

## **WOODWAY CITY COUNCIL MINUTES**

July 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, July 14, 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
Councilmembers Absent:	None
City Manager:	Adam Niolet
Assistant City Manager	Jennifer Rogers
City Secretary:	Donna Barkley
City Staff:	Brenda Hernandez, Steven Dvorak, Khalil El-Halabi and Todd Gill
Contract Staff:	David Shaw, City Attorney

### **CALL MEETING TO ORDER**

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

### **INVOCATION AND PLEDGE**

#### **1. INVOCATION**

Councilmember Whitby 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
- Erika Beverly, resident – spoke on Executive Session language being too vague, waterlines on Beverly Drive and the fact that she nor her neighbor has a water meter. She feels the budget is misaligned with recreation.
  - Courtney Rogers, resident – spoke on the swim school being run from her home and to address previous concerns.

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- Lindsey Carl, resident – Thanked the P.S. Department for saving her house from a fire. She also spoke on the Woodway Family Center and the need to open it up to the ages eighteen and up instead of fifty-five and up.
- JimAnne Heather, resident – Spoke on the new Woodway Family Center and stated that Jimmy has done a wonderful job with all the activities.
- Susan Richards, Waco resident, representing her father, Newman Copeland (one of the original owners of the property given to the Waco Boys Club) and spoke on the deed restrictions.
- Linda McGregor, resident – Spoke on the purpose of the Woodway Family Center property. What is the specific purpose for the building whether kept or torn down?
- The following citizens spoke in favor of keeping the old Woodway Family Center open: Febes Kavanagh, Patti Gooch, Myra Abendschein, Susan Richards, Dollie Sanders, Victor Fowler and Dwain Moss.
- Jan Smith, resident – Spoke on the old Woodway Family Center and the fact that for approximately four years, seniors did not participate at the old Woodway Family Center. She also said that if the Council decides to keep the building, the Texas Department of Licensing and Regulation (TDLR) will show up and do a building inspection (inside and outside). They will provide a list on how to update the building and how to bring it up to code.
- Charles Anderson, resident – Spoke on the financial report dated September 2024 with regards to operational challenges faced during the year caused by wells being down and the need to purchase more water from the City of Waco.
- Richard Maker, resident – He received a letter from TCEQ, and it is unacceptable that Woodway had 8,200 gallons of sewage exposed to the Woodway citizens.
- Karla Grisham, resident – Spoke on the old Woodway Family Center. She stated that even if they have not spoken at a meeting, there are a lot more people in favor of not keeping the old Woodway Family Center that are not in attendance. She thanked the mayor for serving at this time.

### **PRESENTATIONS**

#### 4. PRESENTATION OF YARD OF THE MONTH FOR JULY

The Yard of the Month for July was awarded to the Geiger family, 820 Clarence Dr.

#### 5. PRESENTATION OF MUNICIPAL CLERK'S OFFICE ACHIEVEMENT OF EXCELLENCE AWARD

Mr. Niolet introduced Bobbie Jo Taylor, City Secretary for the City of Alvarado and a Trustee for the Texas Municipal Clerks Association.

She presented the Municipal Clerk's Office Achievement of Excellence Award to Texas Registered Municipal Clerk, Donna Barkley and to the City of Woodway. This distinguished award is bestowed only on Texas cities that meet certain criteria each year including Records Management, Professional Development, Government Transparency, Elections, Awards and Recognition, Open Meetings Act, Public Information Act, and more. Only forty-five of the one thousand two hundred and twenty-five incorporated municipalities in Texas were chosen this year.

#### 6. INTRODUCTION OF NEW PUBLIC SAFETY OFFICER

Chief El-Halabi introduced the City's newest Public Safety Officer, Seth Robinson. He is a certified paramedic and recently graduated from the Police Academy of twenty plus cadets and was Valedictorian of the class. He was also

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named “Top Shot” exhibiting most accuracy with his side arm of any other cadet as well.

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

Chief El-Halabi presented the quarterly report. He went over a few pictures on the PowerPoint presentation before presenting the quarterly comparison statistics for April 1 – June 30, 2024, and April 1 – June 30, 2025. He provided information regarding how many hours of learning and training it takes to become a Woodway PSD Officer. You will be seeing the new Ford Explorer patrol units that were approved for purchase last year in a couple of months. Questions were answered.

