

# WOODWAY CITY COUNCIL MINUTES

October 6, 2025

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, October 6, 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 (virtually) and Ken Sury
Absent:	Dave Whitby
City Manager:	Adam Niolet
City Secretary:	Donna Barkley
City Staff:	Jennifer Rogers, 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 Pro Tem Cook 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 regarding the safety of Old Farm Road and the addition of speed bumps.
- Amy Marsh, resident – Spoke regarding the Oak Hill neighborhood and values the fact that residents can walk in the area safely. However, isn't happy that it is a cut through from Hewitt.

Councilmember Keyston joined the meeting virtually at 5:36 p.m.

## **PRESENTATIONS**

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

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Mayor Qourzal recognized the Walters Family at 412 Woodfall Dr. as recipients of the Yard of the Month certificate for October.

10. DISCUSSION AND CONSIDER ACTION TO REMOVE, ADD, OR CHANGE TRAFFIC CONTROL DEVICES ON OLD FARM RD., OAK SPRINGS DR., AND NEIGHBORING STREETS

Mayor Qourzal moved this item up on the agenda.

Mr. Niolet presented this item.

Mayor Qourzal moved to take no action. Councilmember Gilman seconded, and the motion passed unanimously by the councilmembers present.

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

Chief El-Halabi presented the quarterly report This is the quarterly comparison statistics for July 1 – September 30, 2024 and July 1 – September 30, 2025. He also provided that the City of Woodway Public Safety Department is celebrating 50 years of officers being trained in both police and fire. Chief El-Halabi then provided an update as to where the department is 50 years later. There were no questions.

6. 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 FOURTH QUARTER OF FY 2025

Mitch Davison, Community Services and Development Director, presented the Community Services and Development’s quarterly presentation covering July 2025 through September 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. Mr. Davison also provided updates on current capital projects. There were no questions.

## **PUBLIC HEARINGS AND RELATED ACTION**

7. A. PUBLIC HEARING ON REQUEST FROM MATTHEW PERRY FOR A SPECIAL USE PERMIT FOR A HOME OCCUPATION (POTTERY LESSONS FOR 1-3 STUDENTS AT A TIME) AT 9501 BROOKHOLLOW DR., WOODWAY, TEXAS

Mayor Qourzal opened the public hearing.

- Matthew Perry, (applicant) and Amy Marsh (resident) spoke in favor.

With no one else speaking in favor or in opposition, Mayor Qourzal closed the public hearing.

- B. DISCUSSION AND CONSIDER ACTION ON REQUEST FROM MATTHEW PERRY FOR A SPECIAL USE PERMIT FOR A HOME OCCUPATION (POTTERY LESSONS FOR 1-3

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STUDENTS AT A TIME) AT 9501 BROOKHOLLOW DR., WOODWAY, TEXAS

Mr. Niolet presented this item.

Mayor Pro Tem Cook moved to approve the request from Matthew Perry for a Special Use Permit for a Home Occupation (pottery lessons for 1-3 students at a time) at 9501 Brookhollow Dr., Woodway, Texas. Councilmember Gilman seconded, and the motion passed unanimously by the councilmembers present.

8. A. PUBLIC HEARING ON APPLICATION TO DEVELOP AND SITE DEVELOPMENT PLAN IN A PLANNED DISTRICT (GREEN ACCOUNTING OFFICES) LOT 3, BLOCK 1, RODNEY KROLL ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT THE SOUTHEAST CORNER OF SANTA FE DR. AND OLD MCGREGOR RD.

Mayor Qourzal opened the public hearing.

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

- B. DISCUSSION AND CONSIDER ACTION ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (GREEN ACCOUNTING OFFICES) LOT 3, BLOCK 1, RODNEY KROLL ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT THE SOUTHEAST CORNER OF SANTA FE DR. AND OLD MCGREGOR RD.

Mr. Niolet presented this item. Jonathan Green (applicant) provided additional information and answered questions.

