

WOODWAY CITY COUNCIL MINUTES

September 25, 2023

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 25, 2023, at 5:30 p.m. The following individuals were in attendance:

Mayor: Amine Qourzal
Mayor Pro Tem: John W. Williams
Councilmembers: David Russell, Storey Cook, Gayle Avant, Janell Gilman and David Keyston
City Manager: Shawn Oubre
City Secretary: Donna Barkley
City Staff: Adam Niolet, Brenda Hernandez, Mitch Davison, Kahlil El-Halabi, Todd Gill and Michael Brummett
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

Reverend Judith Hardie with Woodway Central Presbyterian Church 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

- Ken Cooper – Spoke on Item 7 and disagrees with the request for a temporary moratorium on all building permits.
- Russ Davis – Spoke on a comment from Councilmember Russell at the last council meeting regarding the possibility of a surcharge on residential and commercial permits.
- Scott Bland – Spoke against the request for a temporary moratorium which would stop growth in Woodway.
- Steve Sorrells – Spoke against the request for a temporary moratorium and on passing impact fees to drill more wells.
- Lori Whitsell – Spoke on behalf of Millie Woods re: Request for Proposals for existing Woodway Family Center.
- Gary Gilman – Spoke on 2019 Family Center Condition Report and Item 8 requesting a Request for Proposals for existing Woodway Family Center.

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- Jan Smith – Spoke on the 2019 Family Center Condition Report and the need for an engineer’s analysis for the most current and accurate information about this building before a decision is made.
- David Fulbright – Spoke on Item 8 re: Request for Proposals for existing Woodway Family Center
- Gary Luft – Spoke on possible use for the existing Family Center and the need to support the seniors
- Randy Reid – Spoke on the request for a temporary moratorium
- Sandy Fulbright, Woodway resident – Spoke on existing Woodway Family Center and the need for a senior center
- Kary Lalani – Spoke against the temporary moratorium
- Nancy Goebel – Spoke on Woodway Family Center and access to the seniors; Spoke on the Farmers Market and was disappointed in the lack of walkway
- Jean Sury – Spoke on the September 11th City Council meeting, Item 6, re: implementing senior programming for the new Woodway Family Center and Item 8, re: requiring the developers of Starlight Estates to form a Home Owners Association.
- Jimmy Banks – Spoke in opposition of the moratorium on new construction.
- Jeff Irwin – Spoke in opposition of the moratorium
- Nate Landreth – Spoke on water consumption/watering and in opposition of the moratorium
- Rick Tullis – Spoke on water usage, drought and in opposition of the moratorium.
- Sandra Karnes – Spoke on keeping the existing Family Center and using it for a senior center.
- Richard Maker – Spoke on Liberty Hill Cemetery
- Febes Kavanagh - Spoke on pickle ball courts at Whitehall Park
- Dave Whitby – Spoke on moratorium item
- Mark Firmin – Spoke on the moratorium and the City’s Drought Contingency Plan;
- Lisa Monroe – Spoke in opposition of the moratorium

PUBLIC HEARINGS AND RELATED ACTION

4. A. PUBLIC HEARING ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (REMODEL OF EXISTING STORAGE BUILDING) FOR LOT 9, BLOCK 4, BUSINESS ACRES ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS LOCATED AT 216 DEB AVENUE

Dr. Oubre presented this item.

Mayor Qourzal opened the public hearing.

- Sam Griffin, 201 N. 38th, (Applicant) spoke in favor and stated that this is not a remodel, but for additional units

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

- B. DISCUSSION AND CONSIDER ACTION ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (REMODEL OF EXISTING STORAGE BUILDING) FOR LOT 9, BLOCK 4, BUSINESS ACRES ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS LOCATED AT 216 DEB AVENUE

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Councilmember Cook moved to approve the Application to Develop in a Planned District for Lot 9, Block 4, Business Acres Addition to the City of Woodway, McLennan County, Texas located at 216 Deb Avenue. Councilmember Gilman seconded and the motion passed unanimously.