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

Jack Stanley, CBA Superintendent, presented the Semi-Annual report for the Carleen Bright Arboretum covering January 2025 through June 2025.

Lynsie Gomez, Event Center and Tourism Superintendent presented the Semi-Annual report for the Pavilion and Discover Woodway covering January 2025 through June 2025.

There were no questions.

9. 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 report on the Woodway Family Center from January 2025 through June 2025. Questions were answered.

### **EXECUTIVE SESSION**

10. NOTICE IS HEREBY GIVEN THAT A CLOSED MEETING WILL BE HELD PURSUANT TO *SECTION 551.071(2) OF THE GOVERNMENT CODE (V.C.T.A.)* THAT AUTHORIZES A GOVERNMENTAL BODY TO CONSULT WITH ITS ATTORNEY IN AN EXECUTIVE SESSION TO SEEK HIS OR HER ADVICE ON A MATTER IN WHICH 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 THIS CHAPTER.

Mayor Qourzal recessed the open meeting at 6:55 p.m.

Mayor Qourzal reconvened the open meeting at 7:27 p.m.

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### **OPEN SESSION AND RELATED ACTION**

11. DISCUSSION AND CONSIDER ACTION ON THE RECOMMENDATION FROM THE PARKS & RECREATION COMMISSION TO DEMOLISH THE OLD WOODWAY FAMILY CENTER AND ON POSSIBLE FUTURE USES OF THE SPACE

Mr. Niolet presented this item.

Councilmember Whitby moved to adopt the recommendation from the Parks & Recreation Commission to demolish the old Woodway Family Center and consider possible future uses of this space. Councilmember Gilman seconded, and the motion passed with a 5-2 vote. (Aye: Qourzal, Cook, Gilman, Sury and Whitby; Nay: Russell and Keyston)

Mayor Qourzal recessed the meeting for a break at 8:20 p.m.

Mayor Qourzal reconvened the meeting at 8:30 p.m.

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

12. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-09, ADOPTING A CODE OF ETHICS FOR ELECTED AND APPOINTED OFFICIALS ("CODE OF ETHICS") FOR MEMBERS OF THE CITY COUNCIL AND OF THE CITY'S BOARDS AND COMMISSIONS

Mayor Pro Tem Cook presented this item as she, the former Mayor Pro Tem Williams and Councilmember Gilman were on the Ordinance Review Committee and worked on this along with the City Attorney and Kasia Redden, Executive Assistant to the City Manager.

Councilmember Keyston moved to adopt Resolution R-25-09, adopting a Code of Ethics for Elected and Appointed Officials ("Code of Ethics") for members of the City Council and of the City's boards and commissions. Mayor Qourzal seconded, and the motion passed unanimously.

### **ITEMS RELATED TO PROPOSED 2025/2026 ANNUAL BUDGET AND PROPOSED 2025 AD VALOREM TAX RATE**

13. INTRODUCTION OF THE PROPOSED 2025/2026 ANNUAL BUDGET

Ms. Hernandez, Finance Director, presented the proposed budget for the councilmembers to review and discuss at a future meeting.

14. DISCUSSION AND CONSIDER ACTION ON SETTING THE DATE, TIME AND PLACE TO CONDUCT THE REQUIRED PUBLIC HEARING ON THE PROPOSED 2025/2026 ANNUAL BUDGET

Mayor Pro Tem Cook moved to set the required public hearing on the proposed budget for August 25, 2025, 5:30 p.m., at Woodway City Hall, 922 Estates Drive; and authorize the City Secretary to publish notice of the scheduled hearing at least fifteen days in advance of it being held. Councilmember Sury seconded and the motion passed

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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.*

