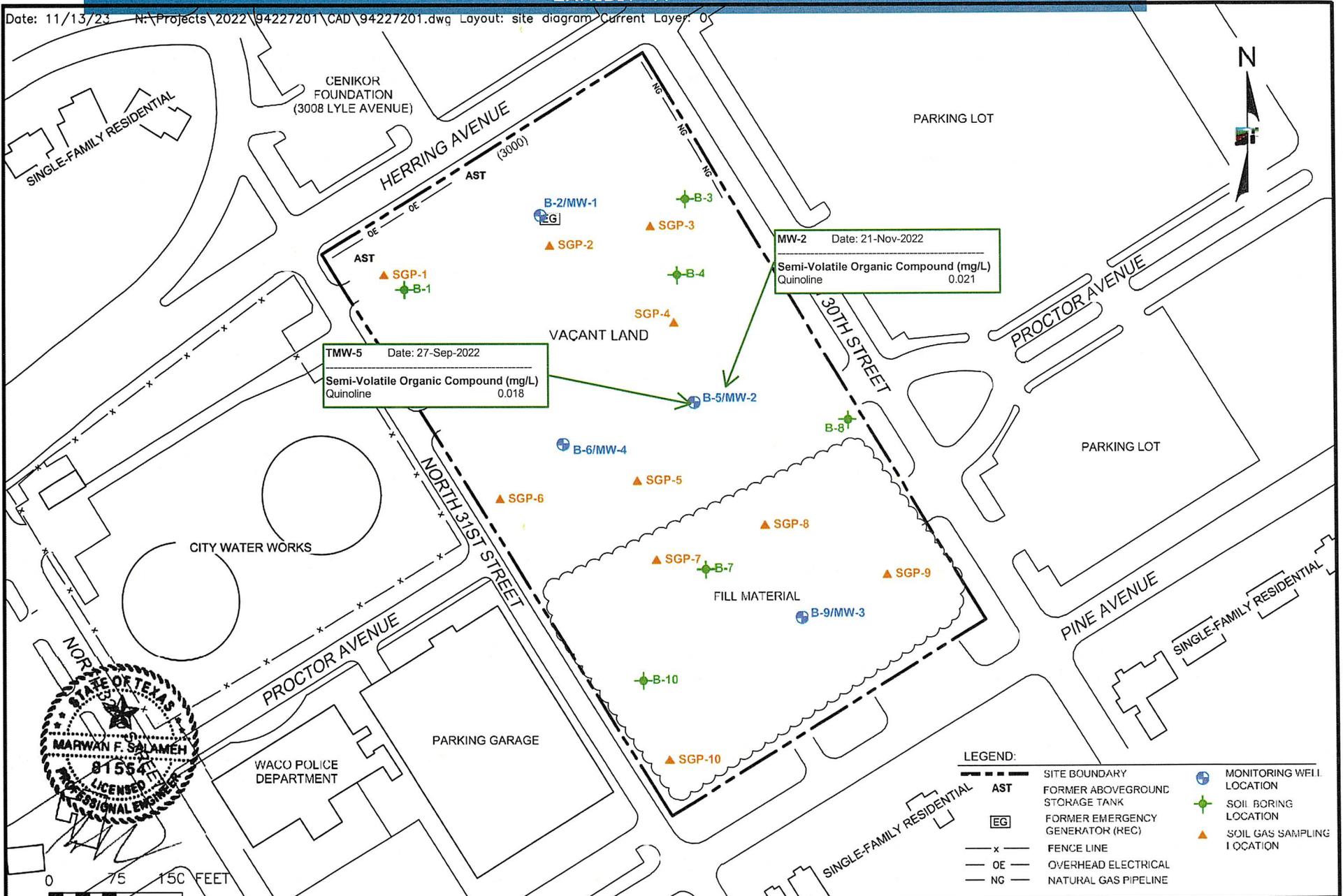
Donna Barkley, City Secretary

APPROVED AS TO FORM AND LEGALITY:

David Shaw, City Attorney

EXHIBIT "A"

Date: 11/13/23 N:\Projects\2022\94227201\CAD\94227201.dwg Layout: site diagram Current Layer: 0



0 75 150 FEET
APPROXIMATE SCALE

THIS DRAWING SHOULD NOT BE USED SEPARATELY FROM ORIGINAL REPORT.

