

WOODWAY CITY COUNCIL MINUTES

August 23, 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, August 23, 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 and Storey Cook
Absent:	Gayle Avant
City Manager:	Shawn Oubre
City Secretary:	Donna Barkley
City Staff:	Lenny Caballero, William Klump, John Norman, Bret Crook and Larry Adams
Contract Staff:	None
Registered Guests:	Alejandro Ramirez, 1270 Circlewood Dr., Woodway

CALL MEETING TO ORDER

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

INVOCATION

1. INVOCATION

Councilmember Qourzal provided the invocation.

PRESENTATIONS AND VISITORS

2. HEAR VISITORS

No visitors came forward to speak at this time.

ITEMS RELATED TO PROPOSED 2021/2022 ANNUAL BUDGET AND PROPOSED 20201AD VALOREM TAX RATE

3. PUBLIC HEARING ON PROPOSED 2021/2022 ANNUAL BUDGET

Mayor Kittner opened the public hearing on the proposed 2021/2022 annual budget. With no one present to speak in favor of or in opposition to the proposed budget, Mayor Kittner closed the public hearing.

WOODWAY CITY COUNCIL MINUTES

Page 2

August 23, 2021

4. A. DISCUSSION AND CONSIDER ACTION ON ORDINANCE 21-06, ADOPTING THE 2021/2022 ANNUAL BUDGET

Dr. Oubre presented this item and asked that they adopt the ordinance approving the proposed 2021/2022 budget that will begin October 1, 2021 and runs through September 30, 2022.

Councilmember Qourzal moved to adopt Ordinance 21-06, adopting the City of Woodway 2021/2022 annual budget. Councilmember Russell seconded, Mayor Kittner read aloud the caption of the ordinance as required. Voting in favor: Mayor Kittner, Councilmember Qourzal, Councilmember Mercer, Councilmember Russell and Councilmember Cook. The motion passed unanimously by the Councilmembers present.

B. DISCUSSION AND CONSIDER ACTION ON RATIFICATION OF THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE BUDGET

Councilmember Mercer moved to ratify (approve) the property tax revenue increase reflected in the budget. Councilmember Cook seconded the motion. Voting in favor: Mayor Kittner, Councilmember Qourzal, Councilmember Mercer, Councilmember Russell and Councilmember Cook. The motion passed unanimously by the Councilmembers present.

5. PUBLIC HEARING ON PROPOSED 2021 AD VALOREM TAX RATE

Mayor Kittner opened the public hearing on the 2021 proposed ad valorem tax rate of .4700 per \$100.00 of appraised property value. With no one present to speak in favor of or in opposition to the proposed rate, Mayor Kittner closed the public hearing.

6. DISCUSSION AND CONSIDER ACTION ON ORDINANCE 21-07, ADOPTING THE 2021 AD VALOREM TAX RATE

Dr. Oubre provided that the tax rate is made up of two components and those are "Operations and Maintenance" and "Interest and Sinking" which is due to the bond debt for the Woodway Family Center.

Maintenance and Operations: .445378

Interest and Sinking: .024622

2021 Ad Valorem Tax Rate: .470000

The property tax rate will be increased by the adoption of a tax rate of .4700/\$100 of appraised property value.

Councilmember Cook moved that the property tax rate be increased by the adoption of a tax rate of 0.470000, which is effectively a 11.69 percent increase in the tax rate. Councilmember Mercer seconded, Mayor Kittner read aloud the caption of the ordinance as required. Voting in favor: Mayor Kittner, Councilmember Qourzal, Councilmember Mercer, Councilmember Russell and Councilmember

WOODWAY CITY COUNCIL MINUTES

Page 3

August 23, 2021

Cook. The motion passed unanimously by the Councilmembers present.

7. DISCUSSION AND CONSIDER ACTION ON ORDINANCE 21-08, AMENDING CHAPTER 2, ADMINISTRATION, SECTION 2-5, CLASSIFICATION AND COMPENSATION PLAN ADOPTED, OF THE CITY OF WOODWAY CODE OF ORDINANCES

Dr. Oubre provided comments.

Mayor Pro Tem Giddings arrived to the meeting at 5:45 p.m.

Councilmember Russell moved to adopt Ordinance 21-08, amending Chapter 2, Administration, Section 2-5, Classification and Compensation Plan Adopted, of the City of Woodway Code of Ordinances. Councilmember Cook seconded, Mayor Kittner read aloud the caption of the ordinance as required, and the motion passed unanimously by the Councilmembers present.

8. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-21-12, AMENDING THE CITY OF WOODWAY MASTER FEE SCHEDULE

Dr. Oubre provided comments.

Councilmember Mercer moved to adopt Resolution R-21-12, amending the City of Woodway Master Fee Schedule. Councilmember Russell seconded, and the motion passed unanimously by the Councilmembers present.

PUBLIC HEARINGS AND RELATED ACTION

9. A. PUBLIC HEARING ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (TAKE 5 OIL CHANGE) LOT 1, BLOCK 1, OF THE JACK IN THE BOX ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 201 HEWITT DR.

Dr. Oubre stated this is the final step in the application to develop. This is the old Jack in the Box property at the edge of the city limits. It will cause a demolition of the existing building with a reconstruction of the Take 5 Oil Change. There is a representative here from the engineering firm for any questions. The first required public hearing was held on August 10th at the Planning and Zoning meeting. Planning and Zoning recommends approval.

Mayor Kittner opened the public hearing. Mr. Derek Williams, Director of Real Estate of Take 5 Oil Change, 5620 Pershing Avenue, Fort Worth, Texas spoke in favor and provided information regarding the business and the services offered.

With no one else present to speak in favor of or in opposition to the application, Mayor Kittner closed the public hearing.

WOODWAY CITY COUNCIL MINUTES

Page 4

August 23, 2021

- B. DISCUSSION AND CONSIDER ACTION ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (TAKE 5 OIL CHANGE) LOT 1, BLOCK 1, OF THE JACK IN THE BOX ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 201 HEWITT DR.

Dr. Oubre provided additional comments.

Mayor Pro Tem Giddings moved to approve the request for an Application to Develop in a Planned District (Take 5 Oil Change) on Lot 1, Block 1, of the Jack in the Box Addition to the City of Woodway, McLennan County, Texas, located at 201 Hewitt Drive, Woodway, Texas. Councilmember Russell seconded, and the motion passed unanimously by the Councilmembers present.

- 10. A. PUBLIC HEARING ON APPLICATION FOR CHANGE IN ZONING CLASSIFICATION FROM “P-C” PLANNED COMMERCIAL TO “R-1” SINGLE FAMILY RESIDENTIAL OF LOT 10B, 12A, BLOCK 7, 8, OAKDALE ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 844 WHITE OAK

Dr. Oubre provided that this went to the Planning and Zoning Commission on August 10th for the first required public hearing. Mr. Ramirez, the applicant is available for any questions.

Mayor Kittner opened the public hearing. Mr. Alejandro Ramirez, 1270 Circlewood Drive, Woodway stated that he has been living in Woodway for four years and loves it here. The lot has some challenges and wants to build his residence on this property.

With no one else present to speak in favor of or in opposition to the application, Mayor Kittner closed the public hearing.

- B. DISCUSSION AND CONSIDER ACTION ON ORDINANCE 21-09, AMENDING THE ZONING CLASSIFICATION FROM “P-C” PLANNED COMMERCIAL TO “R-1” SINGLE FAMILY RESIDENTIAL OF LOT 10B, 12A, BLOCK 7, 8, OAKDALE ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 844 WHITE OAK

Mayor Pro Tem Giddings moved to adopt Ordinance 21-09, amending the zoning classification from “P-C” Planned Commercial to “R-1” Single Family Residential of Lot 10B, 12A, Block 7, 8, Oakdale Addition to the City of Woodway, McLennan County, Texas, located at 844 White Oak. Councilmember Qourzal seconded, Mayor Kittner read aloud the caption of the ordinance as required, and the motion passed unanimously by the Councilmembers present.

CONSENT AGENDA

- 11. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY

WOODWAY CITY COUNCIL MINUTES

Page 5

August 23, 2021

COUNCIL MEETING HELD AUGUST 9, 2021, AT 5:30 P.M.

