



City of West University Place

A Neighborhood City

CITY COUNCIL

Susan Sample, Mayor
John Barnes, Mayor Pro Tem
John Bertini, Councilmember
Clay Brett, Councilmember
Kalie Rainsberger, Councilmember

STAFF

David Beach, City Manager
Loren Smith, Olson & Olson, City Attorney
Tracylynn Garcia, City Secretary

City Council Meeting Agenda

Notice is hereby given on **February 23, 2026**, the West University Place City Council will hold a

- **Special Meeting at 6:00 p.m. and a**
- **Regular Meeting beginning at 6:30 p.m.**

Both meetings will be held in the **Municipal Building, located at 3800 University Boulevard**, for the purpose of considering the agenda of items listed.

Residents can attend in-person, by telephone, or via Zoom. **Be advised that residents attending via Zoom will have only the ability to listen to the meeting.**

To attend the meetings via telephonic means, please call [346-248-7799](tel:346-248-7799) or you can join at join at <https://us02web.zoom.us/j/83587184156>. **The Meeting ID Number is 835 8718 4156.**

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.

Violation of the rules of procedure does not invalidate an action unless a point of order is raised before the end of the next regular meeting.

SPECIAL MEETING (6:00 PM)

1. **Call Meeting to Order**
2. **Recess Special Meeting and Convene Executive Session**
The City Council will recess to convene an executive session authorized by Title 5, Chapter 551, Texas Government Code, for the following purposes: Sec. 551.071 Consultation with City Attorney.
3. **Adjourn Executive Session and Reconvene Special Meeting**
Matters related to any action resulting from Executive Session deliberations.
4. **Recess Special Meeting and Convene Regular Meeting**
If necessary, the City Council will recess the special meeting and will reconvene at the end of the regular meeting.

REGULAR MEETING (6:30 PM)

5. Call Meeting to Order

6. Pledge of Allegiance

7. 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. If the topic the speaker wishes to address is on the agenda, the speaker may either speak at this time or defer his/her comments until such time the matter is discussed.

Persons making personal, impertinent, or slanderous remarks may be barred by the presiding officer from further comment before the Council during the meeting. This rule does not prohibit criticism of the City or criticisms of actions or omissions of the City.

8. Texas Municipal League Legislative Update

Matters related to providing a Legislative Update to Council. *Recommended Action: Receive update.* **Mr. D. Beach, City Manager and Mr. JJ. Rocha, Director of Public Policy and Engagement, Texas Municipal League.** [See Agenda Memo 8]

9. Harris County Flood Control Poor Farm Ditch Project (North) Update

Matters related to providing an update on the maintenance work underway by Harris County Flood Control District along the northern section (Rice Blvd. to Bissonnet St.) of Poor Farm Ditch Project. *Recommended Action: Receive update.* **Mr. J. Barnes, Mayor Pro Tem, Dr. J. Bertini, Councilmember and Mr. M. Leech, Director, Public Works** [See Agenda Memo 9]

10. Recreation Center Improvements Update

Matters related to potential Recreation Center Improvements. *Recommended Action: Approve option 1 for the cardio/weightroom improvements and authorize staff to move forward in the design development process.* **Ms. S. White, Parks & Recreation Director, Ms. J. Markowski, PGAL** [See Agenda Memo 10]

11. E-bikes and Golf Cart Ordinance Recommendations

Matters related to amending Code of Ordinance Section 46-43 and 46-57 by adding sections for E-bikes and Golf Carts. *Recommended Action: Adopt Ordinance 3104 amending Sec. 46-43. (b) and Sec. 46-57 on the first of two readings.* **Mr. G. Ratliff, Police Chief** [See Agenda Memo 11]

12. Designating Representatives to the Houston-Galveston General Assembly

Matters related to designating a representative and alternate to the Houston-Galveston General Assembly. *Recommended Action: Discuss and approve Resolution 2026-02 designating a representative and alternate to the 2026 H-GAC General Assembly.* **Ms. S. Sample, Mayor and Mr. D. Beach, City Manager** [See Agenda Memo 12]

13. City Council Minutes

Matters related to approving the City Council Minutes of February 9, 2026. *Recommended Action: Staff recommends City Council approve the minutes of the Special and Regular City Council meetings of February 9, 2026.* **Ms. T. Garcia, City Secretary** [See Agenda Memo 13]

14. Adjourn Regular Meeting and Reconvene Special Meeting

15. Recess Special Meeting and Convene Executive Session

City Council will recess to convene an executive session authorized by Title 5, Chapter 551, Texas Government Code, for the following purposes: Sec. 551.071 Consultation with City Attorney and Sec. 551.074 personnel matters, to deliberate the employment, evaluation and duties of a public officer or employee, to wit: City Manager and City Secretary.

16. Adjourn Executive Session and Reconvene Special Meeting

Matters related to any action resulting from Executive Session deliberations.

17. Adjourn Special Meeting

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 Tracylynn Garcia at 713.662.5813 at least 3 business days prior to the meeting so that reasonable accommodations can be made to assist in your participation in the meeting. The Council Chambers is accessible by wheelchair from the west entrance and specially marked parking spaces are available in the southwest parking area.

I certify that this notice and agenda of items to be considered by the West University Place City Council on February 23, 2026, was posted on the Municipal Building bulletin board on February 17, 2026, by 6:30 p.m.

Attest:

Tracylynn Garcia, TRMC, CPM, MMC
City Secretary



AGENDA MEMO
Business of the City Council
City of West University Place, Texas

Meeting Date	02.23.2026	Agenda Item	8
Approved by City Manager	Yes	Presenter(s)	D. Beach, City Manager JJ. Rocha, Director Public Policy & Engagement
Reviewed by City Attorney	Yes	Department	Administration Texas Municipal League
Subject	Texas Municipal League Legislative Update		
Attachments	Presentation		
Financial Information	Expenditure Required:		Not Applicable
	Amount Budgeted:		Not Applicable
	Account Number:		Not Applicable
	Additional Appropriation Required:		Not Applicable
	Additional Account Number:		Not Applicable

Executive Summary

The Director of Public Policy and Engagement for the Texas Municipal League (TML) will provide an update to Council on the current status of legislative affairs in the State of Texas and on issues that will be coming up in the 2027 legislative session.

Recommended Action

Staff recommends City Council receive the update.

TML Legislative Update

West University Place
February 23, 2026

JJ Rocha

Director of Public Policy and Engagement

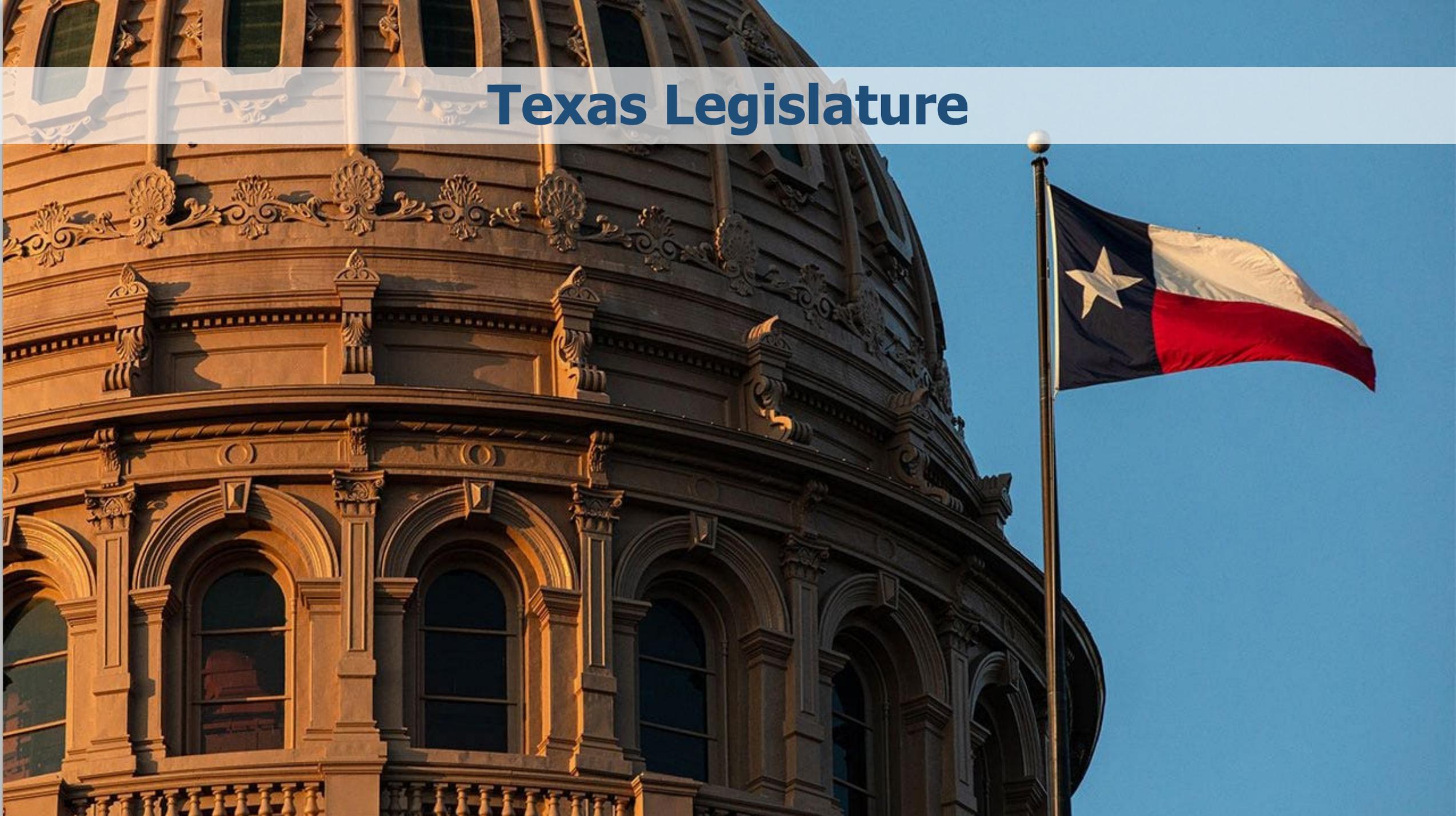


Year	Total Bills Introduced	Total Bills Passed	City-Related Bills Introduced	City-Related Bills Passed
2013	6061	1437	1700+	220+
2015	6476	1329	1600+	220+
2017	6800	1220	2000+	290+
2019	7541	1437	2000+	330+
2021	6927	1073	2000+	240+
2023	8344	1258	1800+	230
2025	9014	1231	2000+	262

TML tracked 2,189 bills (24% of all bills introduced) in 2025



Texas Legislature



Senate Interim Charges – Round 1

Senate Finance Committee

- Further Property Tax Cuts



Governor & Lt. Governor Tax Plans

- Governor's Tax Plan
 - Expenditure Caps
 - Supermajority Voter Approval
 - Appraisal Caps
 - Petition of registered voters to rollback tax rate
 - Eliminate school property taxes (homeowners)
- Lt. Governor's Tax Plan
 - “Operation Double Nickle”: Lower senior homestead exemption eligibility from 65 to 55
 - Increase homestead exemptions on school district property taxes
 - Impose limits on local government tax increases while allowing for reasonable growth



90th Texas Legislature: Major Issues

- Expenditure Caps
- Debt Limitations
- Third-Party Review
- ETJ Elimination
- Land Use
- May Elections
- Community Censorship



Advocacy Efforts

- Get to know your legislators, contact them often
- Stay informed on issues
- Understand the legislative process
- Become a resource for your legislator and TML
- Be able to act quickly during session
 - Phone calls, emails, and/or testifying



Questions?

- JJ Rocha jj@tml.org





AGENDA MEMO

Business of the City Council
City of West University Place, Texas

Meeting Date	02.23.2026	Agenda Item	9
Approved by City Manager	Yes	Presenter(s)	J. Barnes, Mayor Pro Tem J. Bertini, Councilmember M. Leech, Director
Reviewed by City Attorney	Yes	Department	Council/Public Works
Subject	Harris County Flood Control Poor Farm Ditch (North) Project Update		
Attachments	N/A		
Financial Information	Expenditure Required:		Not Applicable
	Amount Budgeted:		Not Applicable
	Account Number:		Not Applicable
	Additional Appropriation Required:		Not Applicable
	Additional Account Number:		Not Applicable

Executive Summary

The City Council requested staff to provide periodic updates on the progress of the maintenance work underway by Harris County Flood Control (HCFCF) Poor Farm Ditch (North) between Rice Blvd. and Bissonnet St.

The discussion topics are as follows:

1. Recently completed work on west side of Poor Farm Ditch North.
2. Condition of east side of Poor Farm Ditch North
3. HCFCF progress, plan and challenges

Recommended Action

Staff recommends City Council receive the update.



AGENDA MEMO

Business of the City Council
City of West University Place, Texas

Meeting Date	02.23.2026	Agenda Item	10
Approved by City Manager	Yes	Presenter(s)	S. White, Director J. Markowski, Architect
Reviewed by City Attorney	Yes	Department	Parks and Recreation, PGAL Architects
Subject	Recreation Center Improvements Update		
Attachments	Proposed Recreation Center Improvement Update		
Financial Information	Expenditure Required:		None
	Amount Budgeted:		None
	Account Number:		None
	Additional Appropriation Required:		None
	Additional Account Number:		None

Executive Summary

Over the last 1 ½ years, Council, Parks and Recreation Board, City staff and residents has evaluated the current Recreation Center and developed options for consideration to update and modernize the facility that is approaching 16 years old. The options were developed through public meetings, town halls, site tours, a public survey and feedback from our residents.

The following four options were considered by Council:

1. Updates and enlargement to the cardio/weightroom,
2. Expanded seating area for viewing area and aquatics workspace
3. Indoor play area / repurposing racquetball courts, and
4. Repurposing the Parks Maintenance work area

During subsequent meetings, the expanded seating area and indoor play area were removed from further consideration, but Council did request staff to evaluate some variations to the cardio/weightroom improvements. These options included utilizing the area over the two-story racquetball courts to expand the cardio/weightroom. Staff began working with Pierce Goodwin Alexander and Linville (PGAL), design architects for the Recreation Center (Phase II of the Facilities Master Plan) and the Parks Board to determine feasibility and cost estimates for a second-floor addition over the current racquetball/squash area to allow for additional expansion upstairs.

Options were reviewed with both the 2023-2025 and 2025-2027 Parks and Recreation Boards at their October 1, 2025, and January 5, 2026, respective meetings. Both boards' consensus was to recommend Option 1 for Council's further consideration.



AGENDA MEMO

Business of the City Council
City of West University Place, Texas

Tonight, staff and PGAL will provide an update on the options, project process, proposed improvements, budget estimates and discuss next steps with Council, which includes moving forward with Option 1 improvements and to return with a design development agreement for City Council's consideration.

Recommended Action

Staff recommends City Council approve Option 1 for the cardio/weightroom improvements and authorize staff to move forward in the design development process.

Proposed Recreation Center Improvement – Update

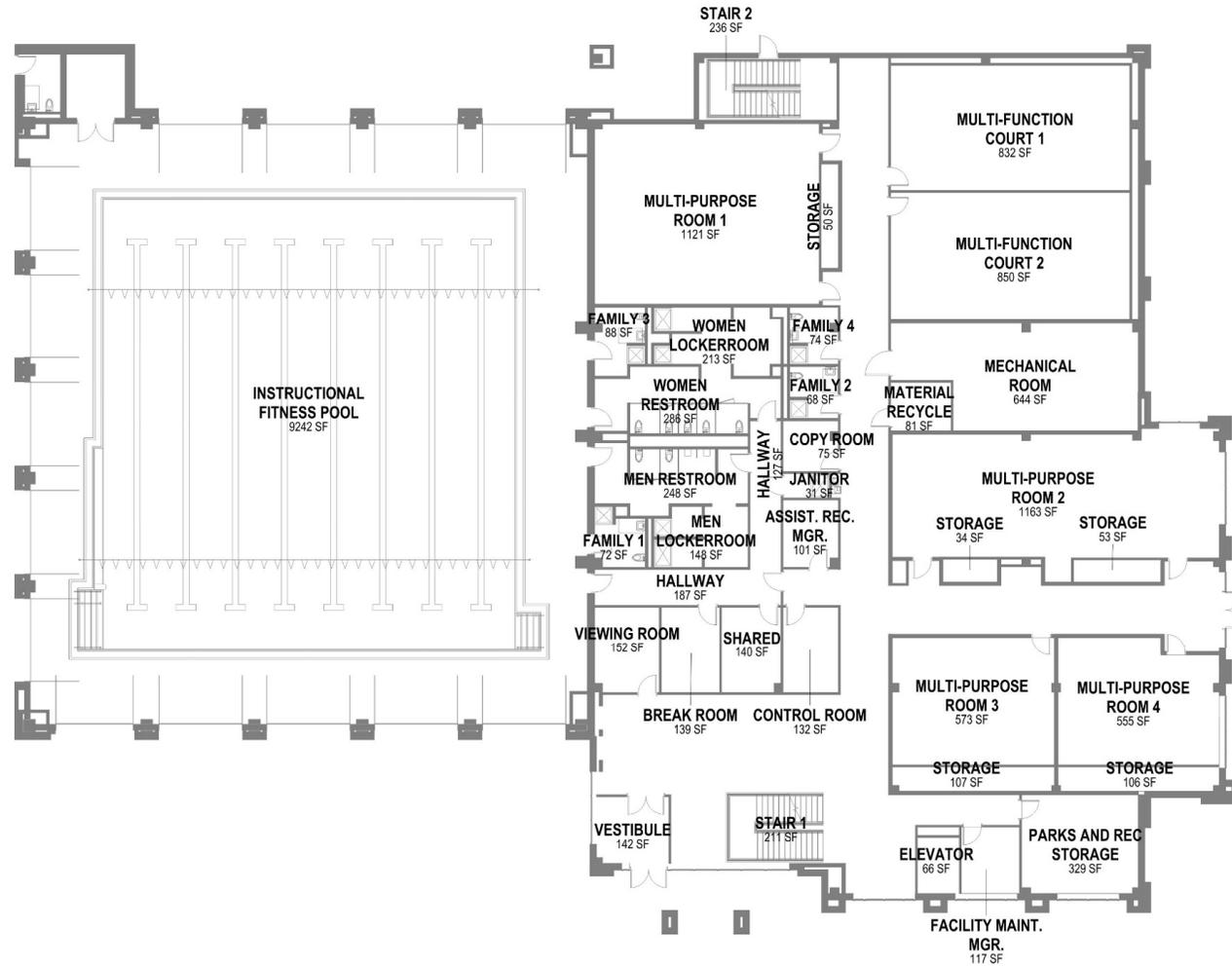


City Council Meeting - February 23, 2026

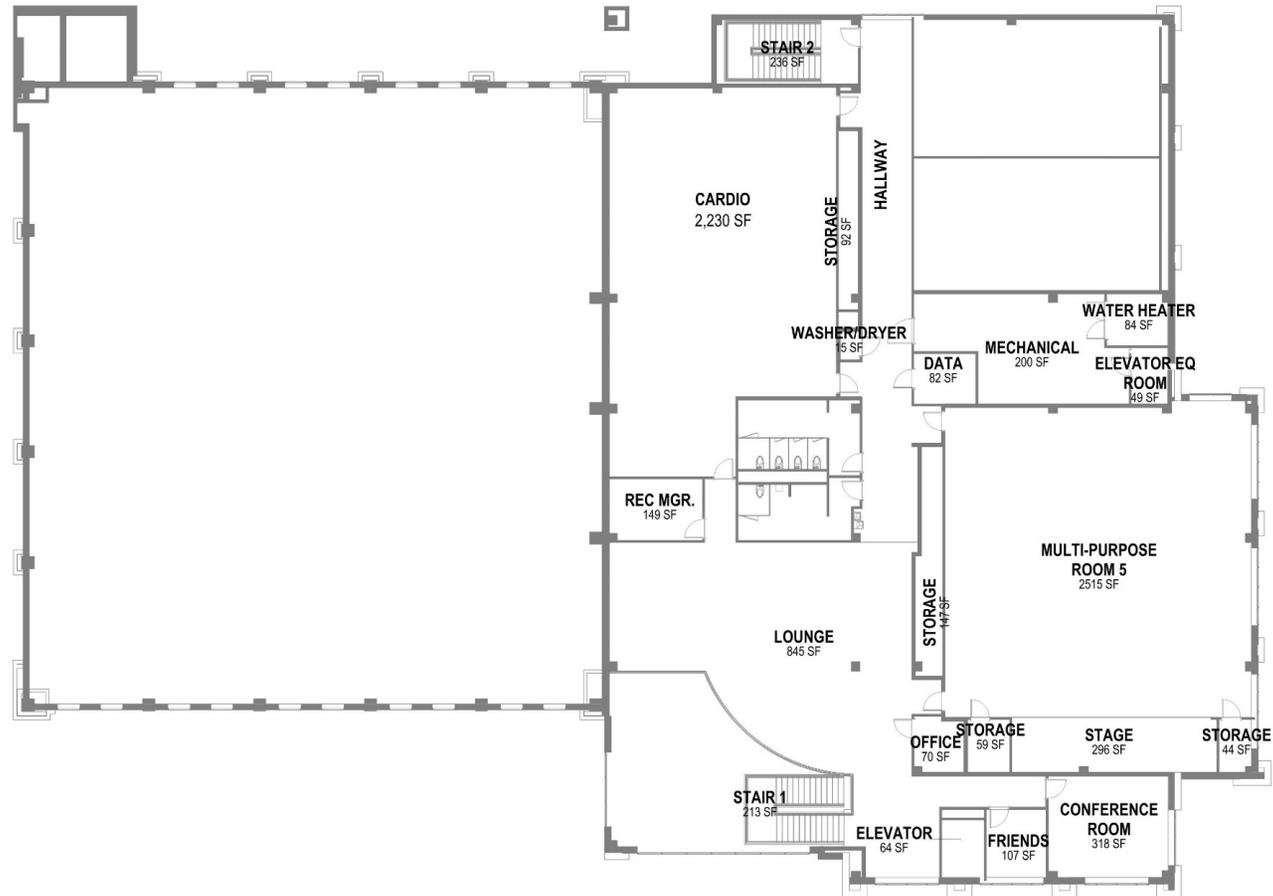


- Last council update was at the August 25, 2025, meeting. Justine Markowski from PGAL presented. Consensus was to continue with
- Project information can be found on www.westutx.gov/recimprovements
- At the September 2, 2025, Council CIP Workshop, the proposed viewing room and aquatics office were removed from consideration, and staff explored alternate observation areas. Staff worked with the architects to determine feasibility and cost estimates for a second-floor addition over the current racquetball/squash area to allow for additional expansion upstairs.

Existing Conditions – Level One



Existing Conditions – Level Two



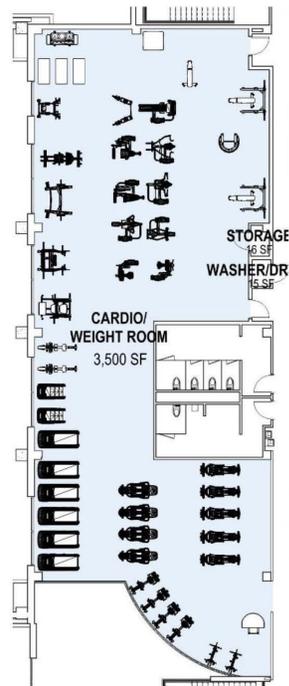
Area 1 – Cardio/Weightroom Expansion

Area 1 – Cardio/ Weight Room

AREA 1:

WEIGHT AND CARDIO ROOM EXPANSION

- INTERIOR DEMOLITION
- UPDATED CEILING WITH FIXTURES
- NEW EQUIPMENT

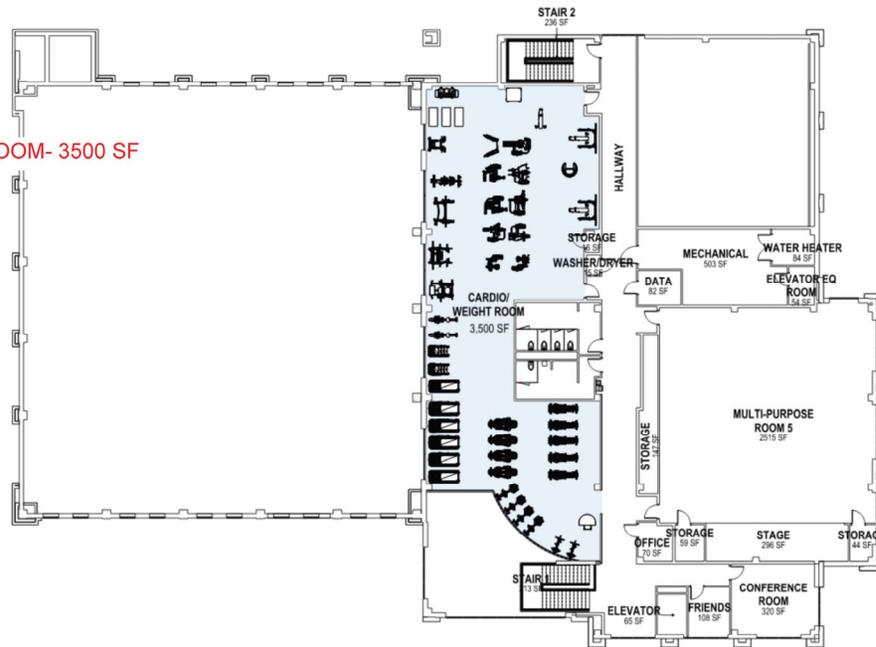


City of West University Place – Recreation Center Improvements

Area 1 – Option 1

OPTION 1:

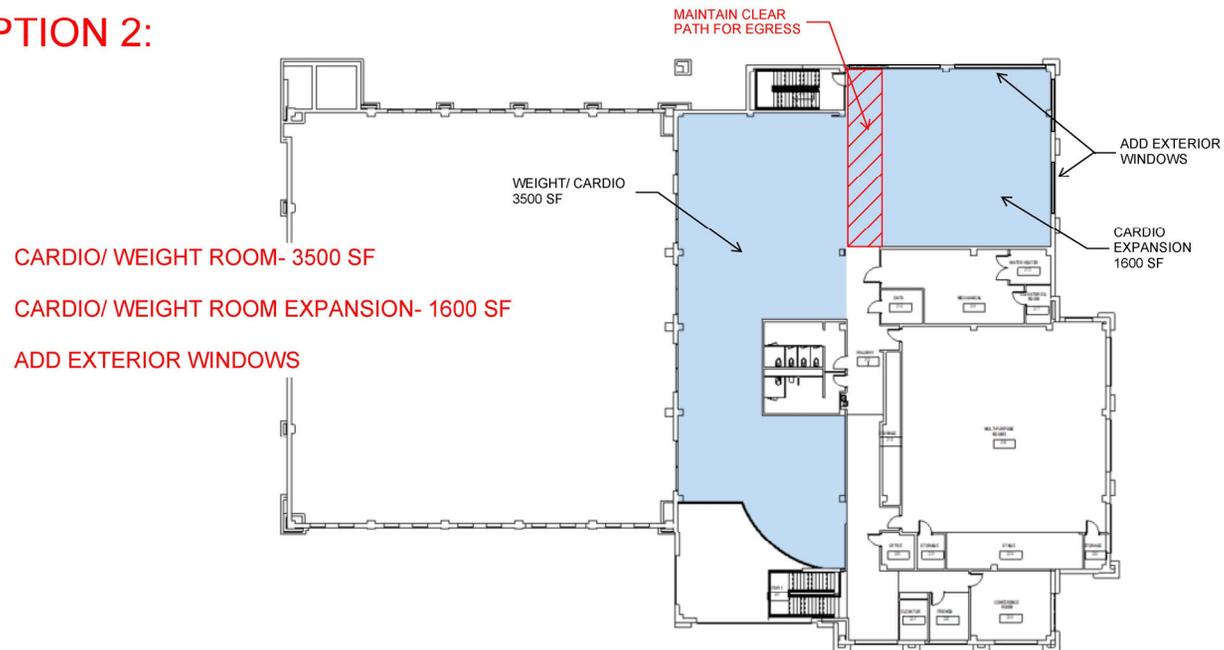
CARDIO/ WEIGHT ROOM- 3500 SF



EXISTING: 2,200 SF
PROPOSED: 3,500 SF
ADDED WEIGHT/ CARDIO SPACE: 1,300 SF

Area 1 – Option 2

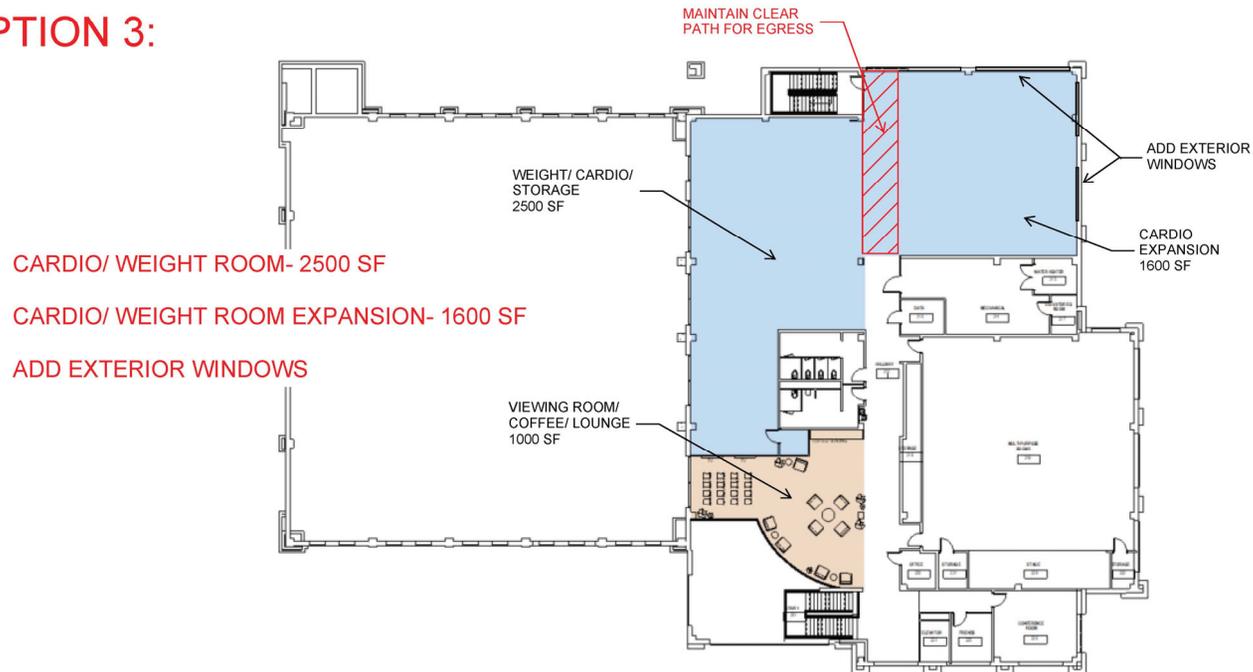
OPTION 2:



EXISTING: 2,200 SF
PROPOSED: 5,100 SF
ADDED WEIGHT/ CARDIO SPACE: 2,900 SF

Area 1 – Option 3

OPTION 3:



