

# WOODWAY CITY COUNCIL MINUTES

January 27, 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, January 27, 2025, 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, Janell Gilman (virtually), David Keyston and Ken Sury
City Manager:	Adam Niolet
Assistant City Manager:	Jennifer Rogers
City Secretary:	Donna Barkley
City Staff:	John Norman, Khalil El-Halabi, Nolan Schaffer, Jimmy Rogers and Lysie Gomez
Contract Staff:	David Shaw, City Attorney

## **CALL MEETING TO ORDER**

Mayor Qourzal called the meeting to order at 5:30 p.m.

## **INVOCATION AND PLEDGE**

### 1. INVOCATION

Councilmember Sury 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

The following individuals spoke representing the Waco Pickleball Club regarding the need for additional pickleball courts (indoor and outdoor) and would like the City to consider using the old WFC for additional courts.

- Vickie Ralston, Waco resident
- Van Davis, Hewitt resident
- Allison McCain, Woodway resident
- Karen Calvillo, Woodway resident

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## **PRESENTATIONS**

4. SEMI-ANNUAL PRESENTATION – CARLEEN BRIGHT ARBORETUM AND PAVILION AT THE ARBORETUM’S REPORT REGARDING REPAIRS, IMPROVEMENTS, ATTENDANCE, AND PROGRAMMING FOR PREVIOUS SIX MONTHS

In Jack Stanley’s absence, Lysie Gomez, Event Center and Tourism Superintendent, presented the Semi-Annual report for the Carleen Bright Arboretum covering July 2024 through December 2024.

Lysie Gomez, Event Center and Tourism Superintendent presented the Semi-Annual report for the Pavilion and Discover Woodway covering July 2024 through December 2024.

Questions were answered.

5. SEMI-ANNUAL PRESENTATION – WOODWAY FAMILY CENTER’S REPORT REGARDING REPAIRS, IMPROVEMENTS, ATTENDANCE CONSTRUCTION, AND PROGRAMMING FOR PREVIOUS SIX MONTHS

Jimmy Rogers, Family Center Superintendent presented the Semi-Annual Update on the Woodway Family Center from July 2024 through December 2024. He also highlighted Ascension Living Providence Village, the Senior Programming Sponsor along with Raising Cane’s, the Youth Programming Sponsor.

Questions were answered.

## **PUBLIC HEARINGS AND RELATED ACTION**

6. A. PUBLIC HEARING ON APPLICATION TO DEVELOP AND SITE DEVELOPMENT PLAN IN A PLANNED DISTRICT (BANK BUILDING) BEING ALL OF THAT CALLED 0.808 ACRE TRACT TWO, DESCRIBED IN A DEED TO FIRST NATIONAL BANK OF MCGREGOR, RECORDED UNDER INSTRUMENT NUMBER 2023028280 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND ALL OF THAT CALLED 1.56 ACRE TRACT, DESCRIBED IN A DEED TO FIRST NATIONAL BANK OF MCGREGOR, RECORDED UNDER INSTRUMENT NUMBER 2022048357 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND LOT 1, BLOCK 1, OF THE JAMES E. TAYLOR ADDITION, AND LOT 2, BLOCK 1 OF THE HALEY-DRAKE ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 9205 OAK CREEK

Mayor Qourzal opened the public hearing.

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

- B. DISCUSSION AND CONSIDER ACTION ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (BANK BUILDING) BEING ALL OF THAT CALLED 0.808 ACRE TRACT TWO, DESCRIBED IN A DEED TO FIRST NATIONAL BANK OF MCGREGOR, RECORDED UNDER INSTRUMENT NUMBER 2023028280 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND ALL OF THAT CALLED 1.56

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ACRE TRACT, DESCRIBED IN A DEED TO FIRST NATIONAL BANK OF MCGREGOR, RECORDED UNDER INSTRUMENT NUMBER 2022048357 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND LOT 1, BLOCK 1, OF THE JAMES E. TAYLOR ADDITION, AND LOT 2, BLOCK 1 OF THE HALEY-DRAKE ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 9205 OAK CREEK

Mr. Niolet presented this item. The Planning & Zoning Commission granted an exception regarding the off-street loading or incidental delivery space.

Darrell Vickers, Applicant and John Norman, answered questions.

Councilmember Cook moved to approve the request of an Application to Develop in a Planned District (bank) being all of that called 0.808 acre Tract Two, described in a deed to First National Bank of McGregor, recorded under Instrument Number 2023028280 of the Official Public Records of McLennan County, Texas, and all of that called 1.56 acre tract, described in a deed to First National Bank of McGregor, recorded under Instrument Number 2022048357 of the Official Public Records of McLennan County, Texas, and Lot 1, Block 1, of the James E. Taylor Addition, and Lot 2, Block 1 of the Haley-Drake Addition to the City of Woodway, McLennan County, Texas, located at 9205 Oak Creek. Mayor Pro Tem Williams seconded, and the motion passed unanimously.

- C. DISCUSSION AND CONSIDER ACTION ON SITE DEVELOPMENT PLAN IN A PLANNED DISTRICT (BANK BUILDING) BEING ALL OF THAT CALLED 0.808 ACRE TRACT TWO, DESCRIBED IN A DEED TO FIRST NATIONAL BANK OF MCGREGOR, RECORDED UNDER INSTRUMENT NUMBER 2023028280 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND ALL OF THAT CALLED 1.56 ACRE TRACT, DESCRIBED IN A DEED TO FIRST NATIONAL BANK OF MCGREGOR, RECORDED UNDER INSTRUMENT NUMBER 2022048357 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND LOT 1, BLOCK 1, OF THE JAMES E. TAYLOR ADDITION, AND LOT 2, BLOCK 1 OF THE HALEY-DRAKE ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 9205 OAK CREEK

There were no additional comments.

Councilmember Cook moved to approve the request and grant the exception for the off-street loading space on the Site Development Plan in a Planned District (bank) being all of that called 0.808 acre Tract Two, described in a deed to First National Bank of McGregor, recorded under Instrument Number 2023028280 of the Official Public Records of McLennan County, Texas, and all of that called 1.56 acre tract, described in a deed to First National Bank of McGregor, recorded under Instrument Number 2022048357 of the Official Public Records of McLennan County, Texas, and Lot 1, Block 1, of the James E. Taylor Addition, and Lot 2, Block 1 of the Haley-Drake Addition to the City of Woodway, McLennan County, Texas, located at 9205 Oak Creek. Councilmember Sury seconded, and the motion passed unanimously.

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**ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION**

7. DISCUSSION AND CONSIDER ACTION ON ENTERING INTO AN INTERLOCAL AGREEMENT WITH THE CITIES OF WACO, HEWITT, LACY-LAKEVIEW, AND BELLMEAD IN HOUSEHOLD HAZARDOUS WASTE DAY ON MARCH 22, 2025, OR AS RESCHEDULED BY THE CITY OF WACO, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH

Mr. Niolet presented this item.

Councilmember Cook moved to authorize the City Manager to execute the Interlocal Agreement and all additional necessary documents allowing for Woodway’s participation in the 2025 Household Hazardous Waste Day. Mayor Pro Tem Williams seconded, and the motion passed unanimously.

8. DISCUSSION AND CONSIDER ACTION ON ENTERING INTO AN AGREEMENT WITH WALKER PARTNERS, LLC, TO PROVIDE ENGINEERING SERVICES IN CONNECTION WITH THE TATER HILL GROUND STORAGE TANK REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$48,000.00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH

Mr. Niolet presented this item. Mr. Kyle Dunlap with Walker Partners, LLC, answered questions.

Mayor Pro Tem Williams moved to approve entering into an agreement with Walker Partners, LLC, to provide engineering services in connection with the Tater Hill Ground Storage Tank Rehabilitation project in an amount not to exceed \$48,000.00 and authorizing the City Manager to execute all documents in connection therewith. Councilmember Sury seconded, and the motion passed unanimously.

9. DISCUSSION AND CONSIDER ACTION ON ENTERING INTO AN AGREEMENT WITH STV, INC., TO PROVIDE ENGINEERING SERVICES IN CONNECTION WITH THE CITY’S WASTEWATER MASTER PLAN, IN AN AMOUNT NOT TO EXCEED \$259,380.00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH

Mr. Niolet presented this item. Mr. Scott Wetzel with STV, INC, was available for any questions.

Councilmember Sury moved to approve entering into an agreement with STV, INC. for engineering services related to the design of the Wastewater Master Plan, in an amount not to exceed \$259,380.00, and authorizing the City Manager to execute all documents in connection therewith. Mayor Qourzal 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.*

10. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY

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COUNCIL MEETING HELD JANUARY 13, 2025, AT 5:30 P.M.

- B. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-02, NOMINATING CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS AT THE ANNUAL MEETING OF THE BLUEBONNET WATER SUPPLY CORPORATION

11. CONSIDER ACTION ON CONSENT AGENDA

There were no items pulled for separate discussion.

Councilmember Cook moved to approve the consent agenda as follows:

- A. Approve the minutes of the regular City Council meeting held January 13, 2025, at 5:30 p.m.
- B. Adopt Resolution R-25-02, nominating Mitch Davison (primary member) and John Norman (alternate member) for election to the Board of Directors at the annual meeting of the Bluebonnet Water Supply Corporation

Mayor Pro Tem Williams seconded, and the motion passed unanimously.

## **EXECUTIVE SESSION**

12. NOTICE IS HEREBY GIVEN THAT A CLOSED MEETING WILL BE HELD PURSUANT TO TEX. GOV'T CODE §551.072 THAT AUTHORIZES A GOVERNMENTAL BODY TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON

The Mayor announced that the Executive Session was cancelled.

## **CITY MANAGER AND CITY COUNCIL REPORTS**

13. 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 did not have anything to report.

14. CITY COUNCIL REPORTS

- Councilmember Gilman – Planning & Zoning Commission meets tomorrow January 28<sup>th</sup> at 5 p.m.
- Mayor Pro Tem Williams – Reported on the Parks & Recreation Commission meeting, which was held on January 23, 2025 at 5:30 p.m.

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**CLOSING ITEMS**

15. CONSIDER ACTION ON ADJOURNMENT

Councilmember Cook moved to adjourn the meeting. Councilmember Sury seconded, and the meeting adjourned at 6:55 p.m.

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Donna Barkley, City Secretary

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Amine Qourzal, Mayor