NOTE: ALL BORING LOCATIONS ARE APPROXIMATE.

Project Mgr:	MFS
Drawn By:	ARN
Checked By:	MFS
Approved By:	MFS

Project No:	94227201
Scale:	AS SHOWN
Date:	11/14/2025

Terracon
8901 Carpenter Freeway, Ste. 100
Dallas, TX 75247

GROUNDWATER COC MAP - VOCS
~7-Acre Tract - Former Hospital
3000 Herring Ave
Waco, Texas

ATTACHMENT
3

WOODWAY CITY COUNCIL MINUTES

December 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, December 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, David Keyston, Ken Sury and Dave Whitby
City Manager:	Adam Niolet
Assistant City Manager	Jennifer Rogers
City Secretary:	Donna Barkley
City Staff:	Brenda Hernandez, Steven Dvorak, Todd Gill, Kasia Redden and Keith Lowrey
Contract Staff:	David Shaw, City Attorney

CALL MEETING TO ORDER

Mayor Qourzal called the meeting to order at 5:33 p.m.

INVOCATION AND PLEDGE

1. INVOCATION

Mayor Qourzal 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

Aubrey Robertson – He introduced himself as a candidate running on the Republican ticket to be the Justice of the Peace for Precinct 1, Place 2.

WOODWAY CITY COUNCIL MINUTES

Page 2

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

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.

Mayor Pro Tem Cook moved to approve the minutes of the regular City Council meeting held November 10, 2025, at 5:30 p.m. Councilmember Russell seconded, and the motion passed unanimously.

5. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD NOVEMBER 10, 2025, AT 5:45 P.M.

Councilmember Sury moved to approve the minutes of the regular City Council meeting held November 10, 2025, at 5:45 p.m. Councilmember Gilman seconded, and the motion passed unanimously.

6. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-21, CASTING VOTES TO ELECT DIRECTORS FOR THE MCLENNAN CENTRAL APPRAISAL DISTRICT FOR 2026

Mr. Niolet presented this item.

Councilmember Russell moved to adopt Resolution R-25-21, to elect Directors for the McLennan Central Appraisal District for 2026 and casting the City's 62 votes for Dwain Moss. Councilmember Keyston seconded, and the motion passed unanimously.

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 the following:

- Brookwood Drainage project should start after the first of the year.
- TxDOT sidewalk project is nearing approval and on schedule for summer 2026.
- Waterline update – B-Corp should be completed in the next week.
- Oncor trimmed trees and provided detailed maps showing progress through most of the city.
- D. Guerra laid 80 linear feet this past week and 61 linear feet the week before.
- Tater Hill Tank Painting bid will open on December 11th
- The Very Merry Woodway Christmas Event is December 18th

8. CITY COUNCIL REPORTS

- Councilmember Gilman reported that the Planning & Zoning Commission meets tomorrow.
- Councilmember Whitby did not have anything to report on from Parks & Recreation.

WOODWAY CITY COUNCIL MINUTES

Page 3

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

CLOSING ITEMS

9. CONSIDER ACTION ON ADJOURNMENT

Mayor Qourzal adjourned the meeting adjourned at 5:49 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor

December 8, 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, December 8, 2025, at 5:45 p.m. The following individuals were in attendance:

- Mayor: Amine Qourzal
- Mayor Pro Tem: Storey Cook
- Councilmembers: David Russell, Janell Gilman, David Keyston, Ken Sury and Dave Whitby
- City Manager: Adam Niolet
- Assistant City Manager: Jennifer Rogers
- City Secretary: Donna Barkley
- City Staff: Brenda Hernandez, Steven Dvorak, Todd Gill, Kasia Redden and Keith Lowrey
- Contract Staff: David Shaw, City Attorney

CALL MEETING TO ORDER

Mayor Qourzal called the meeting to order at 5:50 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

Nate Landreth, resident – Spoke on recycling and trash pickup. He would like to see the City move to once-a-week trash pickup and once-a-week recycling.

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

2. UPDATE FROM FRONTIER ACCESS, LLC, REGARDING CLOSURE OF CITY OF WACO LANDFILL LOCATED AT 1624 HANNAH HILL RD., WOODWAY, TX 76712 AND PLAN TO TRANSITION TO NEW CITY OF WACO LANDFILL AT 4730 TK PKWY, AXTELL, TX 76624

Mr. Niolet presented this item.

Mark Chappen with Frontier Access, LLC provided an update regarding the landfill closure in Woodway and moving to Axtell. Pricing hasn't changed since speaking to the Council in August. He provided proposals that include twice-a-week trash pick-up and every other week recycling option and the once-a-week recycling. Questions answered.

3. DISCUSSION AND POSSIBLE ACTION ON ESTABLISHING THE FREQUENCY OF GARBAGE-AND-RECYCLING-COLLECTION RATES AND SERVICES WITH FRONTIER ACCESS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH

WOODWAY CITY COUNCIL MINUTES

Page 2

December 8, 2025 at 5:45 p.m.

Mayor Qourzal requested an Executive Session and recessed the open meeting at 5:57 p.m.

Mayor Qourzal reconvened the open meeting at 6:18 p.m.

Mr. Niolet did not have any additional comments. Mr. Chappen answered additional questions.

Councilmember Russell moved to direct the City Manager to keep the current frequency of garbage-and-recycling collection, which is Option 1, and get the best rate possible. Councilmember Keyston seconded, and the motion passed with a 5-2 vote. (Aye – Cook, Russell, Gilman, Keyston and Sury) (Nay – Qourzal and Whitby)

CITY MANAGER AND CITY COUNCIL REPORTS

4. 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 additional updates.

5. CITY COUNCIL REPORTS

Councilmember Sury – Youth Commission met last Thursday with all 9 members in attendance. They are working on A Very Merry Woodway Christmas and Bound for the Brave.

Councilmember Sury also read aloud an email he received from a friend who had called the Utility Office at the City of Woodway regarding a billing issue. He was very pleased with the “can do attitude” and prompt response from Katrina Barrett with a solution.

CLOSING ITEMS

6. CONSIDER ACTION ON ADJOURNMENT

Councilmember Russell moved to adjourn the meeting. Mayor Pro Tem Cook seconded and the meeting adjourned at 6:47 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor

December 23, 2025

The Woodway City Council met in a special meeting in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on Monday, December 23, 2025, at 9:00 a.m. The following individuals were in attendance:

Mayor:	Amine Qourzal
Mayor Pro Tem:	Storey Cook
Councilmembers:	David Russell, Janell Gilman, David Keyston, Ken Sury and Dave Whitby
City Manager:	Adam Niolet
City Secretary:	Donna Barkley
City Staff:	Mitch Davison, Khalil El-Halabi, Kasia Redden and Keith Lowrey
Contract Staff:	David Shaw, City Attorney

CALL MEETING TO ORDER

Mayor Qourzal called the meeting to order at 9:00 a.m.

INVOCATION AND PLEDGE

1. INVOCATION

Mayor Qourzal 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

There were no public comments.

EXECUTIVE SESSION

4. Pursuant to Tex. Gov't Code § 551.071, the City Council will convene in executive session to conduct a private consultation with its attorney seeking the advice of its attorney about contemplated litigation relating to an appeal of a determination by the City of Woodway's Board of Adjustment, and in consultation on such matter, the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Ch.551

Mayor Qourzal recessed the open meeting at 9:03 a.m.

WOODWAY CITY COUNCIL MINUTES

Page 2

December 23, 2025

Mayor Qourzal reconvened the open meeting at 9:45 a.m.

