

## **WOODWAY CITY COUNCIL MINUTES**

August 11, 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, August 11, 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	Absent
City Secretary:	Donna Barkley
City Staff:	Brenda Hernandez, Steven Dvorak, Khalil El-Halabi, Todd Gill and Jimmy Rogers
Contract Staff:	David Shaw, City Attorney

### **CALL MEETING TO ORDER**

Mayor Qourzal called the meeting to order at 5:33 p.m.

### **INVOCATION AND PLEDGE**

#### **1. INVOCATION**

Reverend Palmer 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**

- Dwain Moss, resident – Spoke on the budget and was pleased with the no-new-revenue rate.
- Norm Hoffman, resident – Would like the City to have a budget meeting. He also spoke on the annual COLA increase and the Frontier trash service.
- Gerry Abendschein, resident – Spoke on Items 9 & 17, sewer leaks, the bike lane, the new and old Woodway

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Family Centers.

### **PRESENTATIONS**

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

The Yard of the Month for August was awarded to the Sanford family, 8508 Oakdale.

#### 5. 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 THIRD QUARTER OF FY 2025

Mitch Davison, Community Services and Development Director, presented Community Services and Development’s quarterly presentation covering April 2025 through June 2025. He reviewed several photographs provided on a PowerPoint presentation of current residential development around the City, along with several commercial projects. He also provided an update on the sewer line project. Quarterly figures were attached for purposes of inspections. Questions were answered.

#### 6. QUARTERLY PRESENTATION – FINANCE DEPARTMENT’S REPORT REGARDING GENERAL FUND REVENUES AND EXPENSES, UTILITY FUND REVENUES AND EXPENSES, AND TOURISM FUND REVENUES AND EXPENSES FOR THE THIRD QUARTER OF FY 2025

Brenda Hernandez, Finance Director, presented the quarterly report for the Finance Department. She reviewed comparative numbers for the third quarter of the current and prior fiscal year and reviewed budget to actual percentages for the general, utility, sanitation and tourism funds. She reviewed the City’s Investment Report, Investment Portfolio and Outstanding Debt. There were questions answered.

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

#### 7. DISCUSSION AND CONSIDER ACTION ON NEGOTIATING NEW GARBAGE-AND-RECYCLING-COLLECTION RATES AND SERVICES WITH FRONTIER ACCESS, LLC, DUE TO THE ANTICIPATED CLOSING OF THE WACO LANDFILL DURING FISCAL YEAR 2025-2026 AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH

Mr. Niolet provided background information. Mark Chapman and Tim Henderson with Frontier Access, LLC provided a presentation of proposed rate changes and service levels due to the impending closure of the Waco Landfill. Questions were answered.

Mayor Qourzal moved to authorize the City Manager to execute documents related to the Frontier waste collection service with Option 1, and for the City Manager to negotiate the every-week recycling as part of the new garbage-and-recycling-collection rates and services with Frontier Access, LLC. Councilmember Whitby seconded, and the motion passed unanimously.

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8. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-08, ACCEPTING A FIFTY-THOUSAND DOLLAR (\$50,000) GRANT FROM THE NATIONAL FITNESS CAMPAIGN (NFC) TO INSTALL AN OUTDOOR FITNESS COURT AND CONFIRMING THE CITY'S INTENT TO ALLOCATE MATCHING FUNDS FOR THE PROJECT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH

Mayor Qourzal took a moment to recognize the Boy Scouts who were in attendance as a requirement to earn a merit badge.

Mr. Niolet introduced this item, and Mr. Rogers provided a presentation. Mr. Rogers answered questions.

Councilmember Keyston left the meeting at 7:01 p.m.

Councilmember Whitby moved not to adopt Resolution R-25-08, accepting a fifty-thousand-dollar (\$50,000) grant from the National Fitness Campaign (NFC) to install an outdoor fitness court. Councilmember Sury seconded, and the motion passed unanimously with the Councilmembers present.

Mayor Qourzal recessed the meeting for a quick break at 7:10 p.m.

Mayor Qourzal reconvened the meeting at 7:21 p.m.

9. DISCUSSION AND CONSIDER ACTION ON FUTURE USE OF THE OLD WOODWAY FAMILY CENTER BUILDING SITE

Councilmember Whitby moved to postpone this item to a later date. Mayor Pro Tem Cook seconded, and the motion passed unanimously by the Councilmembers present.

### **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 COUNCIL MEETING HELD JULY 14, 2025, AT 5:30 P.M.
  - B. DISCUSSION AND CONSIDER ACTION ON APPOINTMENT TO THE WOODWAY YOUTH COMMISSION
11. CONSIDER ACTION ON CONSENT AGENDA

Councilmember Sury moved to approve the Consent Agenda as follows:

- A. Approve the minutes of the regular City Council meeting held July 14, 2025, at 5:30 p.m.
- B. Approve appointment to the Woodway Youth Commission.

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Councilmember Gilman seconded, and the motion passed unanimously by the Councilmembers present.

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

12. DISCUSSION AND CONSIDER ACTION ON ACCEPTANCE OF 2025 AD VALOREM TAX VALUES AS CERTIFIED BY THE MCLENNAN CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AND DELIVERED TO THE CITY OF WOODWAY ON JULY 23, 2025

Mayor Pro Tem Cook moved to accept the 2025 City of Woodway ad valorem tax roll totals as certified by the McLennan Central Appraisal District Board of Directors and delivered to the City of Woodway on July 23, 2025. Councilmember Sury seconded, and the motion passed unanimously by the Councilmembers present.

13. FOLLOW-UP DISCUSSION ON PROPOSED ANNUAL BUDGET AND PROPOSED AD VALOREM TAX RATE, AND CONSENSUS ON PROPOSED TAX RATE

Ms. Hernandez presented an update to the proposed budget after receiving the certified totals.

Although this item was not for a formal vote, per Truth-in-Taxation, a consensus on the proposed tax rate is necessary in order to move forward with subsequent items on the agenda. With no one opposed, consensus was reached that the proposed 2025 ad valorem tax rate would be the no-new-revenue tax rate of 0.363836 per \$100 of property value.

14. DISCUSSION AND CONSIDER ACTION ON PROPOSAL TO PLACE AN ACTION ITEM ON A FUTURE MEETING AGENDA FOR THE PURPOSE OF ADOPTING A 2025 AD VALOREM TAX RATE

Councilmember Gilman moved to place an action item on a future meeting agenda for the purpose of adopting a proposed tax rate of 0.363836/\$100 of property value. Mayor Pro Tem Cook seconded, and the motion passed unanimously by the Councilmembers present. (The record vote, as required by Truth-in-Taxation, is as follows: Whitby – Aye, Gilman – Aye, Cook – Aye, Qourzal – Aye, Russell – Aye, and Sury – Aye)

15. DISCUSSION AND CONSIDER ACTION ON SETTING THE DATE, TIME AND PLACE FOR THE REQUIRED PUBLIC HEARING ON THE PROPOSED 2025 AD VALOREM TAX RATE

Mr. Niolet presented this item. This item is required by Truth-in-Taxation.

Councilmember Russell moved to set the required public hearing on the 2025 proposed tax rate for Monday, August 25<sup>th</sup> at 5:30 p.m., in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas. Councilmember Gilman seconded, and the motion passed unanimously by the Councilmembers present.

Mayor Qourzal moved Items 18 and 19 in front of the Executive Session.

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

18. 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:

- The Pavilion and Arboretum parking lot demolition is underway
- The Street Paving project moved to right after Labor Day
- With the passing of H.B. 1522, effective September 1, the required posting time for notices of meetings will be three business days instead of 72 hours

19. CITY COUNCIL REPORTS

Councilmember Gilman – There is a P&Z meeting tomorrow with discussion and action for approval of a final plat in the Lake Forest Addition and approval of a preliminary plat in the NJ Davis Addition.

Councilmember Sury – The Youth Commission met last Thursday. There are still seats open and they were encouraged to recruit. Five of the members were available to work at the Movie Night.

### **EXECUTIVE SESSION**

16. 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 (EVALUATION OF THE CITY MANAGER)

Mayor Qourzal recessed the open meeting at 8:45 p.m.

Mayor Qourzal reconvened the open meeting at 9:15 p.m.

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

17. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-12 AMENDING THE CITY MANAGER'S EMPLOYMENT AGREEMENT AND APPROVING A CITY MANAGER SEVERANCE AGREEMENT

Councilmember Russell moved to adopt Resolution R-25-12 amending the City Manager's employment agreement and approving a City Manager Severance Agreement. Councilmember Gilman seconded, and the motion passed unanimously by the Councilmembers present.

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## **CLOSING ITEMS**

### 20. CONSIDER ACTION ON ADJOURNMENT

Councilmember Russell moved to adjourn the meeting, Councilmember Whitby seconded, and the meeting adjourned at 9:18 p.m.

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Donna Barkley, City Secretary

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Amine Qourzal, Mayor