Mayor Qourzal moved to approve the Application to Develop in a Planned District (Green Accounting Offices) Lot 3, Block 1, Rodney Kroll Addition, to the City of Woodway, McLennan County, Texas, located at the southeast corner of Santa Fe Dr. and Old McGregor Rd. Mayor Pro Tem Cook seconded and the motion passed with a 4-2 vote. (Ayes – Qourzal, Cook, Gilman and Sury) and (Nays – Russell and Keyston)

- C. DISCUSSION AND CONSIDER ACTION ON SITE DEVELOPMENT PLAN IN A PLANNED DISTRICT (GREEN ACCOUNTING OFFICES) LOT 3, BLOCK 1, RODNEY KROLL ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT THE SOUTHEAST CORNER OF SANTA FE DR. AND OLD MCGREGOR RD.

Mayor Pro Tem Cook moved to approve the Site Development Plan in a Planned District (Green Accounting Offices) Lot 3, Block 1, Rodney Kroll Addition, to the City of Woodway, McLennan County, Texas, located at the southeast corner of Santa Fe Dr. and Old McGregor Rd. Councilmember Gilman seconded and the motion passed with a 4-2 vote. (Ayes – Qourzal, Cook, Gilman and Sury) (Nays – Russell and Keyston)

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

9. DISCUSSION AND CONSIDER ACTION TO APPROVE A CONTRACT AMENDMENT WITH STV, INC., FOR ADDITIONAL CONSTRUCTION ADMINISTRATION AND RESIDENT

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PROJECT REPRESENTATIVE SERVICES FOR THE FAIRWAY GRAVITY SEWER REPLACEMENT PHASE III, IN AN AMOUNT NOT TO EXCEED \$96,825.00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH

Mr. Niolet presented this item. Scott Wetzel with STV, Inc., provided additional information and answered questions.

Mayor Qourzal moved to approve the Contract Amendment with STV, Inc., for additional Construction Administration and Resident Project Representative services for the Fairway Gravity Sewer Replacement Phase III, in an amount not to exceed \$96,825.00, and authorizing the City Manager to execute any documents in connection therewith with the stipulation if STV, Inc. comes back with another amendment request, the City Council goes into Executive Session to discuss further action. Councilmember Gilman seconded, and the motion passed unanimously by the councilmembers present.

Mayor Pro Tem Cook left the meeting at 6:40 p.m.

Councilmember Gilman stepped away from the meeting at 6:40 p.m. and returned at 6:42 p.m.

- 10. MAYOR QOURZAL MOVED ITEM 10 IN FRONT OF ITEM 5 ON THE AGENDA.
- 11. DISCUSSION AND CONSIDER ACTION RATIFYING THE EXPENDITURE OF \$55,000.00 TO NACHO RUIZ CEMENT, LLC, FOR EMERGENCY REPAIRS TO REMOVE AND REPLACE BRIDGE APPROACH ON BOTH SIDES OF ESTATES DRIVE BRIDGE DUE TO UNFORESEEN DAMAGE AND NECESSARY TO PRESERVE OR PROTECT THE PUBLIC HEALTH OR SAFETY OF THE CITY’S RESIDENTS PURSUANT TO TEX.LOC.GOV’T CODE §252.0215.

Mr. Niolet presented this item.

Councilmember Gilman moved to ratify the expenditure of \$55,000.00 to Nacho Ruiz Cement, LLC, for emergency repairs to remove and replace bridge approach on both sides of Estates Drive Bridge due to unforeseen damage and necessary to preserve or protect the public health or safety of the City’s residents pursuant to Tex.Loc.Gov’t Code §252.0215. Councilmember Keyston 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.*

- 12. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD SEPTEMBER 22, 2025, AT 5:30 P.M.
- B. DISCUSSION AND CONSIDER ACTION ON PURCHASING THREE PUBLIC SAFETY FORD EXPLORERS AND ONE CHEVROLET SILVERADO FROM CALDWELL COUNTRY THROUGH TEXAS BUYBOARD IN AN AMOUNT NOT TO EXCEED \$235,330.00 REPLACING UNIT 611, A 2019 CHEVROLET TAHOE, VIN #1GNLCDEC7KR234821, UNIT 621, A 2021 CHEVROLET TAHOE, VIN #1GNSCLED3MR284701, A 2010 FORD F-150, VIN #1FTEW1C85AFB54861, AS THEY HAVE REACHED THE END OF THEIR SERVICE LIFE

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AND APPROVING THE SALE OF REPLACED UNITS AT PUBLIC AUCTION; UNIT 614, A 2017 CHEVROLET TAHOE, VIN #1GNLCDEC2HR192244 (TRANSFERRING OWNERSHIP TO MCLENNAN COMMUNITY COLLEGE POLICE ACADEMY) AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH

- C. DISCUSSION AND CONSIDER ACTION TO DISPOSE OF ONE RETIRED WOODWAY PSD PATROL UNIT WITH NON-REUSABLE EQUIPMENT BY TRANSFERRING ITS OWNERSHIP TO THE MCLENNAN COMMUNITY COLLEGE POLICE ACADEMY IN EXCHANGE FOR A CREDIT OF \$18,645.00 TO BE USED FOR FUTURE WOODWAY CADETS ATTENDING THE MCC POLICE ACADEMY AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH
- D. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-15, DECLARING AN ICE MACHINE, WASHING MACHINE, OLD RADAR TRAILER, FILING CABINET, THREE-MONITOR COMPUTER STAND, SIX DELL SERVERS, TWO HP SERVERS, ONE MORANTZ RECORDER, TWO DELL LAPTOPS, THREE HP LAPTOPS, ONE GATEWAY LAPTOP, SIX MOTOROLA LAPTOPS, ONE OLD PROJECTOR, EIGHT UPS'S, ONE ACER ALL-IN-ONE COMPUTER, TWO HP PRINTERS, FOUR MONITORS, ONE HITACHI TV, TWO DELL COMPUTERS, TWO LENOVO COMPUTERS, FOUR HP DESKTOPS AND ONE HP ALL-IN-ONE DESKTOP COMPUTER, AS EXCESS CITY PROPERTY THAT IS OBSOLETE, UNREPAIRABLE, OR AT THE END OF ITS USEFUL PURPOSE AND AUTHORIZING THE DISPOSAL OF SAME BY ANY LAWFUL MEANS INCLUDING WITHOUT LIMITATION TREATMENT AS WASTE, RECYCLING, SALE AT PUBLIC AUCTION, AND/OR TRANSFER TO QUALIFIED RECIPIENT FOR PERMISSIBLE USE
- E. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-25-16, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S ("ONCOR" OR "COMPANY") APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; AND THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY

13. DISCUSSION AND CONSIDER ACTION ON CONSENT AGENDA

Councilmember Gilman moved to approve the Consent Agenda as follows:

- A. Approved the minutes of the regular City Council meeting held September 22, 2025, at 5:30 p.m.
- B. Authorize expenditure in the total amount of \$235,330.00 from Caldwell Country for three Police Package Ford Explorers and one Administrative Chevrolet Silverado and three replaced units at public auction, transfer of ownership to McLennan Community College Police Academy on one replaced unit and authorizing the City Manager to execute all documents in connection therewith.
- C. Approve transfer of ownership of the retired Woodway PSD patrol unit with non-reusable equipment to the McLennan Community College Police Academy in exchange for a credit of \$18,645.00 to be used for future Woodway Cadets attending the MCC Police Academy and authorizing the City Manager to execute all documents in connection therewith.
- D. Adopt Resolution R-25-15, declaring property excess to the City's needs and authorizing the disposal of same by any lawful means including without limitation treatment as waste, recycling, sale at public auction, and/or transfer to qualified recipient for permissible use.

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- E. Adopt Resolution R-25-16, finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") application to change rates within the City should be denied; and that the City's reasonable rate case expenses shall be reimbursed by the Company.

Councilmember Sury seconded and the motion passed unanimously by the councilmembers present.

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

14. 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)

No updates at this time.

15. CITY COUNCIL REPORTS

Councilmember Gilman – Provided update from last P&Z meeting and stated that P&Z does not have a meeting on October 7th.

Councilmember Sury – He attended the McLennan 100 Club Reception where the Youth Commission was recognized and awarded the Chiefs' Distinguished Award, which in part was thanks to the funds raised from the Bound for the Brave and other events they have been a part of. There was also a recent Youth Commission meeting, and they have a lot of activities coming up.

### **CLOSING ITEMS**

16. CONSIDER ACTION ON ADJOURNMENT

Councilmember Gilman moved to adjourn the meeting. Mayor Qourzal 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