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

5. Discussion and consider action to appeal the December 16, 2025, decision of the City of Woodway's Board of Adjustment in Case Number 2025-001, styled *In Re Kevin Vranich*, and authorizing the City Manager and City Attorney or their designees to take all action necessary to perfect and prosecute such appeal

Councilmember Sury moved to appeal the December 16, 2025, decision of the City of Woodway's Board of Adjustment in Case Number 2025-001, styled *In Re Kevin Vranich*, and authorizing the City Manager and City Attorney or their designees to take all action necessary to perfect and prosecute such appeal and within that would like to see future training for our BOA so there is no confusion as to what the intent of the ordinance is.

Councilmember Gilman seconded and the motion passed 5-2. Aye – Qourzal, Cook, Gilman, Sury and Whitby; Nay – Russell and Keyston.

CLOSING ITEM

6. CONSIDER ACTION ON ADJOURNMENT

Councilmember Russell moved to adjourn the meeting. Councilmember Whitby seconded, and the meeting adjourned at 9:55 a.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: January 12, 2026

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 Bid #25-09, for Tater Hill Ground Storage Tank Rehabilitation to O&J Coatings, Inc., the lowest responsible bidder, in an amount not to exceed \$457,702.56, and authorizing the City Manager to execute any documents in connection therewith

Background Information:

On December 11, 2025, there were six (6) bids received. Sealed bids were received and opened for the Tater Hill Ground Storage Tank Rehabilitation project. This project is a budgeted item. The bid is summarized in the engineer's recommendation attached.

<i>CONTRACTOR</i>	<i>TOTAL</i>
<i>O&J COATINGS, INC.</i>	\$457,702.56
<i>CLASSIC PROTECTIVE COATINGS, INC.</i>	\$588,750.56
<i>MR. TANK, LLC</i>	\$569,769.56
<i>N.G. PAINTING, LLC</i>	\$630,202.56
<i>O&A CLASSIC COATINGS & PAINTINGS CORPORATION</i>	\$672,002.56
<i>VIKING PAINTING, LLC</i>	\$1,087,702.56

Financial Impact:

Total of Proposed Expenditure: \$457,702.56
 Amount Budgeted: \$650,000.00
 Account No.: 504-4501-4517302 (Project #50457)
 If not budgeted, other funding options:

Staff Recommendation:

Staff recommends that City Council award Bid #25-09, Tater Hill Ground Storage Tank Rehabilitation, to O&J Coatings, Inc., in the amount of \$457,702.56, and authorize the City Manager to execute any documents in connection therewith.



823 Washington Ave., Suite 100
Waco, Texas 76701

December 19, 2025

City of Woodway
922 Estates Drive
Woodway, Texas 76712

Attn: Mitch Davison, P.E. – Community Services & Development Director

Re: Engineer's Letter of Recommendation
Project No.: 1-04065

Dear Mitch:

Six (6) sealed bids were received for the Tater Hill Ground Storage Tank Rehabilitation Project on Thursday, December 11, 2025. The bids were opened and publicly read aloud. A bid tabulation for all bids submitted is attached to this letter.

O&J Coatings, Inc. of Hurst, TX was the base bid low bidder in an amount of \$457,702.56. Walker Partners nor the City of Woodway have previously worked with O&J Coatings; however, supporting documentation included within O&J Coatings' bid and correspondence with reference contacts indicates that O&J Coatings is an acceptable contractor capable of performing the scope of work for this Project.

Based on the information presented, Walker Partners recommends awarding the Project to O&J Coatings to rehabilitate the exterior of the Tater Hill Ground Storage Tank.

Do not hesitate to call me should you have any questions.

Sincerely,

Kyle Dunlop, P.E.
Project Engineer

KPD:kpd

Attachments: Bid Tabulation

Email

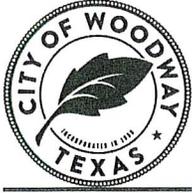
Cc: Project File

www.WalkerPartners.com

Walker Partners, LLC
 Proposal Tabulation
 City of Woodway
 Tater Hill Ground Storage Tank Rehabilitation (1-04065)
 December 11, 2025

Item	Description	Quantity	Unit	O & J Coatings, Inc.		Mr Tank, LLC		Classic Protective Coatings, Inc.		N.G. Painting, LLC		O&A Classic Coatings and Paintings Corporation		Viking Painting, LLC	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
BASE PROPOSAL															
1.00	GENERAL CONDITIONS														
1.01	MOBILIZATION AND PROJECT INCIDENTALS	1	LS	\$10,000.00	\$10,000.00	\$18,000.00	\$18,000.00	\$31,200.00	\$31,200.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$22,900.00	\$22,900.00
1.02	PUMP STATION TEMPORARY VARIABLE FREQUENCY DRIVE (VFD) ALLOWANCE	1	LS	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56	\$25,202.56
1.03	CONTINGENCY ALLOWANCE	1	LS	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
	SUBTOTAL GENERAL CONDITIONS				\$60,202.56		\$68,202.56		\$81,402.56		\$52,202.56		\$60,202.56		\$73,102.56
2.00	TATER HILL GST IMPROVEMENTS (INCLUDING LEAD ABATEMENT)														
2.01	REMOVE DIRT, DEBRIS, AND OTHER LOOSE GRAVEL AWAY FROM TANK FOUNDATION RING DOWN TO A MINIMUM OF 6" BELOW TOP OF FOUNDATION RING FOR PROPER COATING AND REPLACE AT CONCLUSION OF COATING.	1	LS	\$1,000.00	\$1,000.00	\$6,896.00	\$6,896.00	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00	\$5,900.00	\$5,900.00
2.02	COMMERCIAL BLAST TANK EXTERIOR, PIPING, AND LADDER TO SSPC-SP6 CONDITION PER SPECIFICATION 09 94 00 AND APPLY COATING SYSTEM PER SPECIFICATION 09 90 10.	1	LS	\$250,000.00	\$250,000.00	\$270,495.00	\$270,495.00	\$317,579.00	\$317,579.00	\$354,000.00	\$354,000.00	\$360,000.00	\$360,000.00	\$193,600.00	\$193,600.00
2.03	CONTAINMENT SYSTEM ADHERING TO SPECIFICATION 09 90 10 AND 09 94 00 FOR USE DURING ALL BLASTING, SPRAY APPLIED PAINTING APPLICATIONS, AND LEAD ABATEMENT ACTIVITIES.	1	LS	\$30,000.00	\$30,000.00	\$144,472.00	\$144,472.00	\$16,559.00	\$16,559.00	\$40,000.00	\$40,000.00	\$70,000.00	\$70,000.00	\$506,300.00	\$506,300.00
2.04	REMOVE ALL UNNECESSARY EXTERNAL PROTRUSIONS ON TANK HINDERING SUCCESSFUL APPLICATION OF TANK COATING SYSTEM.	1	LS	\$2,000.00	\$2,000.00	\$3,400.00	\$3,400.00	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00	\$4,600.00	\$4,600.00
2.05	REMOVE & REPLACE 12" GATE VALVE. BLAST & COAT 12" INLET PIPING & VALVE 2' BELOW GRADE.	1	LS	\$7,000.00	\$7,000.00	\$4,900.00	\$4,900.00	\$8,000.00	\$8,000.00	\$12,000.00	\$12,000.00	\$7,500.00	\$7,500.00	\$9,900.00	\$9,900.00
2.06	REPLACE MANWAY GASKET, BOLTS & NUTS WITH NEW 304 SS HARDWARE, AND REPLACE CONFINED SPACE SIGNAGE.	2	EA	\$1,000.00	\$2,000.00	\$700.00	\$1,400.00	\$500.00	\$1,000.00	\$2,000.00	\$4,000.00	\$1,250.00	\$2,500.00	\$450.00	\$900.00
2.07	REMOVE EX. 12" GATE VALVE, SPOOL PIECE, AND REDUCER. REPLACE W/ 12" FLG X MJ GATE VALVE AND 12" MJ PLUG.	1	LS	\$9,000.00	\$9,000.00	\$6,500.00	\$6,500.00	\$2,300.00	\$2,300.00	\$28,000.00	\$28,000.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00
2.08	INSTALL OVERFLOW PIPE AND SPLASH BLOCK.	1	LS	\$8,000.00	\$8,000.00	\$8,700.00	\$8,700.00	\$12,870.00	\$12,870.00	\$35,000.00	\$35,000.00	\$25,000.00	\$25,000.00	\$20,600.00	\$20,600.00
2.09	REMOVE EX. 12" PIPING 2' BELOW GRADE & CAP W/ 12" MJ CAP.	1	LS	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$2,300.00	\$2,300.00	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	\$5,100.00	\$5,100.00
2.10	BLAST & COAT ALL EXPOSED PIPING AND VALVES TO 2' BELOW GRADE.	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$7,000.00	\$7,000.00	\$6,000.00	\$6,000.00
2.11	REMOVE EX. 2" TANK PENETRATION, 2" GATE VALVE, AND PIPE SPOOL. REPAIR TANK W/ 12" PLATE WELD.	1	LS	\$6,000.00	\$6,000.00	\$1,200.00	\$1,200.00	\$7,000.00	\$7,000.00	\$3,000.00	\$3,000.00	\$6,500.00	\$6,500.00	\$8,400.00	\$8,400.00

