

WOODWAY CITY COUNCIL MINUTES

October 24, 2022 – 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, on Monday, October 24, 2022, at 5:30 p.m. The following individuals were in attendance:

Mayor:	Amine Qourzal
Mayor Pro Tem:	David Mercer
Councilmembers:	David Russell, Gayle Avant, Janell Gilman and John Williams
Absent:	Storey Cook
City Manager:	Shawn Oubre
City Secretary:	Donna Barkley
City Staff:	Lenny Caballero, William Klump, Brenda Hernandez, John Norman, and Bret Crook
Contract Staff:	David Shaw, City Attorney
Registered Guests:	John Bennett, 106 Woodbridge Circle Kevin Karr, 313 S. 13 th Street Lori Whitsell, Woodfall Richard Maker, Woodway, TX Gary Gilman, 420 Broughton Bruce Hamelin, 1507 Wandering Trail David and Cheryl Keyston, 400 Shadow Mountain Dr. Michael Papernov, 913 Franklin Avenue, Suite 100 Nancy Goebel, 14009 Horseshoe Circle Rebecca Blankenstein, 13724 Harbor Dr

CALL MEETING TO ORDER

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

INVOCATION

1. INVOCATION

Councilmember Gilman provided the invocation.

PRESENTATIONS

2. QUARTERLY PRESENTATION – PUBLIC SAFETY DEPARTMENT

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Chief Crook presented the quarterly report. This is the quarterly comparison statistics for July 1 – September 30, 2021 and July 1 – September 30, 2022. He discussed statistics for Police Calls for Service, Fire/EMS Calls for Service, VCO Calls for Service, Traffic Stops, Citations, Accidents, Arrests, Online Solicitations, Thefts, Assaults and Weapon Violations.

The top four offenses during this time period in 2022 were Driving Under the Influence, Drug/Narcotic Violation, All other Larceny and Destruction/Damage/Vandalism.

Chief Crook also reported that they are looking at moving to electronic ticket writers. Questions were answered.

3. QUARTERLY PRESENTATION – COMMUNITY SERVICES AND DEVELOPMENT

Assistant Director John Norman presented the Community Services and Development quarterly report covering July through September 2022. He reviewed several photographs provided on a PowerPoint presentation of current residential development around the City, along with the following commercial projects: Dutch Bros at 9000 Jordan Lane, Retail Space at 9111 Jordan Lane and U-Haul at 211 Colonnade. Quarterly figures were attached for purposes of inspections. Mr. Norman answered questions.

PUBLIC HEARINGS AND RELATED ACTION

4. A. PUBLIC HEARING ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (OFFICE BUILDINGS) LOT 1, BLOCK H, OF THE CONDO SDC BADGER RANCH OFFICE, BADGER RANCH ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 15190 BADGER RANCH BLVD

Mayor Qourzal opened the public hearing.

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

- B. DISCUSSION AND CONSIDER ACTION ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (OFFICE BUILDINGS) LOT 1, BLOCK H, OF THE CONDO SDC BADGER RANCH OFFICE, BADGER RANCH ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 15190 BADGER RANCH BLVD

Mayor Qourzal called for a motion to discuss. Councilmember Russell moved to open this item for discussion and Councilmember Avant seconded.

Dr. Oubre provided that Steve Sorrells is the applicant for this project and he has already done a couple of buildings in this general area. It is zoned commercial and at the first public hearing during the

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Planning and Zoning Commission meeting held on October 11, 2022, they recommended approval.

Staff recommends approval.

Councilmember Russell moved to approve the request of an Application to Develop in a Planned District (Office Buildings) Lot 1, Block H, of the Condo SDC Badger Ranch Office, Badger Ranch Addition to the City of Woodway, McLennan County, Texas, located at 15190 Badger Ranch Blvd. Councilmember Gilman seconded, and the motion passed by a five to one vote with Mayor Pro Tem voting against the application.

ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION

5. PRESENTATION, DISCUSSION AND CONSIDER ACTION ON 10-DAY NOTICE TO PROCEED AND CONSTRUCTION AGREEMENTS BETWEEN THE CITY AND CONSTRUCTION MANAGER FOR THE WOODWAY FAMILY CENTER CONSTRUCTION PROJECT

Mayor Qourzal called for a motion to discuss. Councilmember Russell moved to open this item for discussion and Councilmember Gilman seconded.

Dr. Oubre provided that this is to start the process to have a target start date for the construction of the Woodway Family Center.

Dr. Caballero provided additional information. Artist renderings of the Woodway Family Center were provided. He also stated that representatives from John Erwin Construction and RBDR Architects were in attendance to answer any questions.

There was a brief discussion.

Dave Keyston, (citizen), 400 Shadow Mountain asked if the two basketball courts shown on the rendering, could be repurposed for other types of play, such as pickle ball? Dr. Caballero responded that the courts can be re-striped to use for other games.

Councilmember Gilman moved to authorize the City Manager to accept the 10-Day Notice to Proceed and construction agreements between the City and Construction Manager for the Woodway Family Center construction project. Councilmember Williams seconded, and the motion passed unanimously by the councilmembers present.

6. DISCUSSION AND CONSIDER ACTION ON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC., FOR CONSULTING AND URBAN PLANNING OF THE HIGHWAY 84 OVERLAY DISTRICT ALONG WITH UPDATING THE CITY'S COMPREHENSIVE

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MASTER PLAN IN AN AMOUNT NOT TO EXCEED \$200,000.00

Mayor Qourzal called for a motion to discuss. Councilmember Russell moved to open this item for discussion and Councilmember Williams seconded.

Dr. Oubre reported that the City Council Economic Development Committee has been working on this for a couple of years.

Councilmember Gilman (Chair of the Economic Development Committee) provided comments relating to the Highway 84 Overlay District and proposal for rezoning the land needed for future growth of the corridor. A plan is needed to preserve, protect and enhance the character of the corridor property values and the economic viability along the corridor by managing for growth and development. She also stated that if we want to change a zone, we have to have a current comprehensive master plan. The Economic Development Committee which consists of Mayor Qourzal, Councilmember Russell and Councilmember Gilman recommends authorizing the City Manager to enter into a professional service agreement with Kimley-Horn and Associates for consulting and urban planning of the Highway 84 Overlay District along with updating the City's Comprehensive Master Plan not to exceed \$200,000.00.

Councilmember Russell provided additional comments.

Councilmember Russell moved to authorize the City Manager to enter into a professional service agreement with Kimley-Horn and Associates, Inc., for consulting and urban planning of the Highway 84 Overlay District along with updating the City's Comprehensive Master Plan in an amount not to exceed \$200,000.00. Councilmember Williams 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.

7. A. DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD OCTOBER 3, 2022, AT 5:30 P.M.
- B. DISCUSSION AND CONSIDER ACTION ON AUTHORIZING THE CITY MANAGER TO RENEW THE EXISTING INTERLOCAL AGREEMENTS FOR FIRE AND RESCUE MUTUAL AID WITH THE CITY OF WACO AND SURROUNDING AGENCIES

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- C. DISCUSSION AND CONSIDER ACTION ON AUTHORIZING THE POLICE CHIEF TO SIGN AN INTERLOCAL AGREEMENT FOR WOODWAY PUBLIC SAFETY DEPARTMENT TO PROVIDE DISPATCH SERVICES FOR THE CITY OF BEVERLY HILLS
- D. DISCUSSION AND CONSIDER ACTION ON AUTHORIZING THE CITY MANAGER TO AMEND THE CITY'S BANK DEPOSITORY AGREEMENT WITH FIRST NATIONAL BANK OF CENTRAL TEXAS
- E. DISCUSSION AND CONSIDER ACTION ON THE PURCHASE OF A NEW SEWER CAMERA NOT TO EXCEED \$80,000.00 FOR THE COMMUNITY SERVICES AND DEVELOPMENT DEPARTMENT (WASTEWATER) FROM CLS EQUIPMENT COMPANY, INC.

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

8. DISCUSSION AND CONSIDER ACTION ON CONSENT AGENDA

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

- A. Approve the minutes of the regular City Council meeting held October 3, 2022 at 5:30 p.m.
- B. Authorize City Manager to renew the existing interlocal agreements for Fire and Rescue mutual aid with the City of Waco and surrounding agencies
- C. Authorize the City Manager to approve the police chief to sign an interlocal agreement for Woodway Public Safety Department to provide dispatch services for the City of Beverly Hills
- D. Authorize the City Manager to amend the City's Bank Depository Agreement with First National Bank of Central Texas
- E. Authorize expenditure in the amount of \$80,000.00 to CLS Equipment Company, Inc., for the purchase of a new sewer camera for the Community Services and Development Department (wastewater)

Councilmember Gilman seconded the motion, and the motion passed unanimously by the Councilmembers present

VISITORS

9. HEAR VISITORS

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- Nancy Goebel, 14009 Horseshoe Circle, commented on needed street repair on Harbor and Horseshoe Circle
- Lori Whitsell, 431 Woodfall Drive, commented on the current street repair on Sandalwood (with cones around the repairs) being dangerous to drive on either side due to cars parking on the street
- Richard Maker, 14010 Harbor Drive, commented on the posting of Minutes with citizens' names and addresses, Western Star Ridge, Liberty Hill Cemetery and Tater Hill
- Dave Keyston, 400 Shadow Mountain Drive, commented on the placement of the Executive Session on the agenda.
- Rebecca Blankenstein, 13724 Harbor Drive, commented on an incident involving a dog bite and requesting City to re-evaluate the dangerous dog ordinance.

EXECUTIVE SESSION

10. NOTICE IS HEREBY GIVEN THAT A CLOSED MEETING WILL BE HELD PURSUANT TO SEC. 551.071 OF THE TEXAS GOVERNMENT CODE TO CONSULT WITH THE CITY ATTORNEY REGARDING A MATTER IN WHICH THE DUTY OF THE ATTORNEY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETING PROVISIONS OF OPEN MEETINGS ACT

Mayor Qourzal closed the open meeting at 6:23 p.m.

Mayor Qourzal reconvened the open meeting at 6:49 p.m.

There was no action to be taken at this time.

CITY MANAGER AND CITY COUNCIL REPORTS

11. 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)

There were no comments at this time.

12. CITY COUNCIL REPORTS (BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS)

Councilmember Williams attended the last Youth Commission meeting and is happy to see the youth involved and learning about government.

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Mayor Qourzal reminded everyone of the Cops & Kids event on Saturday, October 29th and the Veterans Breakfast on Friday, November 11th.

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 6:52 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor