

## **WOODWAY CITY COUNCIL MINUTES**

April 14, 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, April 14, 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, David Keyston and Ken Sury
Councilmembers Absent:	None
City Manager:	Adam Niolet
Assistant City Manager	Jennifer Rogers
City Secretary:	Donna Barkley
City Staff:	Mitch Davison, Khalil El-Halabi and Todd Gill
Contract Staff:	David Shaw, City Attorney

### **CALL MEETING TO ORDER**

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

### **INVOCATION AND PLEDGE**

#### **1. INVOCATION**

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**

- Steve Smith, resident – Spoke on the speed bumps installed on Old Farm Road in the Oak Creek Addition
- Norm Hoffman, resident – Spoke on the recent presentation on the old WFC provided by the City Manager at the last Parks & Recreation Commission meeting.
- Richard Maker, resident – Spoke on the Liberty Hill Cemetery clean-up
- Gerry Abendschein, resident – Spoke on HB 2127, the cost of the bike lane and the new WFC
- Bruce Hamelin, resident – Spoke on appraisals and exemptions

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### **PRESENTATIONS**

4. 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 SECOND QUARTER OF FY 2025

Mitch Davison, Director of Community Services and Development, presented the quarterly report covering January 2025 through March 2025. He reviewed several photographs provided on a PowerPoint presentation of current residential development around the City, along with several commercial projects. Quarterly figures were attached for purposes of inspections. Questions were answered.

5. QUARTERLY PRESENTATION – PUBLIC SAFETY DEPARTMENT’S REPORT REGARDING CRIME STATISTICS AND LAW ENFORCEMENT ACTIVITIES IN THE SECOND QUARTER OF 2025

Chief El-Halabi presented the quarterly report. This is the quarterly comparison statistics for January 1 – March 31, 2024 and January 1 – March 31, 2025. He also compared theft statistics for 2022 and 2024.

### **PUBLIC HEARINGS AND RELATED ACTION**

6. A. PUBLIC HEARING ON APPLICATION FOR SITE DEVELOPMENT IN A PLANNED DISTRICT (RETAIL SHOP) LOTS 2 AND 3, BLOCK 9, OAKDALE ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 825/827 ESTATES DRIVE

Mayor Qourzal opened the public hearing.

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

- B. DISCUSSION AND CONSIDER ACTION ON APPLICATION FOR SITE DEVELOPMENT IN A PLANNED DISTRICT (RETAIL SHOP) LOTS 2 AND 3, BLOCK 9, OAKDALE ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 825/827 ESTATES DRIVE

Mr. Niolet presented this item. Clint Byrom was present to answer any questions.

Councilmember Keyston moved to approve the request for an Application for Site Development in a Planned District (retail shop) Lots 2 and 3, Block 9, Oakdale Addition, to the City of Woodway, McLennan County, Texas, located at 825/827 Estates Drive. Councilmember Cook seconded, and the motion passed unanimously.

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

7. DISCUSSION AND CONSIDER ACTION ON ACCEPTANCE OF AN APPLICATION TO DEVELOP IN A PLANNED DISTRICT (INDOOR SPORTS FACILITY) LOT 4, BLOCK 1, CITY LIGHTS ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 7200 WOODWAY DRIVE

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Mr. Niolet presented this item. Randy Robison, General Contractor for the project, answered questions.

Councilmember Russell moved to accept the Application to Develop in a Planned District (indoor sports facility) Lot 4, Block 1, City Lights Addition, to the City of Woodway, McLennan County, Texas, located at 7200 Woodway Drive. 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.*

8.       A.       DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MARCH 24, 2025, AT 5:30 P.M.
- B.       DISCUSSION AND CONSIDER ACTION TO ENTER INTO AN AGREEMENT WITH HOLT TEXAS, LTD., D/B/A HOLT CAT FOR AN AMOUNT NOT TO EXCEED \$32,319.46 FOR ONE YEAR OF PREVENTATIVE MAINTENANCE FOR ALL THE CITY'S GENERATORS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH
9.       CONSIDER ACTION ON CONSENT AGENDA

There were no items removed for separate discussion.

Councilmember Russell moved that the Consent Agenda be approved as follows:

- A.       Approve the minutes of the regular City Council meeting held March 24, 2025, at 5:30 p.m.
- B.       Approve an agreement with Holt Texas, Ltd, d/b/a Holt CAT for an amount not to exceed \$32,319.46 for one year of preventative maintenance for all the City's generators, and authorization of the City Manager to execute all documents in connection therewith.

Councilmember Keyston seconded, and the motion passed unanimously.

### **EXECUTIVE SESSION**

10.       NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL WILL GO INTO EXECUTIVE SESSION IN ACCORDANCE WITH THE FOLLOWING PROVISIONS OF THE GOVERNMENT CODE: SEC. 551.074(A)(1), THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A CITY OFFICER OR EMPLOYEE (ANNUAL EVALUATION OF THE CITY MANAGER)

Mayor Qourzal closed the open meeting at 6:09 p.m.

Mayor Qourzal reconvened the open meeting at 6:44 p.m.

Councilmember Cook left during Executive Session at 6:15 p.m.

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### **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)

Mr. Niolet reported on the following:

- The last round of interviews will be completed tomorrow for the Assistant Director of Community Services and Development
- Next Monday afternoon, we will have our second Staff Community Engagement Committee meeting (consisting of the ACO, Chief, CRO and members of Administration) looking for ways to be pro-active and more involved and encourage citizen participation.
- Arbo Fest is on Saturday, April 26<sup>th</sup> from 10 a.m. to 4 p.m.
- Event lighting and electrical upgrades were installed at the stage next to the Gazebo at the Arboretum in preparation for the return of the City's Summer Concert Series

12. CITY COUNCIL REPORTS

- Councilmember Gilman – There is no Planning & Zoning meeting scheduled this week.
- Councilmember Sury - The Nomination Committee has received seven Volunteer Applications for the vacant seats on the different Boards & Commissions.

### **CLOSING ITEMS**

13. CONSIDER ACTION ON ADJOURNMENT

Councilmember Russell moved to adjourn the meeting, Mayor Pro Tem Williams seconded and the motion passed unanimously by the councilmembers present. The meeting adjourned at 6:46 p.m.

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Donna Barkley, City Secretary

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Amine Qourzal, Mayor