CARDIO/ WEIGHT ROOM- 2500 SF

CARDIO/ WEIGHT ROOM EXPANSION- 1600 SF

ADD EXTERIOR WINDOWS

WEIGHT/ CARDIO/
STORAGE
2500 SF

VIEWING ROOM/
COFFEE/ LOUNGE
1000 SF

ADD EXTERIOR
WINDOWS

CARDIO
EXPANSION
1600 SF

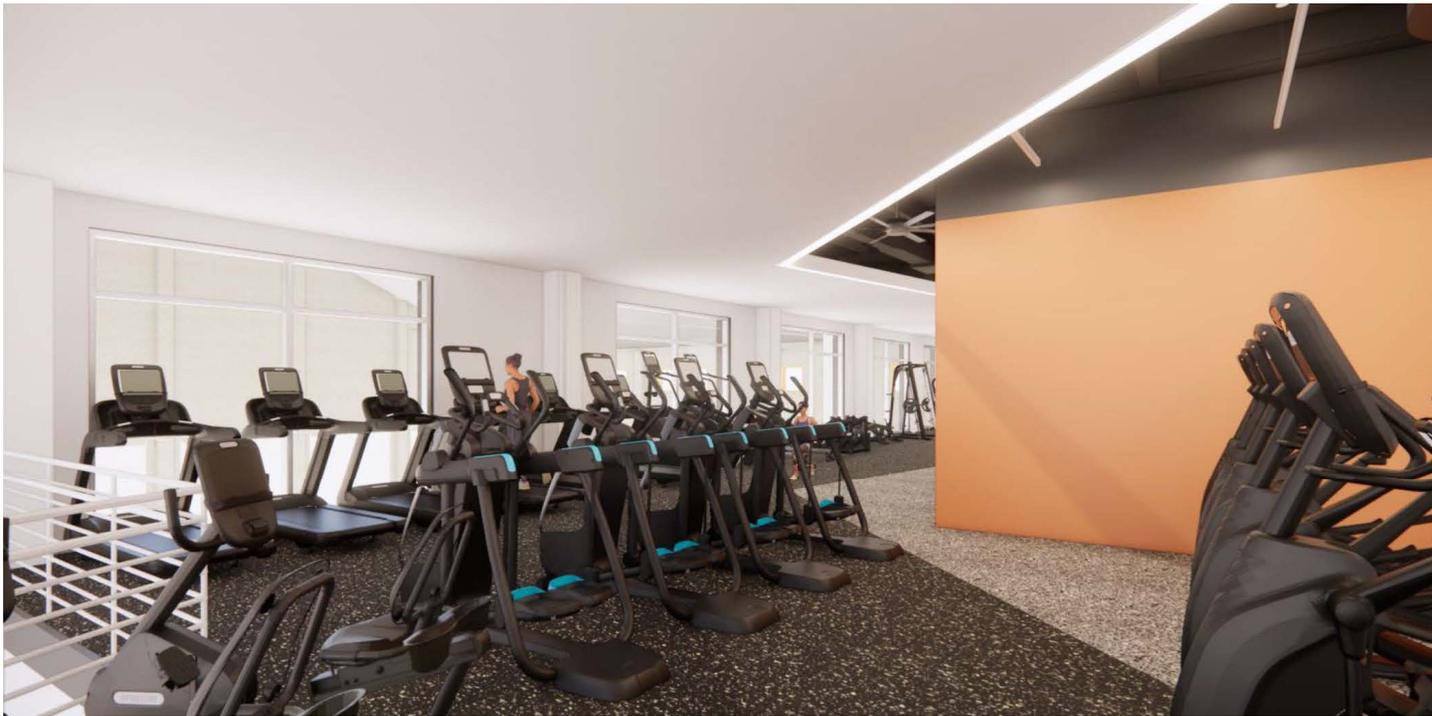
EXISTING: 2,200 SF
PROPOSED: 4,100 SF
ADDED WEIGHT/ CARDIO SPACE: 1,900 SF

Area 1 Renderings

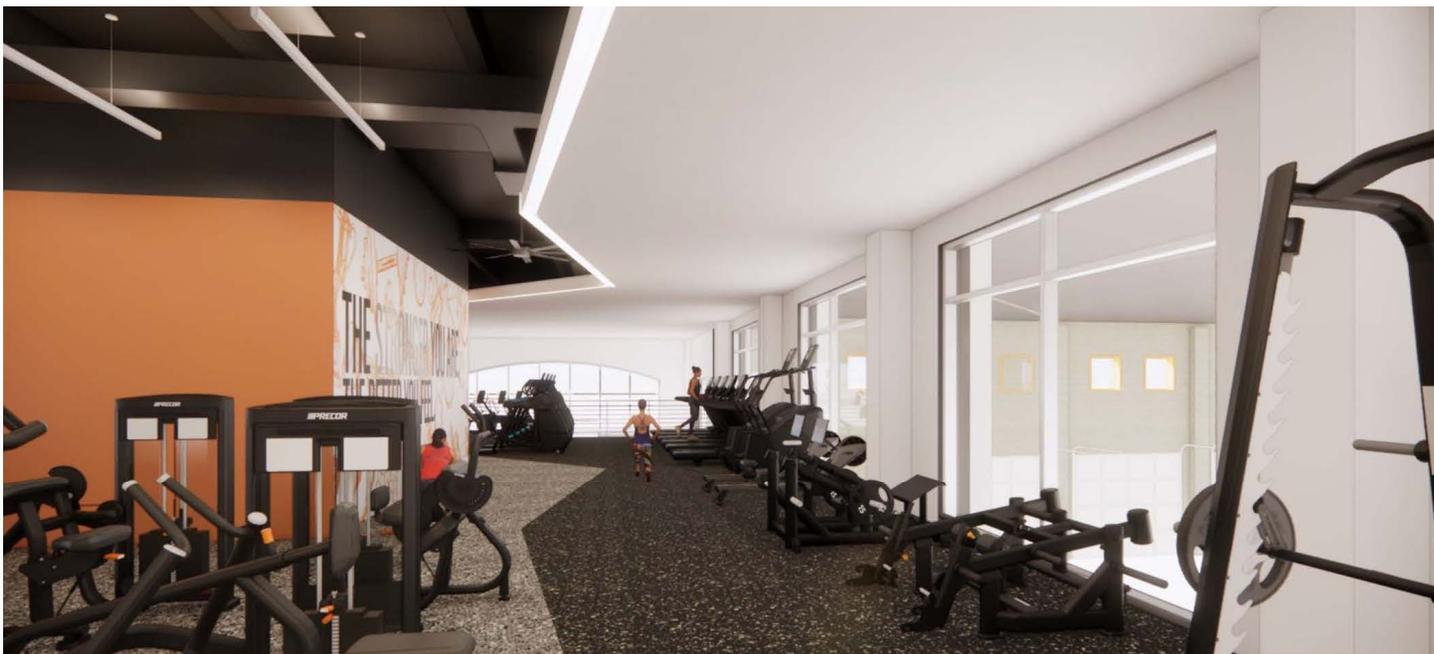
Area 1 – Cardio/Weightroom Expansion



Area 1 – Cardio/Weightroom Expansion

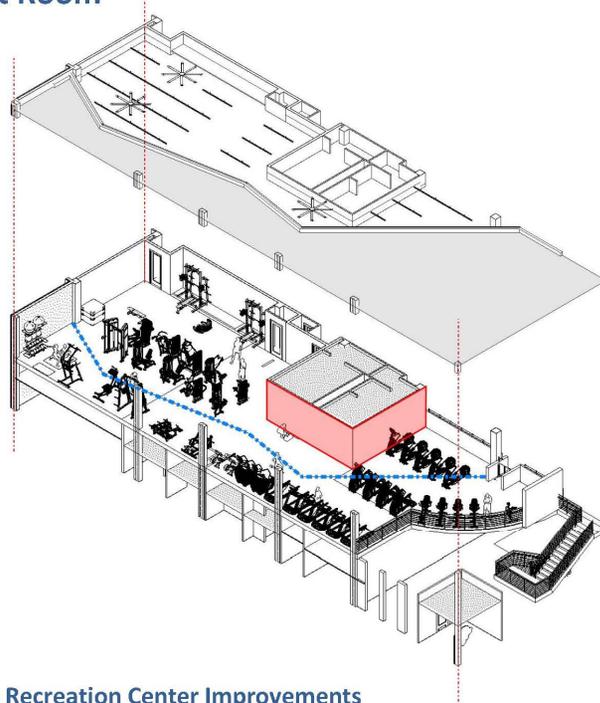


Area 1 – Cardio/Weightroom Expansion



Area 1 – Cardio/Weightroom Expansion

Area 1 – Cardio/ Weight Room



City of West University Place – Recreation Center Improvements

Area 1 – Cardio/Weightroom Expansion

It was the consensus of the 2023 – 2025 Parks and Recreation board to go with Option 1 of the cardio and weightroom expansion due to the cost.

