



# 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 workshop and regular meeting on **Monday, July 25, 2022**, at **6:00 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.

### WORKSHOP (6:00 PM)

#### 1. Call Workshop to Order

Mayor Sample called the meeting to order at 6:00 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, and City Attorney Bounds.

#### 2. Recess Workshop and Convene Executive Session

City Council will recess the regular session and convene an executive session in accordance with Section 551.072 of the Texas Government Code to deliberate regarding real property.

At 6:01 p.m., Councilmember Barnes moved to recess the workshop and convene into executive session per Section 551.072 of the Texas Government Code to discuss property. Councilmember Bell seconded the motion. **MOTION PASSED.**

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

#### 3. Adjourn Executive Session and Reconvene Workshop

At 6:37 p.m., Councilmember Barnes moved to adjourn the executive session and reconvene the workshop. Mayor Pro Tem Montgomery seconded the motion. **MOTION PASSED.**

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

#### 4. Adjourn Workshop

At 6:38 p.m., Mayor Pro Tem Montgomery moved to adjourn the workshop. Councilmember Barnes seconded the motion. **MOTION PASSED.**

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

**REGULAR MEETING (6:30 PM)**

**5. Call Regular Meeting to Order**

Mayor Sample called the meeting to order at 6:38 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, City Attorney Bounds, Fire Chief Maxell, Finance Manager Walker, Public Works Director Barrera, Police Chief Walker, Parks and Recreation Director White, Recreation Manager Bakes, and City Attorney Bounds

Others in attendance were: John Peterson with HDR, Ngoc Le with HDR (via Zoom), Jason Gray and Dan Jackson with Willdan Financial Services, John Robuck with Bok Financial Securities (via Zoom), Marcus Dietz, Bond Counsel with Orrick (via Zoom), and Will Bertron and Stephen Damiani with the Parks Board

**6. Pledge of Allegiance** – Councilmember Bell led the Pledge.

**7. Public Comments**

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

**Diane Moy**, 4036 University, spoke to request that Council consider regulations on the use of artificial turf.

**Liya Elyashkevich**, 3925 Rice, spoke against proposed amendments to Chapter 58 of the Code of Ordinances relating to regulations at City parks regarding tennis instructors and the use of the tennis courts.

**Eddie Matthews**, 5906 Fordham, spoke regarding traffic safety.

**8. Ordinance Related to Regulations for City Parks**

Matters related to approving an ordinance relating to regulations in City parks on the first of two readings. *Recommended Action: Approve ordinance on the first of two readings. Ms. Susan White, Parks and Recreation Director*

After discussion, Councilmember Barnes moved to approve the ordinance amending Article IV, Tennis Courts, of Chapter 58, Parks and Recreation, of the Code of Ordinances to prohibit commercial activities and concessions in parks, playgrounds and Park Facilities on the first of two readings. Councilmember Carroll seconded the motion. **MOTION PASSED.**

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

**9. Water and Wastewater Rate Study**

Matters related to the Water and Wastewater Rate study. *Recommended Action: Discuss and provide staff with feedback and direction. Ms. Marie Kalka, Finance Director and Mr. Jason Gray, Willdan Financial Services*

Finance Manager Walker provided background on the study before introducing Jason Gray with Willdan Financial Services who presented the results of the study and provided recommendations to Council.

After questions and discussion, City Manager Beach noted that the consultants would come back before Council, possibly in August, with a full rate study report that will include Council's feedback.

**10. Notice of Intent to Issue Certificates of Obligation**

Matters related to approval of resolution directing publication of the Notice of Intent to issue Certificates of Obligation. *Recommended Action: Approve the resolution authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2022, for the Design, Acquisition, Construction and Improvement of Certain Public Works, and authorizing certain other matters relating thereto. Ms. Marie Kalka, Finance Director*

Finance Manager Walker introduced Mr. John Robuck with Bok Financial Securities who stated that the presentation for tonight was identical to the presentation presented at the last meeting. With that said, Council opted not to go through the presentation again.

Mr. Robuck noted that the Certificates of Obligation would be sold on September 26, 2022, and he would present and approve the sale results that evening at the Council meeting.

Councilmember Barnes moved to approve the resolution authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2022, for the Design, Acquisition, Construction and Improvement of Certain Public Works, and authorizing certain other matters relating thereto. Mayor Pro Tem Montgomery seconded the motion. **MOTION PASSED.**

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

**11. Eastside Paving and Drainage Design Update**

Matters related to an update on seventy-five percent (75%) design for the eastside paving and drainage project. *Recommended Action: Discuss and provide feedback. Mr. Gerardo Barrera, Public Works Director*

Public Works Director Barrera provided a recap before introducing Mr. John Peterson with HDR Engineering who provided Council with an update on the project and current project schedule.

**12. 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 July 11, 2022. *Recommended Action: Approve City Council Minutes of July 11, 2022. Ms. Thelma Gilliam, City Secretary*

**B. Quarterly Investment Report**

Matters related to receiving the Quarterly Investment Report. *Recommended Action: Receive report. Ms. Neelie Walker, Finance Manager*

**C. Reimbursement Resolution for Various Projects**

Matters related to a reimbursement resolution for various projects. *Recommended Action: Approve the resolution declaring intention to reimburse project expenditures from the proceeds of tax-exempt obligations.* **Ms. Marie Kalka, Finance Director**

Mayor Pro Tem Montgomery moved to approve the Consent Agenda as presented. Councilmember Barnes seconded the motion. **MOTION PASSED.**

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

**13. Adjourn Meeting**

With no other business before the Council, Councilmember Carroll moved to adjourn the meeting at approximately 8:30 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: August 8, 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.*