

WOODWAY CITY COUNCIL MINUTES

April 28, 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 28, 2025, at 5:30 p.m. The following individuals were in attendance:

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| 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: | Brenda Hernandez, 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

Councilmember Russell 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
- Kyle Kriegel, Woodway resident – Thanked Councilmember Williams for his service on City Council.
 - Richard Maker, Woodway resident – Concerns re: swim lessons at 13749 Harbor Drive creating a dangerous situation due to excessive parking on both sides of the street along with other concerns. Requested that the City paint the curb red with “no parking” in front of the hydrant.
 - Gerry Abendschein, Woodway resident – Spoke on a public information request he requested on February 28th.
 - Kristin Jack, Woodway resident – Thanked City Council and staff and especially to the Arboretum staff for the Arbo Fest on Saturday.
 - JimAnne Heather, Woodway resident – Thanked the City Council and staff for all their work. A special thanks to John Williams for his time on the Council.

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PRESENTATIONS

4. QUARTERLY PRESENTATION – FINANCE DEPARTMENT REGARDING GENERAL FUND REVENUES AND EXPENSES, UTILITY FUND REVENUES AND EXPENSES, AND TOURISM FUND REVENUES AND EXPENSES FOR THE SECOND QUARTER OF FY 2025

Brenda Hernandez, Finance Director, presented the quarterly financial report for the six months that ended March 31, 2025. She reviewed comparative, and budget to actual numbers for the general, utility, tourism funds and Carleen Bright Arboretum/Pavilion Operations. Lastly, she reviewed the Investment Report. There were questions answered.

PUBLIC HEARINGS AND RELATED ACTION

5. A. PUBLIC HEARING ON APPLICATION TO DEVELOP AND SITE DEVELOPMENT PLAN 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

Mayor Qourzal opened the public hearing.

Sterling Thompson, Architect on the project, provided that the project was renovating the old Hollywood Theater to an indoor sports facility.

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 (INDOOR SPORTS FACILITY) LOT 4, BLOCK 1, CITY LIGHTS ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 7200 WOODWAY DRIVE

Mr. Niolet presented this item. Questions were answered.

Councilmember Cook moved to approve the request for 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. Councilmember Gilman seconded, and the motion passed unanimously.

- C. DISCUSSION AND CONSIDER ACTION ON APPLICATION FOR SITE DEVELOPMENT PLAN 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

There were no additional comments.

Councilmember Cook moved to approve the Application for Site Development Plan 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.

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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.

6. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD APRIL 14, 2025, AT 5:30 P.M.
- B. DISCUSSION AND CONSIDER ACTION TO AWARD A CONTRACT IN RESPONSE TO REQUEST FOR BIDS #25-01, FOR PARKING LOT REHABILITATION TO JH CONTRACTING, LLC, THE LOWEST RESPONSIBLE BIDDER, IN AN AMOUNT NOT TO EXCEED \$252,001.75, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH
- C. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-05 AMENDING THE CITY MANAGER’S EMPLOYMENT AGREEMENT
7. CONSIDER ACTION ON CONSENT AGENDA

There were no items removed for separate discussion.

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

- A. Approve the minutes of the regular City Council meeting held April 14, 2025, at 5:30 p.m.
- B. Award Bid #25-01, for 2025 Parking Lot Rehabilitation to JH Contracting, LLC, the lowest responsible bidder, in an amount not to exceed \$252,001.75, and authorizing the City Manager to execute any documents in connection therewith.
- C. Adopt Resolution R-25-05 amending the City Manager’s employment agreement.

Councilmember Cook seconded, and the motion passed unanimously.

CITY MANAGER AND CITY COUNCIL REPORTS

8. 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:

- Provided a handout with the list of streets for the micro-surfacing project coming up.
- Staff Appreciation Hamburger Cookout on May 16th – City Council invited.
- Thanks to the Arboretum staff and volunteers for the Arbo Fest. They estimated 2000 people in attendance.

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9. CITY COUNCIL REPORTS

Mayor Qourzal spoke words of appreciation on behalf of all the staff and councilmembers to outgoing Mayor Pro Tem, John W. Williams, for his service on the City Council.

Mayor Pro Tem Williams spoke parting words and stated that he really did try and do his best to represent the citizens of Woodway. He wished the best to all the councilmembers.

Councilmember Gilman – Planning & Zoning Commission met on April 22nd and discussed the moving forward of the indoor sports facility.

Councilmember Sury – Nominating Committee met before the Council Meeting to review applications for the vacancies on all Boards & Commissions. There is a tentative plan in place, but some are contingent upon the election, due to a couple of the council candidates being on the boards and commissions.

CLOSING ITEMS

10. CONSIDER ACTION ON ADJOURNMENT

Councilmember Russell moved to adjourn the meeting, Mayor Pro Tem Williams seconded, and the motion passed unanimously. The meeting adjourned at 6:15 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor