

WOODWAY CITY COUNCIL MINUTES

October 4, 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, October 4, 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 Gayle Avant
Absent:	Storey Cook
City Manager:	Shawn Oubre
City Secretary:	Donna Barkley
City Staff:	Lenny Caballero, Mitch Davison and Bret Crook
Contract Staff:	None
Registered Guests:	No registered guests

CALL MEETING TO ORDER

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

INVOCATION

1. INVOCATION

Councilmember Qourzal provided the invocation.

PRESENTATIONS AND VISITORS

2. QUARTERLY PRESENTATION - COMMUNITY SERVICES AND DEVELOPMENT

Director Mitch Davison presented the Community Services and Development quarterly report covering July through September, 2021. He reviewed several photographs provided on a PowerPoint presentation of current residential development around the City along with the following commercial projects: Republic Gun Club and H.O.T. Smiles. He also stated that inspections in general are busy and still seeing a lot of development. There were no questions.

Dr. Oubre provided that Badger Ranch Phase 6 is not a part of the Badger Ranch HOA. Because they are not a part of the HOA, they are not installing sidewalks. We are getting questions as to why there are no sidewalks going down to the school. We have also received requests for school crossings in this general area around South Bosque School.

3. HEAR VISITORS

No visitors came forward to speak at this time.

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PUBLIC HEARINGS AND RELATED ACTION

4. A. Public hearing on approval of Application to Develop in a Planned District (renovations to a metal building for office and warehouse use) Lot a12, Block A, of the Woodway Center North Addition to the City of Woodway, McLennan County, Texas, located at 6807 Woodway Drive

Mayor Kittner asked Mayor Pro Tem Giddings to handle this item because she has filed a Conflict of Interest Affidavit with the City Secretary.

Mayor Pro Tem Giddings opened the public hearing. Mr. Travis Fagg, 207 N. 40th St., Waco, Texas, spoke in favor of the item. He is the Managing Partner for Texas Document Solutions that has signed a lease on this property since March. They were originally at 6700 Woodway Drive, and after a two-year search for a possible location settled on this location because it doubled the size. The parking lot is very small and butts right up against TxDOT, so we are asking for a modification to the berm ordinance and the second modification we are asking for is the dumpster screening. The dumpster cannot be seen from Highway 84 or Old McGregor because it is hidden behind the building.

With no one else speaking in favor nor in opposition, Mayor Pro Tem Giddings closed the public hearing.

B. DISCUSSION AND CONSIDER ACTION ON APPROVAL OF APPLICATION TO DEVELOP IN A PLANNED DISTRICT (RENOVATIONS TO A METAL BUILDING FOR OFFICE AND WAREHOUSE USE) LOT A12, BLOCK A, OF THE WOODWAY CENTER NORTH ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 6807 WOODWAY DRIVE

Dr. Oubre provided that the Planning and Zoning Commission heard this item on September 28th. There were no negative comments to the proposal. The Planning and Zoning Commission recommended the modifications for your consideration.

There was a brief discussion regarding the requests for the modification of the berm and dumpster screening and the requirements of the ordinances. After the discussion, the Council felt it was necessary to have two motions on each modification request.

Councilmember Russell moved to approve the request for the berm variance and the Application to Develop in a Planned District (renovations to a metal building for office and warehouse use) on Lot A12, Block A, of the Woodway Center North Addition to the City of Woodway, McLennan County, Texas, located at 6807 Woodway Drive. Councilmember Mercer seconded the motion, and the motion passed unanimously by the councilmembers present.

Councilmember Mercer moved to disapprove the variance request for the dumpster screening on the Application to Develop in a Planned District (renovations to a metal building for office and warehouse use) on Lot A12, Block A, of the Woodway Center North Addition to the City of Woodway, McLennan County, Texas, located at 6807 Woodway Drive. Councilmember Qourzal seconded the motion, and the motion passed unanimously by the councilmembers present

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ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

5. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-21-14, A RESOLUTION OF CANDIDATE NOMINATIONS FOR THE MCLENNAN COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE YEARS 2022-2023

Dr. Oubre provided information on this item. Once the nominations are received the Chief Appraiser will send the ballot with all the nominations to vote on and the top five will be the newly elected board members. At a staff level, we have a recommendation if you are open to it. Her name is Bridgette Fuselier and she is currently the Dean or Professor of Real Estate at Baylor Law. Dr. Caballero knows her and she has shown an interest when we talked about being on the Appraiser Review Board.

There were a few questions and a brief discussion.

Mayor Pro Tem Giddings moved to adopt Resolution R-21-14, nominating Bridgette Fuselier to be considered for election to the McLennan County Appraisal District Board of Directors for the years 2022-2023. Councilmember Avant seconded the motion, and the motion passed unanimously by the councilmembers present.

6. DISCUSSION AND CONSIDER ACTION TO AUTHORIZE CITY MANAGER TO HIRE LAN ENGINEERING TO DEVELOP A SCOPE OF WORK AND OTHER NECESSARY SERVICES TO BID PROJECT FOR DRAINAGE ISSUES ON RIVERVIEW

Dr. Oubre provided information and possible recommendations. He also stated that this is one of those projects you don't have to do. It is not the fault of the City nor are we the cause of the problem. Mitch and I did a site visit at 13079 Riverview and there is a long history with Mr. and Mrs. Reid as far as a draining issue goes.

We have used LAN for a previous drainage project. Doing this engineering step does not commit us to doing a turn key project. It just commits us to finding out what the best available options are.

There were a couple of questions and a brief discussion.

Councilmember Qourzal moved to authorize the City Manager to hire LAN Engineering to develop a scope of work and other necessary services to bid project for drainage issues on Riverview. Councilmember Russell seconded the motion, and the motion passed unanimously by the councilmembers present.

CONSENT AGENDA

7. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD SEPTEMBER 27, 2021, AT 5:30 P.M.
- B. DISCUSSION AND CONSIDER ACTION ON THE PURCHASE OF CITY VEHICLES FOR THE PUBLIC SAFETY DEPARTMENT AND THE COMMUNITY

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SERVICES AND DEVELOPMENT DEPARTMENT

C. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-21-15 FOR THE EXTENSION AND ADDENDUMS TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT

D. DISCUSSION AND CONSIDER ACTION ON AWARD OF BID #21-06, SUMMIT RIDGE FORCE MAIN EXTENSION

Dr. Oubre provided comments on items B, C and D. No items were removed from the Consent Agenda.

8. DISCUSSION AND CONSIDER ACTION ON CONSENT AGENDA

Mayor Pro Tem Giddings moved the Consent Agenda be approved as follows:

- A. Approve the minutes of the of the regular City Council meeting held September 27, 2021, at 5:30 p.m.
- B. Authorize expenditure in the total amount of \$250,164 from Caldwell Country Chevrolet for 3 Police Package Chevrolet Tahoes, 2 Community Services Pickups and 1 Chevrolet Suburban. Authorize expenditure of \$169,725 to Lenco Armored Vehicles for the replacement of two older loaned armored vehicles.
- C. Adopt Resolution R-21-15 for the extension and addendums to the City Manager's employment agreement
- D. Award Bid 21-06, City of Woodway Summit Ridge Force Main Extension, to JNB Construction, in the amount of \$69,392.00

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

EXECUTIVE SESSION

- 9. 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 meeting at 6:16 p.m.

Councilmember Qourzal left the meeting at 6:45 p.m.

Mayor Kittner reconvened the open meeting at 6:53 p.m.

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OPEN SESSION AND RELATED ACTION

10. DISCUSSION AND CONSIDER ACTION TO AUTHORIZE CITY MANAGER TO HAVE APPRAISED AND MAKE AN OFFER ON CERTAIN PROPERTY LOCATED IN THE CITY LIMITS OF WOODWAY

Mayor Pro Tem Giddings moved to authorize the City Manager to have appraisal and make offer on certain property located in the city limits of Woodway. Councilmember Russell seconded the motion, and the motion passed unanimously by the councilmembers present.

CITY MANAGER AND CITY COUNCIL REPORTS

11. CITY MANAGER'S REPORT

- Monday, October 11th is a recognized city holiday
- TML is Wednesday through Friday
- No Activity Report this week
- We will implement the personnel policy November 1st
- Santa Fe Overpass on Highway 84 will be closed Wednesday at 9 p.m. All traffic will be diverted to the service roads for a TxDOT repair project.

12. CITY COUNCIL REPORTS

Councilmember Mercer reported that P&Z met last week. He feels like there is a need to clean up the process for the Application to Develop and address variances, along with the difference between Council approving a variance and the Board of Adjustment approving variances.

There is an Economic Development meeting on October 19th. We may need to reschedule it for next week as there is a sense of urgency needed.

CLOSING ITEMS

13. CONSIDER ACTION ON ADJOURNMENT

Councilmember Russell moved to adjourn the meeting. Councilmember Avant seconded the motion, and the motion passed unanimously by the councilmembers present. The meeting adjourned at 7:00 p.m.