- B. DISCUSSION AND CONSIDER ACTION ON REQUEST FROM COURTNEY ROGERS FOR THE RENEWAL OF A SPECIAL USE PERMIT FOR A HOME OCCUPATION (PRIVATE SWIMMING LESSONS FOR 1-3 CHILDREN AT A TIME) AT 13749 HARBOR DRIVE, WOODWAY, TEXAS
- C. DISCUSSION AND CONSIDER ACTION ON REQUEST FROM JANNA BEATTY FOR THE RENEWAL OF A SPECIAL USE PERMIT FOR A HOME OCCUPATION (IMAGE CONSULTING BUSINESS) AT 8256 MOSSWOOD, WOODWAY, TEXAS

Dr. Oubre provided comments on items B and C.

12. DISCUSSION AND CONSIDER ACTION ON CONSENT AGENDA

Councilmember Qourzal moved the Consent Agenda be approved as follows:

- A. Approve the minutes of the of the regular City Council meeting held August 9, 2021, at 5:30 p.m.
- B. Approve the request received from Courtney Rogers for the renewal of her Special Use Permit for a Home Occupation (private swimming lessons for 1-3 children at a time) at 13749 Harbor Drive, Woodway, Texas
- C. Approve the request received from Janna Beatty for the renewal of her Special Use Permit for a Home Occupation (Image Consultant/Makeovers) at 8256 Mosswood, Woodway, Texas

Councilmember Cook seconded the motion, and the motion passed unanimously by the councilmembers present.

EXECUTIVE SESSION

- 13. NOTICE IS HEREBY GIVEN THAT A CLOSED MEETING WILL BE HELD PURSUANT TO *SECTION 551.087 OF THE GOVERNMENT CODE (V.C.T.A.)* (1) TO DISCUSS OR DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATED, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR (2) TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT DESCRIBED BY SUBDIVISION (1).

WOODWAY CITY COUNCIL MINUTES

Page 6

August 23, 2021

14. NOTICE IS HEREBY GIVEN THAT A CLOSED MEETING WILL BE HELD PURSUANT TO *SECTION 551.072 OF THE GOVERNMENT CODE (V.C.T.A.)* TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON

Mayor Kittner closed the open session at 6:02 p.m.

Mayor reconvened the open session at 6:37 p.m.

OPEN SESSION AND RELATED ACTION

15. DISCUSSION AND CONSIDER ACTION ON AUTHORIZING STAFF TO LIST CITY OWNED PROPERTIES LOCATED AT 8927 HERITAGE HILLS, 8908 ROLLING GREEN, 8915 ROLLING GREEN AND MERRIFIELD J Q TRACT C8 ACRES 0.38, LOCATED ON HARBOR DRIVE WITH A LOCAL REALTOR

Dr. Oubre provided that the City has received appraisals on these properties and have been in discussions with Camille Johnson as a listing agent and would be glad to list these for the City. Staff recommends selling this surplus property the City has in the open market.

Councilmember Qourzal moved to authorize the staff to list the City owned properties located at 8927 Heritage Hills, 8908 Rolling Green, 8915 Rolling Green and Merrifield J Q Tract C8 acres 0.38, located on Harbor Drive with a local realtor. Councilmember Russell seconded, and the motion passed unanimously by the councilmembers present.

CITY MANAGER AND CITY COUNCIL REPORTS

16. CITY MANAGER'S REPORT

- We are not renewing our events sponsorship with Extraco Events. We have reprogrammed some of this money towards advertisements with Baylor, finalizing discussions and partnered some with Magnolia, repairs at the Arboretum and some digital media outside of our immediate market area which is the Dallas and Austin area.
- We have received \$1,118,010.20 which is the first payment of the American Rescue Plan
- Personnel Policy

17. CITY COUNCIL REPORTS

Councilmember Cook stated that the Parks and Recreation Commission will meet on Thursday.

WOODWAY CITY COUNCIL MINUTES

Page 7

August 23, 2021

Councilmember Mercer provided that the Planning and Zoning Commission will begin meeting at 5 p.m. instead of 5:30 p.m.

Councilmember Qourzal provided that the Youth Commission did not meet in August due to a lack of quorum.

CLOSING ITEMS

18. CONSIDER ACTION ON ADJOURNMENT

Councilmember Mercer moved to adjourn the meeting. Councilmember Russell seconded the motion, and the motion passed unanimously by the councilmembers present. The meeting adjourned at 6:45 p.m.

Donna Barkley, City Secretary

Jane Kittner, Mayor