

WOODWAY CITY COUNCIL MINUTES

May 24, 2021

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, May 24, 2021, at 5:30 p.m. The following individuals were in attendance:

Mayor:	Jane Kittner
Mayor Pro Tem:	Scott A. Giddings
Councilmembers:	Amine Qourzal, David Mercer, David Russell, Storey Cook and Gayle Avant
Absent:	None
City Manager:	Shawn Oubre
City Secretary:	Donna Barkley
City Staff:	Lenny Caballero, William Klump, John Norman, Bret Crook and Larry Adams
Contract Staff:	Mike Dixon, City Attorney
Registered Guests:	None

CALL MEETING TO ORDER

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

INVOCATION

1. INVOCATION

Mayor Pro Tem Qourzal provided the invocation.

PRESENTATIONS AND VISITORS

2. PARKS AND RECREATION REPORT – DR. LENNY CABALLERO

Dr. Caballero provided updates on the following projects: Lakeside Park improvements, Poage Park improvements, Whitehall Park improvements, new signage, new gates, Disc Golf Course upgrades and Bike Trail upgrades.

3. FAMILY CENTER REPORT – DR. LENNY CABALLERO

Dr. Caballero provide a recap on the existing Family Center, the proposed Family Center timeline including past staff and council notes, parking issues, programs and participation with a 12,200 sq/ft building vs. a 22,181 sq/ft building, phases of project for the proposed Center and what the next steps would be for the proposed Center. The Family Center re-opened in April. All the camps are selling out. We started archery for the first time last month and it sold out both the morning and afternoon sessions and we have it again in June due to the demand. Dr. Caballero answered questions.

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4. HEAR VISITORS

No visitors came forward to speak at this time.

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

5. DISCUSSION AND CONSIDER ACTION ON FINAL PLAT OF LOTS 6 & 7, BLOCK 8, WOODWAY CENTER ADDITION, BEING A RESUBDIVISION OF A PORTION OF LOT 3, BLOCK 8, WOODWAY CENTER ADDITION, RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2018016096 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

Dr. Oubre provided this is discussion and action item on a conditional approval. A couple months ago you approved a parking lot for the First National Bank of Central Texas and this is on the same tract. The one parcel is being split into two for commercial development in the future.

Councilmember Cook moved to conditionally approve the final plat of Lots 6 & 7, Block 8, Woodway Center Addition, being a resubdivision of a portion of Lot 3, Block 8, Woodway Center Addition, recorded under McLennan County Clerk's Document 2018016096 of the Official Public Records of McLennan County, Texas. Councilmember Russell seconded and the motion passed unanimously.

6. DISCUSSION AND CONSIDER ACTION ON REQUEST FROM M.J. PERRY FOR THE RENEWAL OF A SPECIAL USE PERMIT FOR A HOME OCCUPATION (SELLING POTTERY) AT 9501 BROOKHOLLOW DRIVE, WOODWAY, TEXAS

Dr. Oubre provided that this is a renewal for Mr. Perry's special use permit that expires this month. It allows him to sell pottery from his home. We notified the neighbors as required and we did receive two separate responses with concerns. Dr. Oubre has talked with Mr. Perry about some of these same complaints and he understands the parameters of what he can and can't do.

Mr. Perry advised the City Council that Dr. Oubre had mentioned in his contact with him that selling pottery from the shelves in the drive-way is not permissible and he apologized to the Council and neighbors for doing that. He said he didn't realize he was in violation. He answered questions from the Council.

Councilmember Qourzal moved to approve the request received from M.J. Perry for the renewal of his Special Use Permit for a Home Occupation (selling pottery) at 9501 Brookhollow Drive, Woodway, Texas. Councilmember Cook seconded and the motion passed by a 6 – 1 vote, with Mayor Pro Tem Giddings voting against.

7. DISCUSSION AND CONSIDER ACTION ON FUNDING SOURCES FOR THE SANITARY SEWER PROJECT, PHASE 3 AND THE NEW FAMILY CENTER

Dr. Oubre stated that we actually worked on the first part of this item last week but wanted to have the language inclusive in case you touched on that project. For tonight, we are focusing on the funding for the Family Center.

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Last week, we were directed by the City Council to earmark one million dollars from the reserves and hopefully a timely allotment of \$900,000.00 from the American Rescue Plan for the sewer project. Staff is working on different rate structures to probably provide at the June 14th meeting.

For the Family Center with two courts and approximately 22,000 sq/ft total expenses projected are \$6,795,500.00. We have to raise funds to pay for that debt moving forward. He provided tax rate calculations based on a 25-year amortization. There is a line item in the budget in the amount of \$800,000.00 that City Council has been setting aside for the new Family Center. Dr. Oubre provided his recommendation and there was a brief discussion. He also provided potential costs on this project and the implications to the tax rate. There was more discussion and Councilmember Mercer stated his concerns about expanding the size of the Family Center. He is concerned that the building doubles in size which will mean the cost of operating it will increase. There was discussion about possibly charging participants who don't live in the City of Woodway a higher fee.

Councilmember Qourzal moved to fund the Woodway Family Center and earmark \$400,000.00 from the Family Center construction fund and leaves the balance to be funded using revenues to the General Fund. Councilmember Russell seconded and the motion passed unanimously.

8. DISCUSSION AND CONSIDER ACTION ON FEBRUARY 2021 STORM RECOVERY AGREEMENT PAYMENT TO GEXA ENERGY

Dr. Oubre provided that this is all related to the February freeze. These fees are called ancillary costs which do not have a locked in rate. There was a PowerPoint presentation provided by Texas Coalition of Affordable Power (TCAP), that Dr. Oubre went over to explain where the costs were coming from. Dr. Oubre provided three different options of paying the amount due of \$133,133.60.

Councilmember Avant moved to follow staff recommendation and authorize payment in the full amount of \$133,133.60 using reserves in the general fund to avoid interest fees. Councilmember Russell seconded and the motion passed with a 5-2 vote, Mayor Pro Tem Giddings and Councilmember Qourzal voting against.

CONSENT AGENDA

9.
 - A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MAY 10, 2021, AT 5:30 P.M.
 - B. DISCUSSION AND CONSIDER ACTION ON AWARD OF BID 21-01, MICRO-SURFACING IMPROVEMENTS
 - C. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-21-09 AMENDING THE CITY OF WOODWAY MASTER FEE SCHEDULE
 - D. DISCUSSION AND CONSIDER ACTION ON UPGRADING AN ARBORETUM MAINTENANCE WORKER FROM PART-TIME TO FULL-TIME
 - E. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-21-10, DECLARING

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PROPERTY EXCESS TO THE CITY'S NEEDS AND AUTHORIZING THE DISPOSAL OF SAME

Dr. Oubre provided comments on items B through E. No items were removed from the Consent Agenda. Councilmember Qourzal moved Item B for individual discussion.

10. DISCUSSION AND CONSIDER ACTION ON CONSENT AGENDA

Mayor Pro Tem Giddings moved the Consent Agenda minus 9B, be approved as follows:

- A. Approve the minutes of the of the regular City Council meeting held May 10, 2021, at 5:30 p.m.
- C. Adopt Resolution R-21-09 amending the City of Woodway Master Fee Schedule
- D. Authorize upgrading and Arboretum Worker from part-time to full-time
- E. Adopt Resolution R-21-10, declaring property excess to the City's needs and authorizing the disposal of same

Councilmember Qourzal seconded the motion, and the motion passed unanimously.

ITEM FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

9. B. DISCUSSION AND CONSIDER ACTION ON AWARD OF BID 21-01, MICRO-SURFACING IMPROVEMENTS

Councilmember Qourzal wanted to clarify that the list of streets provided on the PowerPoint presentation would be improved in 2021 and if all the residents were going to receive notification? Dr. Oubre provided that the list of streets would be micro-surfaced this year and that the process did not take long and that they work around the school going back into session along with the residents being notified with door hangers. There was a brief discussion.

Mayor Pro Tem Giddings moved to award Bid 21-01, City of Woodway 2021 Micro-Surfacing Improvements, to Intermountain Slurry Seal in an amount not to exceed \$300,000.00. Councilmember Qourzal seconded and the motion passed unanimously.

CITY MANAGER AND CITY COUNCIL REPORTS

11. CITY MANAGER'S REPORT

Mr. Oubre provided information on the following:

- Monday is a City holiday

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- June 14th is the only scheduled meeting
- Will plan two Townhall meetings re: projects/bond issuance
- RSVP for Boards & Commission Dinner
- We will go back to normal seating and arrangements in the Council Chambers beginning in June

12. CITY COUNCIL REPORTS

Councilmember Russell stated there is a Parks and Recreation Committee meeting on Thursday.

CLOSING ITEMS

13. CONSIDER ACTION ON ADJOURNMENT

Mayor Pro Tem Giddings moved to adjourn the meeting. Councilmember Russell seconded the motion, and the motion passed unanimously. The meeting adjourned at 6:56 p.m.

Donna Barkley, City Secretary

Jane Kittner, Mayor