

WOODWAY CITY COUNCIL MINUTES

March 22, 2021 – 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, and via a virtual Zoom meeting, on Monday, March 22, 2021, at 5:30 p.m. The following individuals were in attendance:

Mayor:	Jane Kittner
Mayor Pro Tem:	Vic Sober
Councilmembers:	Scott A. Giddings, Amine Qourzal, David Mercer, David Russell and Storey Cook
Absent:	None
City Manager:	Shawn Oubre
City Secretary:	Donna Barkley
City Staff:	Lenny Caballero, Bret Crook, John Norman, William Klump and Keith Lowrey
Councilmember Elect:	Gayle Avant
Contract Staff:	Mike Dixon, City Attorney
Registered Guests:	H. Leon Wilson, 605 Willow Creek, Woodway

CALL MEETING TO ORDER

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

INVOCATION

1. INVOCATION

Councilmember Russell provided the invocation.

PRESENTATIONS AND VISITORS

2. HEAR VISITORS

No visitors came forward to speak at this time.

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

3. DISCUSSION AND BRIEFING CONCERNING THE CORONAVIRUS (COVID-19) AND ANY ACTIONS NECESSARY THERETO.

Dr. Oubre provided that this will probably be the last time this item will be on the agenda. We all have an awareness now and the vaccines are coming into the marketplace, through the Health District, pharmacies, doctors and other outlets. I will provide any needed information in my Manager's Report moving forward.

The only change in the past week, is that the CDC has issued new guidelines for schools which really doesn't impact us as a government entity. They have reduced the six-foot recommendation for social distancing to three-feet.

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Currently, people that fall under categories 1A, 1B and 1C are those eligible for vaccines in this county.

Last week we received the eighty-percent (80%) payment of the original COVID fund money.

There was no action to be taken.

4. DISCUSSION AND CONSIDER ACTION ON PLACING CITY LOGO ON STREET SIGNAGE.

Dr. Oubre provided that this is a non-budgeted item but once we did the rebranding, the City Council asked the staff to price what it would cost for consideration to rebrand the street signs. We discussed in-house regarding the number of signs and talked with some sign companies. We were advised that an overlay with the City logo would not last as long as the adhesive that is currently on the signs. These signs were last updated in 2015 to meet the new TxDOT sign requirements. There are approximately 2000 street signs throughout the City. The total sign change out would cost about \$200,000.00. If you want to add the leaf sticker it would cost thirty-two cents per sign for approximately \$1,280.00 total. There was a brief discussion.

Councilmember Russell moved to leave the signs as they are until the signs reach the end of their useful life. Councilmember Cook seconded and the motion passed with Kittner, Sober, Giddings, Mercer, Russell and Cook voting in favor and Qourzal voting in opposition.

5. UPDATE, DISCUSSION AND CONSIDER ACTION ON IMPROVEMENTS TO THE WOODWAY FAMILY CENTER.

Dr. Oubre provided that this can be independent of the next item or be a funding mechanism that coincides with the next item which is the Sewer Project.

A few slides were provided on the PowerPoint presentation of aerial shots of the current Family Center location, the adjacent parking lot, and proposed new building location. Staff worked on this before I came and in 2017 some of you visited and discussed this. At that time, there were some renderings presented of a two-story building with one court. In 2017, it was priced as a seven-million dollars project and City Council did not move forward with that. Since then, staff was asked to come up with operational ideas and a smaller scale project. We went to a one story with a double-court. In early 2020, City Council met to discuss and decide the location of the Family Center and the desire of City Council to engage an architect which led to this drawing provided in the presentation. At that meeting, it was decided to leave the Family Center somewhere on the current property behind City Hall or the Public Safety Department with the drawings you are seeing. We have incurred expenses to bring it to this point. More recently, staff was asked to present an agenda item to consider an alternative site which is referred to as the fire training grounds which is 12.5 acres. An aerial view of this property is also provided in the presentation. The 12.5 acres is currently used for Public Safety training grounds, firing range and animal kennels.

Councilmember Mercer stated that he originally brought this to the attention of the City Manager when the batch plant originally came before City Council. He was interested in having a Family Center with full size baseball field, full size soccer field and space to have more than what we currently have which is one full size basketball court and a bunch of oddly shaped soccer and baseball fields. He also stated that if not this 12.5 acres, perhaps another location that the City has access to.

Mayor Pro Tem Sober provided a history regarding the purpose and needs of the Family Center. Also, the Council felt if the Family Center was moved too far away the continuity of the town would be lost. Security was a concern as well

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and it is a plus being right next to the Public Safety Department. The fields were just redone in the past year at the cost of approximately \$110,000.00. The Council at the time decided to build a new Family Center and take the old building down to expand the parking lot.

Chief Crook also provided information regarding the training grounds.

A lengthy discussion was had and questions were answered by the City Manager.

Mayor Pro Tem Sober moved to keep the original planned site and move forward with the current plans. Councilmember Russell seconded and the motion passed with Kittner, Sober, Giddings and Russell voting in favor and Qourzal, Mercer and Cook voting in opposition.

6. UPDATE, DISCUSSION AND CONSIDER ACTION ON THE SANITARY SEWER REPLACEMENT PROJECT, PHASE II AND PHASE III.

Councilmember Qourzal left the ZOOM call at some point during this item.

Dr. Oubre explained the map provided outlying the area of Phase I which has been completed, Phase II under construction and Phase III remaining portion to be constructed. In 2015, the City Council discussed the replacement of the current sewer system. In 2017, the City Council commissioned a smoke test. The smoke test provides you with the knowledge of where the leaks are. The engineer recommended two options. 1) the shallow option which is a little over ten million dollars and 2) a deep option which is what you did when you borrowed 9.5 million dollars. In October 2017, City Council authorized and bonded 9.5 million dollars. Of that 9.5 million dollars you have received a net of \$404,000 dollars in interest which comes to 9,904,000 dollars. The budget never had a contingency fund in it. In about 2018, there was an area where sewage line was exposed due to erosion in the creek. You had to address short term and the potential of failure in the system, then get it drawn and engineered as fast as possible then go to the bond market to get permitting needed. From what I'm told, this is the reason for Phase I and Phase II. A summary of the costs was provided for Phase I. Phase II was started to be completed and engineered about half way through Phase I. In February of 2020, we became aware by the Engineer's consultant at that time which was the same company but different engineer, that we were probably going to be over budget. That is when we knew by his estimated probable costs, the project at that time was really about a 15 million dollars project. Enough money had not been borrowed for the project. It was reaffirmed to us when the bids came in, and the estimated probable cost of Phase II was about 12 million dollars and the bids came in at about 15 million dollars. We have an estimated probable cost to finish the project of \$10,039,000.00. This doesn't have a contingency fee and I would suggest to you to add a ten percent contingency fee. To finish the project, I think we will need to go into the bond market for \$11,500,000.00 to round everything up.

You adjusted your sewer rates to go into the bond market originally. Right now, your base rate is \$19.00 per customer in the City and \$23.00 per commercial customer account. Everyone pays \$2.25 per 1,000 of what they are charged for their sewage. Based on the ten-million dollars debt, for every million you borrow it will create a payment of \$62,500 or \$687,000 annually. To raise that money, you will have to go up on the sewer rates. Sewer rates and water rates are what you call the enterprise fund. Property taxes do not pay for this. The consumer pays for what the consumer uses which is paid by the rate structure. In order to gap that, you will have to create a new \$15 charge either to the base and/or the user fee or a blend of that to pay the debt of 10.7 million dollars. This is on a twenty-year calculation. You have three ways to fund this: Texas Water Board, local banks or bond market to issue Certificates of Obligation.

There were questions answered and discussion had.

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The City Council directed the City Manager to move forward with the bonding process for the completion of the project in the amount of \$10,744,012.73 plus one million in contingency.

CONSENT AGENDA

7. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MARCH 15, 2021, AT 5:30 P.M.
- B. DISCUSSION AND CONSIDER ACTION ON REQUEST FROM H. LEON WILSON FOR THE RENEWAL OF A SPECIAL USE PERMIT FOR A HOME OCCUPATION (SALE OF FIREARMS BY PHONE/ONLINE) AT 605 WILLOW CREEK DRIVE, WOODWAY, TEXAS.

Dr. Oubre provided information on Item B. No items were removed for individual discussion.

8. DISCUSSION AND CONSIDER ACTION ON CONSENT AGENDA

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

- A. Approve the minutes of the regular City Council meeting held March 15, 2021, at 5:30 p.m.
- B. Approve request received from H. Leon Wilson for the renewal of his Special Use Permit for a Home Occupation (sale of firearms by phone/online) at 605 Willow Creek Drive, Woodway, Texas

Councilmember Russell seconded the motion and the motion passed unanimously by the Councilmembers present.

CITY MANAGER AND CITY COUNCIL REPORTS

9. CITY MANAGER'S REPORT

Mr. Oubre provided updates on the following:

- Harbor Street construction
- A button added to the front page of the City's website entitled "City Projects" to include project updates to keep citizens informed in a timely manner
- Due to criminal mischief in the parks, Chief Crook is asking to close off the entrances to Woodway Park 1 and 2 with some type of barrier that can be opened or closed.
- Staff is working on a schedule to reopen the Family Center activities and registration which will be presented to City Council at a future meeting.

10. CITY COUNCIL REPORTS

No council reports at this time.

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CLOSING ITEM

11. CONSIDER ACTION ON ADJOURNMENT

Mayor Pro Tem Sober moved to adjourn the meeting. Councilmember Russell seconded the motion, and the motion passed unanimously by the Councilmembers present. The meeting adjourned at 6:48 p.m.

Donna Barkley, City Secretary

Jane Kittner, Mayor