



# The City of West University Place

*A Neighborhood City*

## CITY COUNCIL

Susan Sample, Mayor  
John Montgomery, Mayor Pro Tem  
John P. Barnes, Councilmember  
Melanie Bell, Councilmember  
Shannon Carroll, Councilmember

## STAFF

David J. Beach, City Manager  
Scott Bounds, Olson and Olson, City Attorney  
Thelma Gilliam, City Secretary

## CITY COUNCIL MEETING ACTION MINUTES

The City Council of the City of West University Place, Texas, met in a regular meeting on **Monday, July 11, 2022**, at **6:30 p.m.**, in the Municipal Building at 3800 University Boulevard, to consider the agenda of items listed. The meeting was held in person and via Zoom.

### 1. Call Meeting to Order

Mayor Sample called the meeting to order at 6:30 p.m. In attendance were Mayor Pro Tem Montgomery and Councilmembers Barnes, Bell, and Carroll.

Staff in attendance were City Manager Beach, City Secretary Gilliam, Assistant to the City Manager Thompson, Fire Chief Maxell, Finance Director Kalka, Public Works Director Barrera, Police Chief Walker, and City Attorney Bounds

Other in attendance were: John Robuck with Bok Financial Securities, Justine Markowski with PGAL, Jeff Gerber with PGAL (via Zoom), and Marcus Dietz, Bond Counsel, Orrick

### 2. Pledge of Allegiance – Councilmember Carroll led the Pledge.

### 3. Public Comments

This is an opportunity for citizens to speak to the Council relating to agenda and non-agenda items. Speakers are required to register in advance and must limit their presentations to three minutes each.

**Ramsay Elder**, 2817 Tanglely, spoke request Council use some of the bond funds to purchase parkland on the east side of West U.

**David Cole**, 4104 Cason, spoke to urge Council to better regulate or create regulation for large permit loads and require permits for trucks like the state does.

### 4. Cash Defeasance – General Obligation Refunding Bonds, Series 2017

Matters related to a resolution for Series 2017 Refunding Bonds. *Recommended Action: Staff recommends approval of the resolution calling for the defeasance and redemption of certain outstanding bonds of the City of West University Place, Texas; directing the redemption of such bonds; and containing other matters related thereto. Ms. Marie Kalka, Finance Director and John Robuck, BOK Financial Securities*

Following a brief presentation by Finance Director Kalka, Financial Consultant John Robuck, and Bond Counsel Marcus Dietz, Councilmember Barnes moved to approve the resolution calling for the defeasance and redemption of certain outstanding bonds of the City of West University Place, Texas; directing the redemption of such bonds; and containing other matters related thereto. Councilmember Carroll seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Montgomery, Barnes, Bell, Carroll  
**Noes:** None  
**Absent:** None

**5. Public Works Maintenance Facility Design Criteria**

Matters related to a discussion regarding design criteria for the Public Works Maintenance Facility, including discussion on Leadership in Energy and Environmental Design (LEED) elements. *Recommended Action: Discuss and provide direction. Mr. Will Thompson, Assistant to the City Manager and Mr. Jeff Gerber, President and CEO, PGAL*

Assistant to the City Manager Thompson introduced Jeff Gerber and Justine Markowski with PGAL who gave the presentation on Leadership in Energy and Environmental Design (LEED) elements for the Public Works Maintenance Facility.

After questions and answers, Mr. Gerber and City Manager Beach said they will come back to Council at a future meeting with more specific answers for dollar savings based on the LEED certified model.

**6. Bond and Debt Discussion**

Matters related to a presentation from the City's financial representative regarding the issuance of debt. *Recommended Action: Discuss and take any desired action. Ms. Marie Kalka, Finance Director and John Robuck, BOK Financial Securities*

The City's financial representatives provided an update to Council and discussed current market conditions and the process for issuing Certificates of Obligation for projects identified in the 2022 Budget and the first year of 2023 of the 5-year CIP.

**7. 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 Meeting Minutes**

Approve City Council Minutes of June 27, 2022. *Recommended Action: Approve City Council Minutes of June 27, 2022. Ms. Thelma Gilliam, City Secretary*

Councilmember Barnes moved to approve the Minutes as presented. Councilmember Bell seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Montgomery, Barnes, Bell, Carroll  
**Noes:** None  
**Absent:** None

**8. Adjourn Meeting Meeting**

With no other business before the Council, Councilmember Carroll moved to adjourn the meeting at approximately 8:28 p.m. Councilmember Barnes seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Montgomery, Barnes, Bell, Carroll  
**Noes:** None  
**Absent:** None

Prepared by: Thelma A. Gilliam, TRMC, City Secretary

Council Approved: July 25, 2022

*Audio of this meeting is on the City's website. If for any reason you are unable to download the audio from the website, contact the City Secretary's office to obtain a copy, as well as a copy of any presentation.*