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

5. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-23-16, A RESOLUTION OF CANDIDATE NOMINATIONS FOR THE MCLENNAN CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE YEAR 2024

Dr. Oubre presented this item.

Mayor Qourzal moved to adopt Resolution R-23-16 nominating Dwain Moss to be considered for election to the McLennan Central Appraisal District Board of Directors for the year 2024. Councilmember Keyston seconded and the motion passed unanimously.

6. DISCUSSION AND CONSIDER ACTION ON AMENDING ORDINANCE 23-09 TO REFLECT THE CORRECT MANAGEMENT AND OPERATIONS (M&O) AND INCOME AND SINKING (I&S) TAX RATES AS FILED WITH MCLENNAN COUNTY TAX OFFICE

Dr. Oubre presented this item.

Councilmember Cook moved to amend Ordinance 23-09, to properly reflect the Management and Operations (M&O) to .354592 and Income and Sinking (I&S) to .019109 tax rates as filed with McLennan County Tax Office. Councilmember Gilman seconded and the motion passed unanimously.

7. DISCUSSION ON POSSIBLE FUTURE ACTION ON A TEMPORARY MORATORIUM ON ALL BUILDING PERMITS FOR HOUSING OR BUSINESS THAT WILL REQUIRE A WATER METER INSTALLATION WHILE THE CITY OF WOODWAY AND THE CITY OF WACO ARE UNDER WATER RESTRICTIONS

Mayor Qourzal stated that this item was brought by Councilmember Russell so he deferred to Councilmember Russell for comments.

There was a lengthy discussion.

Councilmember Keyston moved to table this item to get more information and statistics on our water resources relative to instituting a moratorium. Councilmember Avant seconded and the motion failed with a 4-3 vote (Russell, Avant and Keyston voting for and Qourzal, Williams, Cook and Gilman voting against).

8. DISCUSSION AND CONSIDER ACTION ON AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS TO RENOVATE THE EXISTING WOODWAY FAMILY CENTER

Mayor Qourzal stated that this item was brought by Councilmember Gilman so he deferred to Councilmember Gilman

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for comments.

There was a lengthy discussion.

Councilmember Gilman moved to authorize the City Manager to issue a Request for Proposals including a condition report to renovate the existing Woodway Family Center. Councilmember Cook 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.

9. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD SEPTEMBER 11, 2023 AT 5:30 P.M.
- B. DISCUSSION AND CONSIDER ACTION ON RATIFYING THE EXPENDITURE OF \$74,442.50 TO JURGENSEN PUMP, LLC, FOR EMERGENCY REPAIRS TO BOSQUE 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 SEC. 252.0215
- C. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-23-17, FOR THE CONTINUATION AND ADDENDUMS TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT
10. DISCUSSION AND CONSIDER ACTION ON CONSENT AGENDA

Dr. Oubre provided comments on Items B-C Item B was removed for separate discussion.

Councilmember Cook moved that items A and C on the Consent Agenda be approved as follows:

- A. Approve the minutes of the regular City Council meeting held September 11, 2023 at 5:30 p.m.
- C. Adopt Resolution R-23-17 for the continuation and addendums to the City Manager's employment agreement

Councilmember Gilman seconded and the motion passed unanimously.

9. B. DISCUSSION AND CONSIDER ACTION ON RATIFYING THE EXPENDITURE OF \$74,442.50 TO JURGENSEN PUMP, LLC, FOR EMERGENCY REPAIRS TO BOSQUE 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 SEC. 252.0215

Councilmember Russell moved to approve the expenditure of \$74,442.50 to Jurgensen Pump, LLC, for emergency

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repairs to Bosque 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 sec. 252.0215. Councilmember Gilman seconded and the motion passed unanimously.

CITY MANAGER AND CITY COUNCIL REPORTS

11. 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.

12. CITY COUNCIL REPORTS

Councilmember Keyston attended the previous Planning & Zoning Commission meeting.

CLOSING ITEMS

13. CONSIDER ACTION ON ADJOURNMENT

Councilmember Gilman moved to adjourn the meeting. Councilmember Avant seconded the motion, and the motion passed unanimously. The meeting adjourned at 7:55 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor