



# City of West University Place

*A Neighborhood City*

## **CITY COUNCIL**

Susan Sample, Mayor  
Bob Kelly, Mayor Pro Tem  
Burt Ballanfant, Councilmember  
Brennan Reilly, Councilmember  
Mardi Turner, Councilmember

## **STAFF**

M. Christopher Peifer, City Manager  
Alan Petrov, City Attorney  
Thelma Gilliam, City Secretary

## **City Council Meeting Agenda**

**Notice is hereby given of a workshop and regular meeting of the City Council of West University Place to be held on Monday, September 26, 2016 beginning at 6:00 p.m. in the Municipal Building located at 3800 University Boulevard, West University Place, Texas, for the purpose of considering the following agenda items.**

Note: All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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### **WORKSHOP (6:00 p.m. in the City Hall Conference Room)**

#### **1. Comprehensive Plan**

Matters related to an informational update on the Comprehensive Plan project. *Recommended Action: Discuss and take any desired action. Mr. Gary Mitchell, Kendig Keast Collaborative*

#### **2. Adjourn Special Meeting**

### **REGULAR MEETING (6:30 p.m. in the City Council Chambers)**

#### **CALL TO ORDER**

Agenda is as follows:

Call to Order

Pledge of Allegiance

Matters related to the notice of this meeting

#### **3. Public Comments**

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items. If the topic the speaker wishes to address is on the agenda, the speaker can either speak at this time or defer his/her comments until such time the item is discussed. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing once the hearing has been closed. Public comments must be kept relevant to the subject before the Council. The presiding officer shall rule on the relevance of comments. Persons making irrelevant, personal, impertinent, or slanderous remarks may be barred by the presiding officer from further comment before the Council during the meeting. Speakers are required to register in advance and must limit their presentations to three minutes each.

**4. Facilities Master Plan Update**

Matters related to the Facilities Master Plan Task Force providing an update and timeline relating to the process. *Recommendation Action: Discuss and take any desired action.* **Councilmember Brennan Reilly and Mayor Pro Tem Bob Kelly**

**5. Future Agenda Items**

Matters related to future agenda items. *Recommended Action: Discuss and take any desired action.* **City Council** [see Future Agenda Items List]

**6. Consent Agenda**

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

**A. City Council Minutes**

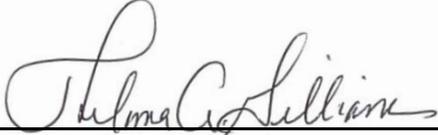
Approve City Council Minutes of the September 12, 2016 Council meeting. *Recommended Action: Approve Minutes.* **Ms. Thelma Gilliam, City Secretary** [see Minutes]

**7. Adjourn**

**In compliance with the Americans with Disabilities Act, if you plan to attend this public meeting and you have a disability that requires special arrangements, please contact City Secretary Thelma Gilliam at 713.662.5813 at least 24 hours prior to the meeting so that reasonable accommodations can be made to assist in your participation in the meeting. The Council Chambers is wheel chair accessible from the west entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided.**

I certify that the attached notice and agenda of items to be considered by the West University Place City Council on September 26, 2016 was posted on the Municipal Building bulletin board on September 22, 2016 at approximately 2:00 o'clock p.m.

(SEAL)

  
\_\_\_\_\_  
Thelma A. Gilliam, City Secretary

# FUTURE AGENDA ITEMS

Shaded items are on immediate agenda

Date	Item	Synopsis & Recommendation
09/26/16	Comprehensive Plan Briefing	Matters related to a Comprehensive Plan briefing. <i>Recommended Action: Discuss and take any desired action. Mr. Gary Mitchell, Kendig Keast Collaborative</i>
09/26/16	Facilities Master Plan Update	Matters related to the Facilities Master Plan Task Force providing an update and timeline relating to the process. <i>Recommendation Action: Discuss and take any desired action. Councilmember Brennan Reilly and Mayor Pro Tem Bob Kelly</i>
10/01/16	Budget Workshop with Council (Saturday Workshop)	Matters related to city finances, 2016 tax rate and the 2017 Budget including revenues and expenditures for current and future years for all funds. <b>Mr. M. Chris Peifer, City Manager</b>
10/03/16	First Public Hearing on Tax Rate (Special Meeting, If Necessary)	Matters related to the first of two public hearings to hear comments on the proposed tax rate. <i>Recommended Action: Hold first public hearing on the proposed tax rate. Ms. Rhonda Daugherty, Finance Director</i>
10/10/16	Advance Funding Agreement	Matters related to an Advance Funding Agreement for a Surface Transportation Program (STP) between the Texas Department of Transportation and the City of West University Place. <i>Recommended Action: Approve Agreement. Mr. Dave Beach, Public Works Director</i>
10/10/16	Second Public Hearing on Tax Rate (If Necessary)	Matters related to a second public hearing to hear comments on the proposed tax rate. <i>Recommended Action: Hold second and final public hearing on the proposed tax rate. Ms. Rhonda Daugherty, Finance Director</i>
10/10/16	Public Hearing on 2017 Budget	Matters related to a public hearing to hear comments on the 2017 City Budget. <i>Recommended Action: Hold public hearing on the City's 2017 Budget. Ms. Rhonda Daugherty, Finance Director</i>
10/17/16	Adoption of the 2017 Budget (Special Meeting)	Matters related to an ordinance adopting the budget for the fiscal year beginning January 1, 2017 and ending December 31, 2017 appropriating funds for such budget; containing findings and provisions relating to the subject; and declaring an emergency. Public Hearing has been closed. <i>Recommended Action: Adopt ordinance adopting the 2017 Budget on first and final reading. Ms. Rhonda Daugherty, Finance Director</i>
10/17/16	Adoption of the 2016 Tax Rate	Matters related to an ordinance approving and adopting the 2016 Tax Rate, and declaring an emergency. <i>Recommended Action: Adopt ordinance reducing the 2016 tax rate to _____ on first and final reading. Ms. Rhonda Daugherty, Finance Director</i>
10/17/16	Fee Schedule	Matters related to an ordinance adopting the 2017 Fee Schedule. <i>Recommended Action: Approve an ordinance on the first of two readings. Mr. Chris Peifer, City Manager</i>
10/24/16	Senior Services Board Appointment (Consent Agenda)	Matters related to the adoption of a resolution appointing Ann Crowley the Senior Services Board. <i>Recommendation Action: Adopt resolution appointing Ann Crowley to the Senior</i>

Date	Item	Synopsis & Recommendation
		<i>Services Board. Ms. Toby Brooks, Senior Services Manager</i>
10/24/16	Ordinance Calling Joint Public Hearing (Building Site Designations)	Matters related to the first and final reading of an ordinance calling for a joint public hearing for possible amendments to the Zoning Ordinance regarding building site designations; the definition of school use; curb cuts; and through lots. <i>Recommended Action: Approve ordinance calling for a joint public hearing for possible amendments to the Zoning Ordinance regarding building site designations, the definition of school use, curb cuts, and through lots on the first and final reading. Ms. Debbie Scarcella, City Planner</i>
10/24/26	Ordinance Calling Joint Public Hearing (Parking Spaces)	Matters related to the first and final reading of an ordinance calling for a joint public hearing for an amendment to the zoning ordinance regarding the minimum number of parking spaces required in town center commercial district. <i>Recommended Action: Approve ordinance calling for a joint public hearing for an amendment to the Zoning Ordinance regarding the minimum number of parking spaces required in the Town Center Commercial District. Ms. Debbie Scarcella, City Planner</i>
10/24/16	Chevron Houston Marathon	Matters related to the 2017 Chevron Houston Marathon. <i>Ms. Susan White, Assistant Parks and Recreation Director</i>
10/24/16	Video Distribution of Council and Board Meetings	Matters related to posting videos of Council and Board meetings on the City's website. <i>Mr. Gary McFarland, IT Director</i>
10/24/16 or 11/14/16	Official Newspaper	Matters related to the selection of an official newspaper. <i>Mr. Chris Peifer, City Manager and Thelma Gilliam, City Secretary</i>
11/14 or 11/28	Jennie Elizabeth Hughes Park (Approval of Final design)	Matters related to approval of the final design and authorization to proceed with construction of the Jennie Elizabeth Hughes Park. <i>Recommended Action: Approve the final design and authorize proceeding with construction of the Jennie Elizabeth Hughes Park. Ms. Susan White, Assistant Parks and Recreation Director</i>
11/14/16	Friends 2017 Projects	Matters related to funding of the Friends of West University Place Parks 2017 projects. <i>Ms. Susan White, Assistant Parks and Recreation Director</i>
11/14/16	West U Aquatics MOU	Matters related to a 2017 Memorandum of Understanding between the City of West University Place and West University Aquatics. <i>Recommended Action: Approve Memorandum of Understanding. Ms. Susan White, Assistant Parks and Recreation Director</i>
11/14/16	West U Baptist Church MOU	Matters related to a 2017 Memorandum of Understanding between the City of West University Place and West University Baptist Church. <i>Recommended Action: Approve Memorandum of Understanding. Ms. Susan White, Assistant Parks and Recreation Director</i>
11/14/16	Tri-Sports MOU	Matters related to a 2017 Memorandum of Understanding between the City of West University Place and Tri-Sports. <i>Recommended Action: Approve Memorandum of Understanding. Ms. Susan White, Assistant Parks and Recreation Director</i>

Date	Item	Synopsis & Recommendation
11/14/16	UT Medical Center MOU	Matters related to a 2017 Memorandum of Understanding between the City of West University Place and the UT Medical Center. <i>Recommended Action: Approve Memorandum of Understanding. Ms. Susan White, Assistant Parks and Recreation Director and Ms. Brittany Bakes, Recreation Manager</i>
TBD	Liberty Hill Park	Matters related to a donor underwriting the project for the entry point at Liberty Hill park. <i>Recommendation Action: Discuss and take any desired action. Ms. Susan White, Assistant Parks and Recreation Director</i>
TBD	Pending Litigation Matters	Matters related to an update by the City Attorney regarding the status of City litigation. <i>Mayor Susan Sample at the request of Councilmember Reilly</i>
TBD	Pier and Beams	Matters related to the City's Code of Ordinances as it relates to Pier and Beams. <i>Recommended Action: Discuss and take any desired action. Mayor Susan Sample</i>
TBD	Park Acquisition and Development	Matters related to a report from the Parks Board and staff regarding a presentation relating to current and previous parks surveys. <i>City Council</i>
TBD	Park Acquisition and Development	Matters related to the status of the work with the Evelyn's Park Conservancy and the planning efforts with CenterPoint. <i>Ms. Susan White, Assistant Parks and Recreation Director</i>
TBD	2017 General Election	Matters related to an ordinance calling the 2017 Election. <i>Recommended Action: Approve ordinance on the first and final reading. Ms. Thelma Gilliam, City Secretary</i>
TBD	WU Rec Center Campus Parking Lot	Matters related to the proposed expansion of the parking lot on the ELPH Pipeline Property / West Side of the campus. <i>Recommended Action: Discuss and take any desired action. Ms. Susan White, Assistant Parks and Recreation Director</i>
TBD	Safe Pedestrian Crossing	Matters regarding the investigation and installation of a safe pedestrian crossing at the railroad tracks on the north side of Bellaire Boulevard. <i>Recommended Action: Discuss and take any desired action. Ms. Susan White, Assistant Parks and Recreation Director</i>
TBD	Evelyn's Park Development	Matters related to the development of Evelyn's park in Bellaire, including possibility of shared parking arrangements with the City of Bellaire for Evelyn's park. <i>Discuss and take any desired action. Ms. Susan White, Assistant Parks and Recreation Director</i>
TBD	Texas Ethics Commission Opinion	Matters related to a Texas Ethics Commission opinion relating to the content of articles written in <i>City Currents</i> . <i>Recommended Action: Discuss and take any desired action. Councilmember Brennan Reilly</i>
TBD	Parking Survey	Matters related to a parking survey. <i>Recommended Action: Discuss and take and desired action. Mr. Dave Beach, Public Works Director</i>
TBD	Town Center Zoning	Matters related to Town Center Zoning. <i>Recommended Action: Discuss and take any desired. City Council</i>

Date	Item	Synopsis & Recommendation
TBD	Poor Farm Ditch	Matters related to Poor Farm Ditch. <i>Recommended Action: Discuss and take any desired action. <b>Mayor Susan Sample</b></i>
TBD	Buffalo Speedway	Matters related to Buffalo Speedway Replacement Project. <b>Mr. Chris Peifer, City Manager</b>

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Alan Petrov, City Attorney  
Thelma Gilliam, City Secretary

## **CITY COUNCIL MEETING MINUTES**

The City Council of the City of West University Place, Texas, met in workshop and regular session on **Monday, September 12, 2016**, in the Municipal Building, 3800 University, West University Place, Texas beginning at **6:30 p.m.**

Agenda Items were as follows:

**Call to Order.** Mayor Sample called the meeting to order at approximately 6:30 p.m. in the Council Chambers. Council and Staff in attendance were: Mayor Pro Tem Kelly, Councilmembers Ballanfant, Reilly and Turner, City Manager Peifer, City Secretary Gilliam, City Attorney Petrov, Public Works Director Beach, Finance Director Daugherty, Fire Chief Taylor, Police Chief Walker.

Boy Scouts Duncan McClaren (Troop 55), Edward Millard (Troop 55), and Ryan Gilbert (Troop 125) lead the Pledge.

City Secretary Gilliam confirmed that the notice of this meeting was duly posted in accordance with the Texas Government Code, Chapter 551.

### **1. Public Comments**

This was an opportunity for citizens to speak to Council relating to agenda and non-agenda items.

**Eddie Matthews**, 5906 Fordham, spoke regarding the 2017 Budget and requested that staff include what additional revenues over the 2016 Budget expect to be generated by the higher tax base and the proposed tax rate and where those monies are going to be spent. He also asked if the City plans to prepare an alternate budget showing the City living off the same level of tax revenues as last year.

**Robert Grossman**, 4103 Ruskin, spoke regarding the AT&T litigation and said the Zoning Board of Adjustment (ZBA) got it right. He said after hours and hours hearing both sides, on July 28, 2016, the ZBA told AT&T that they would not open their reconsideration of their decision. He said they are earnest people who really thought about it and really deserve a vigorous defense of their decision and he hopes Council fulfills its obligation to provide them one because so many members of the community have spent so much time on this. He said the City should just defend the decision, have it out, have it over and move on.

Councilmember Ballanfant pointed out to Mr. Grossman that, to a certain degree, Council's hands are tied and the process is now in the hands of a different governmental entity.

**Nancy Sauer**, 5920 Auden, spoke regarding the Citizen's Climate Lobby and said she is primarily interested in the topic because the City, in the last decade, has never passed a resolution supporting an activist group and asked why the City would even propose to support an activist group with an agenda that has nothing to do with municipal government. She said it seems

inappropriate and a waste of time. She said these types of groups raise money based on their metrics, which are front and center. She said this is a group that is based in Coronado, California and was founded by a real estate developer whose prior experience has been poverty eradication. She said it is a 501(c)(3) which means that it can't lobby exclusively, but most significantly is that the group exists to train individuals who, by definition, don't understand the political process and train them in talking points of climate change. Ms. Sauer said if this Council wants to have a discussion about climate change, she would suggest a real public hearing where the real issues can be aired as opposed to allowing an activist group from Coronado, CA to define and tee up the issue.

**Marty Allday**, 6110 Annapolis, spoke regarding the Citizen's Climate Lobby and said he has spent his entire career working with and for the fossil-fuel industry and wanted to remind Council that West University Place is an oil and gas town and that fossil-fuel has put a lot of bread on a lot of tables in West U. He said from 2007 to 2012, while the rest of United States was suffering the worst economic downturn, oil and gas saw job increases by 31 percent. He said there is \$145,000,000,000 in petro-chemical plant investments and the jobs are moving back onshore in the United States. He said petro-chemicals are used in things every day and are used to improve everyday lives.

**Alida Drewes**, 6112 Fordham Street, spoke to thank Council for the hearing device. She then spoke about the 2017 Budget and said she hopes Council includes the seniors in this Budget. She said the Seniors Board has requested the senior exemption and the seniors have shown up to meetings to rally support for the exemption so they are long overdue, yet Council still will not put it on an agenda. She said she's done her homework to show that it's valid and yet it is still ignored. She asked that it be put on an agenda, especially now since there is so much money in the budget that the City wants to cut the taxes. Ms. Drewes said Council also wants to give the Fire Department \$1,219 or 5% from the Human Resources Wellness Budget. She said all the things on the list that the City will get for that money should already be covered in the employee's gold star health program. She said she isn't allowed to use the city's services and feels that those that are not allowed to use the services shouldn't have to pay taxes.

## 2. **Citizen's Climate Lobby**

Representatives of the Citizen's Climate Lobby will be present to discuss the organization and request support from City Council. *Recommended Action: Discuss and take any desired action.*

Peter Bryn, Conservative Director and Sandy Spears, resident at 4108 University and member of Citizen's Climate Lobby (CCL), gave a presentation to Council.

Mr. Bryn spoke to say the CCL is a volunteer driven organization, it is non-partisan, it has over 40,000 volunteers, and it has over 300 Chapters around the country with -20 of them in Texas and 8 in Houston. He said the CCL's objectives are to empower the volunteers and to build political will to act on climate change in a responsible way. He said there are two risks facing the country – one is the climate change risk and the other is the energy risk. He said if the climate change is dealt with in a way that doesn't give the marketplace transparency and predictability, there is also a risk of putting financial interest in jeopardy, so there needs to be a way to balance the two and the way CCL proposes to do that is with a policy called Revenue-Neutral Carbon Fee, which a lot of energy companies support. He said the idea is to (1) put a fee on greenhouse gas emissions; (2) return revenue to households; and (3) provide a border adjustment.

Mr. Bryn said he is not seeking donations for the organization. He said he cares about solving the climate challenge and sending a message to the members in D.C. that there is support out in the field.

Councilmember Ballanfant asked Ms. Spears and Mr. Bryn to provide Council with actual temperatures in North America since 1900 and provide their sources.

Councilmember Turner spoke to say that she invited the CCL to make the presentation and said she had little or no intention to ask Council to pass a resolution. She said she thought it was interesting to be able to hear CCL's point of view. She said she has the resolution and would be happy to send it to the rest of Council in case they want to submit one individually.

**3. Litigation Update**

Matters related to pending and/or threatened litigation involving the City or its employees, boards, or commissions, including but not limited to Cause No. 2016-51800 in Harris County District Court (127th Judicial District). *Recommended Action: Discuss and take any desired action.*

At 7:00 p.m. Mayor Sample moved to recess the regular meeting and convene into executive session in accordance with Section 551.071 of the Open Meetings Act relating to consultation with attorney regarding pending or contemplated litigation. Mayor Pro Tem Kelly seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

After discussion in Executive Session, Councilmember Turner moved to close the executive session and reconvene the regular session at 7:31 p.m. Councilmember Ballanfant seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

**4. Assistance to Firefighter's Grant**

Matters related to acceptance of an Assistance to Firefighter's Grant from the United States Department of Homeland Security in the amount of \$23,380.00 to enhance the Fire Department's Wellness/Fitness program. *Recommended Action: Accept the Assistance Firefighter's Grant from the United States Department of Homeland Security in the amount of \$23,380.00.*

Fire Chief Taylor presented this item and said in 2015 the Fire Department applied for an Assistance to Firefighter's Grant and was awarded a portion of the grant which funds firefighter physicals. He said the department is bringing it to Council for acceptance due to the required 5% (\$1,200) cost match to the grant.

Councilmember Ballanfant asked if there was any reason not to accept the grant and Chief Taylor replied no, not at all.

Councilmember Reilly asked if the grant is strictly for physicals or could it be used for an alternative purpose. Chief Taylor said this component of the grant application has to be used for physicals. He said the City did not get awarded any funds for any of the other components of the grant.

Councilmember Reilly said seems to him that under the Affordable Care Act all of the services would be preventative care services for which the City's health plan has to provide coverage without any copay or without a deductible to the firefighter.

In response to Mayor Sample's question as to what are the special things the grant would cover that a normal physical would not, Chief Taylor said most services can be received from a physician for a fee, but these physicals include extensive blood work to look for possible contaminants that could be in the bloodstream of a firefighter based on some of the situations they are put into. He said the services also provide a way of tracking results from year to year.

Councilmember Turner asked how it differs from the City's normal wellness testing that is being done for all employees. Chief Taylor said one of the main differences is that staff is able to get and track results whereas HIPAA laws prevent results from being released. He said another reason is that the City can't mandate that employees obtain this type of physical through the City's wellness program, but it is mandatory with these grant funds.

Councilmember Reilly asked if staff has ever tried to run this through the medical plan for reimbursement. Chief Taylor said no, not a physical such as what the grant requires.

Chief Taylor said this request is a very inexpensive investment. He said the number one killer of firefighters is cardiac issues and this type of physical from funds received in the past has saved a few of the City's firefighters from life threatening predicaments.

Councilmember Reilly said he has no doubt that a physical is a good idea, but his question is whether we are paying for the service twice. He said staff should at least ask the question. Chief Taylor said staff has one week remaining to accept the grant, so it is too late for this year.

Councilmember Ballanfant said \$1,219 is probably one of the smallest financial requests ever made to this Council in his recollection and dividing the amount by 5,000 people is approximately \$.24 per household. He said this is an extraordinarily inexpensive way to get the City's firefighters in a better health situation and he couldn't imagine Council not passing this.

Councilmember Turner moved that Council accept the grant from the United States Department of Homeland Security in the amount of \$23,161. Councilmember Ballanfant seconded the motion.

**MOTION PASSED.**

<b>Ayes:</b>	Sample, Kelly, Ballanfant, Reilly, Turner
<b>Noes:</b>	None
<b>Absent:</b>	None

## **5. Certified Appraisal Roll**

Matters related to a resolution acknowledging receipt of the appraisal roll, the assessor-collector's certificate and notice of a public hearing. *Recommended Action: Approve resolution acknowledging receipt of appraisal roll and notice of public hearings, accept the 2016 Certification of Estimated Collection Rate from Harris County Tax Office, and accept Notice of the 2016 Tax Year Proposed Property Tax Rate as calculated by the City's Tax Assessor/Collector.*

Finance Director Daugherty presented and said the Texas Property Tax Code outlines several property tax related items that must be presented to Council – the Certified Appraisal Roll, the Certified Collection Rate and the Notice of Effective Tax Rate. She said the Chief Appraiser of the Harris County Appraisal District (HCAD) certified the City’s 2016 appraisal roll and staff received the roll from the Tax Assessor/Collector on August 22, 2016. She said in accordance with Section 26.04 (b) of the Texas Property Tax Code, the following values are being submitted:

Total Appraised Value	\$6,185,974,556
Total Exemptions	\$434,734,202
Total Taxable Value	\$5,751,240,354
Total Uncertified Taxable Value (under protest)	\$93,551,188
Estimated Taxable Value of property not included on certified roll	\$42,640,341
Total Taxable Value of New Property	\$70,830,258

Finance Director Daugherty said including the anticipated values for the Uncertified Taxable Value (\$93,551,188), and the property not included on the certified roll (\$42,640,341), the total anticipated certified value for the City of West University Place for 2016 is \$5,887,431,883, a 7.79% increase over the 2015 certified values.

Finance Director Daugherty said that on July 18, 2016, the Harris County Tax Assessor/Collector estimated an anticipated collection rate of 99.84% for 2016.

Finance Director Daugherty said all taxing units that levied property taxes for 2015 and intend to levy them for 2016 must calculate and publish an effective tax rate and rollback tax rate. She said Chapter 26 of the Texas Property Tax Code requires Council to take a record vote and schedule two public hearings if the City intends to adopt a property tax rate that exceeds the lower of the effective or rollback tax rate.

After her presentation, Finance Director Daugherty said staff’s recommendation is for Council to:

- Approve a resolution proposing a not-to-exceed tax rate and schedule public hearings for October 3, 2016 and October 10, 2016;
- Review and accept the 2016 Certified Appraisal Roll;
- Review and accept the 2016 Certification of Estimated Collection Rate from Harris County Tax Office; and
- Review and accept the 2016 Notice of 2016 Tax Year Proposed Property Tax Rate as calculated by the City Tax Assessor/Collector.

Councilmember Ballanfant said his recollection during his first term as councilmember (2009-2001) is that the City crossed one billion dollars and it has increased to approximately \$6 billion, which is an enormous increase in the valuation of West U properties. He said this is attributed, in part, to the City Councils over the past 15 years of running the City in a very thoughtful and reasoned way.

In response to Councilmember Ballanfant’s inquiry, Finance Director Daugherty said she will provide him, and any other members of Council who might want them, a history of the assessed values from 1999 until now. She said she will also try to get the County’s total appraised residential value as requested by Mayor Sample.

Councilmember Reilly moved to approve the resolution acknowledging receipt of the Appraisal Roll and Notice of Public Hearing and accept the 2016 certification of the estimated collection rate from the Harris County tax office and accept notice of the 2016 tax year proposed property tax rate as calculated by the City's Tax Assessor/Collector. Councilmember Ballanfant seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

**6. Record Vote on Tax Rate and Set Public Hearings**

Matters related to a resolution recording vote on tax rate on the proposed "not to exceed" tax rate of \$0.31680 and scheduling public hearings. *Recommended Action: Approve resolution recording vote on tax rate and scheduling public hearings for October 3, 2016 and October 10, 2016.*

Finance Director Daugherty presented and said Chapter 26 of the Texas Property Tax Code requires Council to take a record vote and schedule two public hearings if the City intends to adopt a property tax rate above the effective tax rate. She said the effective and rollback tax rates for 2016 are \$0.31119 and \$0.31681 per \$100 valuation, respectively, and the debt service rate is \$0.13123 per \$100 valuation.

Finance Director Daugherty pointed out that this is not the adoption of the tax rate, but a record vote proposing a rate that will be used to prepare the required notice and hearing publications.

Councilmember Reilly moved to adopt a resolution and take a record vote on the proposed "not to exceed" rate of \$0.31680 per hundred dollars and call the necessary public hearings, with the first public hearing to be held at a special meeting on Monday, October 3, 2016 at 6:30 p.m. and the second public hearing to be held during the regular Council meeting on October 10, 2016 at 6:30 p.m. Councilmember Ballanfant seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

**7. Schedule Public Hearings for 2017 Budget**

Matters related to scheduling public hearing to hear comments on the 2017 City Budget. *Recommended Action: Schedule a Public Hearing for October 10, 2016 to hear comments on the City's 2017 Budget.*

Finance Director Daugherty presented and said Section 102.006 of the Texas Local Government Code requires the governing body of a municipality to set a date and publish notice of a public hearing on the proposed budget and that the hearing shall occur no less than 15 days after filing the budget with the City Secretary but before the date the governing body adopts the tax rate, which is scheduled for Monday, October 17, 2016. She said a copy of the draft proposed Budget will be submitted to the City Secretary and posted on the City's website by the end of the day September 16, 2016.

Finance Director Daugherty said notice of the tax public hearings will be published in the Thursday, September 15, 2016 issue of the West U Examiner and the notice of the public hearing on the 2017 Budget will be published in the Thursday, September 29, 2016 issue of the West U Examiner.

City Manager Peifer stated that staff is working diligently on some issues within the budget. He said the draft provides building blocks, but it's certainly not the final product.

Councilmember Reilly moved to schedule a public hearing on October 10, 2016 at 6:30 p.m. to hear comments on the City's 2017 Budget. Councilmember Turner seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

## 8. Future Agenda Items

Matters related to future agenda items. *Recommended Action: Discuss and take any desired action.*  
**City Council**

Councilmember Turner requested that the solicitation of bids for designation of an official newspaper be added to the future agenda items list.

Councilmember Reilly requested that an update from the Master Planning Task Force be added to the next agenda to hear their recommendations and how they plan to incorporate those recommendations into the Master Plan and, if needed, get direction from Council.

Councilmember Turner said she was under the impression that the Task Force's recommendations were going to be submitted to PGAL in order to be incorporated into PGAL's document and that no further action was required on the part of the Council until that happened.

City Manager Peifer said it's his understanding that the Master Plan, including the Task Force's recommendations, are in edit and review by staff, and then staff will submit it to PGAL.

Councilmember Reilly also requested that the Task Force give an update to Council as to where they are in the process and a proposed timeline. Mayor Pro Tem Kelly agreed.

## 9. Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

### A. City Council Minutes

Approve City Council Minutes of the August 22, 2016 Council meeting. *Recommended Action: Approve Minutes.*

Councilmember Turner moved to approve the consent agenda as presented. Councilmember Ballanfant seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

**10. Adjourn**

Mayor Pro Tem Kelly moved to adjourn the regular meeting at approximately 8:00 p.m. Councilmember Reilly seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

Prepared by: \_\_\_\_\_

Approved by Council on: \_\_\_\_\_

DRAFT