Item	Description	Quantity	Unit	O & J Coatings, Inc.		Mr Tank, LLC		Classic Protective Coatings, Inc.		N.G. Painting, LLC		O&A Classic Coatings and Paintings Corporation		Viking Painting, LLC	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
2.12	REMOVE EX. 6" GATE VALVE AND REPLACE W/ 6" BLIND FLANGE. PLUG EX. 2" TAPPED OUTLET W/ 2" THREADED PLUG	1	LS	\$2,500.00	\$2,500.00	\$1,400.00	\$1,400.00	\$8,000.00	\$8,000.00	\$2,000.00	\$2,000.00	\$2,800.00	\$2,800.00	\$3,400.00	\$3,400.00
2.13	REMOVE EX. OVERFLOW PIPING AND SUPPORTS, GRIND TANK CONNECTIONS SMOOTH, AND REPAIR TANK W/ 12" PLATE WELD	1	LS	\$6,000.00	\$6,000.00	\$1,800.00	\$1,800.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00
2.14	REMOVE & REPLACE EX. 6" GATE VALVE AND DUCTILE SPOOL PIECE TO 6" 90° BEND. BLAST & RECOAT PIPING TO 2' BELOW GRADE.	1	LS	\$6,000.00	\$6,000.00	\$4,100.00	\$4,100.00	\$4,000.00	\$4,000.00	\$20,000.00	\$20,000.00	\$6,500.00	\$6,500.00	\$7,900.00	\$7,900.00
2.15	PIT WELDING (SMALL AND LARGE PITS) (INCLUDING PITS ON ROOF).	300	EA	\$20.00	\$6,000.00	\$24.00	\$7,200.00	\$35.00	\$10,500.00	\$20.00	\$6,000.00	\$25.00	\$7,500.00	\$40.00	\$12,000.00
2.16	SAMPLE COCK PER DETAIL D307	1	LS	\$3,000.00	\$3,000.00	\$1,300.00	\$1,300.00	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$2,400.00	\$2,400.00
2.17	SEAM WELDING ROOF	200	LF	\$30.00	\$6,000.00	\$42.00	\$8,400.00	\$75.00	\$15,000.00	\$20.00	\$4,000.00	\$40.00	\$8,000.00	\$75.00	\$15,000.00
2.18	REMOVE AND REPLACE ROOF VENT PER DETAIL D300	1	LS	\$10,000.00	\$10,000.00	\$8,200.00	\$8,200.00	\$5,500.00	\$5,500.00	\$1,000.00	\$1,000.00	\$8,000.00	\$8,000.00	\$19,300.00	\$19,300.00
2.19	REMOVE ACCESS HATCH & PATCH WITH PLATE WELD.	1	LS	\$5,000.00	\$5,000.00	\$1,400.00	\$1,400.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$500.00	\$500.00	\$2,400.00	\$2,400.00
2.20	REPLACE WATER ACCESS HATCH GASKET & CONFINED SPACE SIGNAGE.	1	LS	\$1,000.00	\$1,000.00	\$1,398.00	\$1,398.00	\$500.00	\$500.00	\$2,000.00	\$2,000.00	\$3,500.00	\$3,500.00	\$700.00	\$700.00
2.21	REMOVE EX. FLOATS, CONDUIT, AND TANK PENETRATION & PATCH EX. ACCESS WITH PLATE WELD	1	LS	\$3,000.00	\$3,000.00	\$2,400.00	\$2,400.00	\$2,240.00	\$2,240.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$4,600.00	\$4,600.00
2.22	INTERNALLY SHIM ROOF RAFTERS AT ROOF DEPRESSIONS TO ELIMINATE DEPRESSIONS.	1	LS	\$20,000.00	\$20,000.00	\$2,505.00	\$2,505.00	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	\$45,000.00	\$45,000.00
2.23	INTERIOR AREAS / ADDITIONAL PIPING PENETRATIONS (PLATE WELDS, RAFTER SHIMS, SAMPLE PORT, OVERFLOW PIPE).	1	LS	\$5,000.00	\$5,000.00	\$5,501.00	\$5,501.00	\$60,000.00	\$60,000.00	\$10,000.00	\$10,000.00	\$35,000.00	\$35,000.00	\$123,600.00	\$123,600.00
SUBTOTAL TATER HILL GST REHABILITATION (INCLUDING LEAD ABATEMENT)					\$397,500.00		\$501,567.00		\$507,348.00		\$578,000.00		\$611,800.00		\$1,014,600.00
TOTAL BASE PROPOSAL AMOUNT					\$457,702.56		\$569,769.56		\$588,750.56		\$630,202.56		\$672,002.56		\$1,087,702.56



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: January 12, 2026

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 request from Julie Ernzen, for the renewal of a special use permit for a home occupation (photography-occasional indoor photoshoots) at 908 Sleepy Hollow Road, Woodway, Texas

Background Information:

Mrs Ernzen has held a Home Occupation Permit at this address since 2022. No complaints have been received with regard to her business.

As required by the City of Woodway Code of Ordinances, a notice of Mrs. Ernzen’s renewal request was mailed to those who own property within 200 feet of hers. As of this date, no responses have been received.

Financial Impact:

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

Staff Recommendation:

Approve request received from Julie Ernzen, for the renewal of a special use permit for a home occupation (photography-occasional indoor photoshoots) at 908 Sleepy Hollow Road, Woodway, Texas



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: January 12, 2026

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 ratifying the expenditure of \$128,807.00 to Jurgensen Pump, LLC, for emergency repairs to replace the motor and pump at Business Acres Well due to unforeseen damage and necessary to preserve or protect the public health or safety of the City's residents pursuant to *Tex. Loc. Gov't Code §252.0215*.

Background Information:

During the week of September 19, 2025, the Business Acres Well ceased functioning properly. The well pump and motor were removed, and all components were inspected and evaluated. A new pump and motor were installed by Jurgensen Pump, LLC, and it is now back up and running. This work was performed as an emergency repair in order to get it back in operation as soon as possible.

Financial Impact:

Total of Proposed Expenditure:	\$128,807.00
Amount Budgeted:	\$162,200.00
Account No.:	500-4501-4514305
If not budgeted, other funding options:	

Staff Recommendation:

City staff recommends Council approve the expenditure of \$128,807.00 (Jurgensen Pump, LLC) for emergency repairs to Business Acres Well.

Req-12/22/25

Jurgensen Pump, LLC
 PO Box 256
 McGregor, TX 76657-0256
 2548408638

Invoice



BILL TO
 City of Woodway
 924 Estates Drive
 Woodway, TX 76712

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
11681	12/17/2025	\$128,807.00	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Business Acres Well - 225HP - 2460V 14" Casing: 0 - 1,758 FT 8" Casing: 1,758 - 1,864 FT 8" Screen: 1,864 - 1,940 FT 8" Casing: 1,940 - 1,962 FT 8" Screen: 1,962 - 1,990 FT Total Well Depth = 2,000 FT PWL = 1,100 FT Pump Setting = 1,300 FT (6" Pipe 8R)			0.00

Field Service for Crew with Rig to Pull and Evaluate Equipment	1	5,000.00	5,000.00
Baker Hughes 675 HC20000-16 Stage Pump - 450 GPM @ 1,170 FT TDH	1	21,977.00	21,977.00
Baker Hughes 675 Seal	1	19,340.00	19,340.00
Baker Hughes 562 250HP 2300V 68A Motor	1	32,190.00	32,190.00
Baker Hughes MLE - 70FT	1	5,150.00	5,150.00
Baker Hughes Field Service Technician	1	5,500.00	5,500.00
(6) 6" X 40' Black Pipe w/API Collars per foot 8R	240	40.00	9,600.00
#2 5kV Poly Round Submersible Pump Cable per foot	1,350	14.00	18,900.00
6" DI Check Valve w/Break Off Plug 8V	2	1,500.00	3,000.00
Misc: HTH, SS Bands & Buckles, Splice Material, etc	1	650.00	650.00
Labor 60-T Rig w/ 4 man crew to Install Well Pump - Start-Up Services	1	7,500.00	7,500.00
Note: - Reuse 1,060 FT of 6" 8R Pipe - Reuse SS airline			

BUY BOARD - CONTRACT # 770-25

If payment is not received within 30 days, the amount owed will begin accruing interest at the rate of 18% per year (1.5% per month) until payment is received

Thank you for your business! Make Checks payable to
Jurgensen Pump.

SUBTOTAL	128,807.00
TAX	0.00
TOTAL	128,807.00
BALANCE DUE	\$128,807.00



CITY COUNCIL AGENDA ITEM FORM

Meeting Date: January 12, 2026

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 December 8, 2025, at 5:30 p.m.
- B. Discussion and consider action on minutes of the regular City Council meeting held December 8, 2025, at 5:45 p.m.
- C. Discussion and consider action on minutes of the special City Council meeting held December 23, 2025 at 9 a.m.
- D. Discussion and consider action to award a contract in response to Bid #25-09, for Tater Hill Ground Storage Tank Rehabilitation to O&J Coatings, Inc., the lowest responsible bidder, in an amount not to exceed \$457,702.56, and authorizing the City Manager to execute any documents in connection therewith
- E. Discussion and consider action on request from Julie Ernzen, for the renewal of a special use permit for a home occupation (photography-occasional indoor photoshoots) at 908 Sleepy Hollow Road, Woodway, Texas
- F. Discussion and consider action ratifying the expenditure of \$128,807.00 to Jurgensen Pump, LLC, for emergency repairs to replace the motor and pump at Business Acres Well due to unforeseen damage and necessary to preserve or protect the public health or safety of the City's residents pursuant to *Tex. Loc. Gov't Code §252.0215*

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 January 12, 2026 City Council Meeting Packet

- Tentative list of agenda items for future meetings

Upcoming Calendar Items of Interest

- | | |
|----------------------|--|
| - Monday, January 12 | Regular City Council meeting – 5:30 p.m. |
| - Monday, January 19 | City offices closed in observance of Martin Luther King, Jr. Day |
| - Monday, January 26 | Regular City Council meeting – 5:30 p.m. |

PENDING AGENDA ITEMS

WOODWAY CITY COUNCIL AND PLANNING/ZONING COMMISSION

(Updated 12/22/25)

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
		01/13/26	- Update from Bldg Official on current PUD projects - D & CA on final plat – N.J. Davis Addition Lot 1, Block 1 - PH, D & CA on final plat, Lot 23X, Block B, Badger Ranch, Phase 1 -
01/26/26	- Quarterly presentation – Finance - Semi-annual presentation – Family Center - Semi-annual presentation – Arboretum and Pavilion - PH, D & CA on final plat, Lot 23X, Block B, Badger Ranch Phase 1 - D & CA on Resolution confirming the Investment Policy - D & CA on Resolution nominating candidates for election to the Board of Directors...Bluebonnet Water Supply Corp	01/27/26	
2/9/26	- D & CA on Resolution Ordering a General City Election	2/10/26	

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 06/2026)