15.       A.       DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD JUNE 9, 2025, AT 5:30 P.M.
- B.       DISCUSSION AND CONSIDER ACTION ON ABANDONING THE CITY'S WATER LINE AND INGRESS/ EGRESS UTILITY EASEMENT ON PROPERTY ORIGINALLY DESCRIBED AS A 232.78 ACRE TRACT OF LAND CONVEYED TO BOWERS DEVELOPMENT COMPANY, INC. AND DAN F. PARMAN IN DEED RECORDED IN VOLUME 1511, PAGE 26 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, SAID EASEMENT BEING RECORDED IN VOLUME 1643, PAGE 798 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS AND FURTHER DESCRIBED IN EXHIBIT "A" AND EXHIBIT "B" (AS INDICATED AS A 15' WIDE WATER LINE INGRESS/EGRESS UTILITY EASEMENT IN THE SURVEY) AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS IN CONNECTION THEREWITH
- C.       DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-10, NOMINATING CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS OF THE BLUEBONNET WATER SUPPLY CORPORATION
- D.       DISCUSSION AND CONSIDER ACTION RESOLUTION R-25-11, SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEAL
16.       CONSIDER ACTION ON CONSENT AGENDA

Items A, B and D were removed for separate discussions.

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

- C.       Adopt Resolution R-25-10, nominating Steven Dvorak as the Alternate Member for election to the Board of Directors of the Bluebonnet Water Supply Corporation.

Councilmember Russell seconded, and the motion passed unanimously.

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- 15 A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD JUNE 9, 2025, AT 5:30 P.M.

Councilmember Sury moved to approve the minutes of the regular city council meeting held June 9, 2025, at 5:30 p.m. as amended. Councilmember Russell seconded, and the motion passed unanimously.

- 15 B. DISCUSSION AND CONSIDER ACTION ON ABANDONING THE CITY'S WATER LINE AND INGRESS/ EGRESS UTILITY EASEMENT ON PROPERTY ORIGINALLY DESCRIBED AS A 232.78 ACRE TRACT OF LAND CONVEYED TO BOWERS DEVELOPMENT COMPANY, INC. AND DAN F. PARMAN IN DEED RECORDED IN VOLUME 1511, PAGE 26 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, SAID EASEMENT BEING RECORDED IN VOLUME 1643, PAGE 798 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS AND FURTHER DESCRIBED IN EXHIBIT "A" AND EXHIBIT "B" (AS INDICATED AS A 15' WIDE WATER LINE INGRESS/EGRESS UTILITY EASEMENT IN THE SURVEY) AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS IN CONNECTION THEREWITH

Mr. Niolet presented this item.

Councilmember Russell moved to approve the abandonment of the 15' wide water line ingress/egress utility easement recorded in Volume 1643, Page 798 of the Deed Records of McLennan County, Texas, as further described in Exhibit "A" and Exhibit "B" and authorizing the City Manager to execute any and all necessary documents related to the abandonment. Councilmember Whitby seconded, and the motion passed unanimously.

- 15 D. DISCUSSION AND CONSIDER ACTION RESOLUTION R-25-11, SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEAL

Mr. Niolet presented this item.

Councilmember Russell moved to adopt Resolution R-25-11, denying Oncor Electric Delivery Company LLC's application to amend its Distribution Cost Recovery Factor (DCRF) and update generation riders to increase distribution rates within the City; authorizing participation with the Steering Committee of Cities Served by Oncor; authorizing the hiring of legal counsel; Mayor Pro Tem Cook seconded, and the motion passed unanimously.

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

17. 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:

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- Congratulations to Kasia Redden, Executive Assistant to the City Manager, for receiving the Governor's Sustained Excellence Award through the Keep Texas Beautiful organization.
- Father and Son Cookout on July 19<sup>th</sup>
- Farmers Market on July 20<sup>th</sup> from 11 a.m.- 2 p.m.
- Mayor asked us to organize donation drop-off sites for citizens that were wanting to donate to the flood relief efforts. Thank you to all the citizens that donated to all the flood relief victims and to the First Responders in those areas helping to restore order to chaos. Thank you to the city staff and all departments that came together with little notice to receive truck loads of donations, organize and make deliveries to designated locations down south.

### 18. CITY COUNCIL REPORTS

There were no reports provided at this time.

### **CLOSING ITEMS**

### 19. CONSIDER ACTION ON ADJOURNMENT

Councilmember Whitby moved to adjourn the meeting, Councilmember Gilman seconded, and the meeting adjourned at 9:34 p.m.

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Donna Barkley, City Secretary

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Amine Qourzal, Mayor