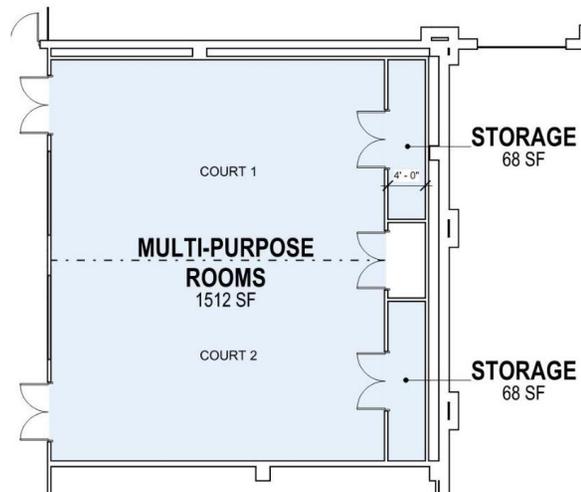
Area 3 – Multi Function Courts

Area 3 – Multi-function Courts

AREA 3:

MULTI-FUNCTION COURTS

- INTERIOR DEMOLITION
- INTERIOR RENOVATION
- NEW STORAGE ROOMS
- OPERABLE PARTITION



City of West University Place – Recreation Center Improvements

AREA 1- OPTION 1

Projected Budget

	Square Feet	Cost/SF	Subtotal
Interior Demolition - First Floor Raquetball Court	0	\$ 45.00	\$ -
Exterior Wall Demolition - Second Floor Windows	0	\$ 20.00	\$ -
Relocate Mechanical Equipment	0	\$ 225.00	\$ -
Interior Renovation First Floor Multipurpose Rooms	0	\$ 20.00	\$ -
Interior Renovation Second Floor Cardio	0	\$ 100.00	\$ -
Foundation Upgrades			\$ -
New Storage Rooms	0	\$ 170.00	\$ -
Folding Partition			\$ -
New Second Floor Concrete Floor System	0	\$ 100.00	\$ -
New Exterior Windows	0	\$ 1,250.00	\$ -
Exterior Wall Repairs and Paint	0	\$ 300.00	\$ -
Interior Demolition - Second Floor	400	\$ 20.00	\$ 8,000.00
Cardio Improvements Existing Space	1,800	\$ 95.00	\$ 171,000.00
Cardio Improvements Expansion	1,700	\$ 180.00	\$ 306,000.00
Second Floor Ceiling Improvements	3,500	\$ 30.00	\$ 105,000.00
Second Floor Wall Coverings	600	\$ 15.00	\$ 9,000.00
Second Floor New Lighting	3,500	\$ 15.00	\$ 52,500.00
Access Gates			
Attendant Station	70	\$ -	\$ 5,000.00
New Cardio Equipment			\$ -
Design Contingency (5%)			\$ 24,500.00
Subtotal			\$ 681,000.00

All Permit Fees \$ -
Construction Subtotal \$ **681,000.00**

GC General Conditions (5.5%) \$ 37,455.00
 GC Fees (10.5%) \$ 75,437.78
Construction Total \$ **793,892.78**
Phased Construction Escalation \$ **897,098.84**

Total Construction Cost per Square Foot

Soft Cost (15%) \$ 119,083.92
 FFE (5%) \$ 39,694.64
 Owners Contingency (10%) \$ 79,389.28
 Land Costs \$ -
2026 Project Budget \$ **1,135,266.67**
 2027 Escalation (4%) \$ **45,410.67**
2027 Project Budget \$ **1,180,677.33**

AREA 1, OPT 1:

2027 Project Budget: \$1,180,677.33

AREA 1- OPTION 2

Projected Budget

	Square Feet		Subtotal
Interior Demolition - First Floor Raquetball Court	1,697	\$	14,424.50
Exterior Wall Demolition - Second Floor Windows	150	\$	30,000.00
Relocate Mechanical Equipment		\$	120,000.00
Interior Renovation First Floor Multipurpose Rooms		\$	75,600.00
Interior Renovation Second Floor Cardio	253	\$	99,000.00
Foundation Upgrades		\$	66,000.00
New Storage Rooms	0	\$	30,000.00
Folding Partition		\$	80,000.00
New Second Floor Concrete Floor System	1,650	\$	371,250.00
New Exterior Windows	150	\$	75,000.00
Exterior Wall Repairs and Paint		\$	50,000.00
Interior Demolition - Second Floor	400	\$	8,000.00
Cardio Improvements Existing Space	1,800	\$	171,000.00
Cardio Improvements Expansion	1,700	\$	306,000.00
Second Floor Ceiling Improvements	3,500	\$	105,000.00
Second Floor Wall Coverings	600	\$	9,000.00
Second Floor New Lighting	3,500	\$	52,500.00
Access Gates	0	\$	-
Attendant Station	70	\$	5,000.00
New Cardio Equipment		\$	-
Design Contingency (5%)		\$	66,333.73
Subtotal		\$	1,734,108.23

All Permit Fees	\$	-
Construction Subtotal	\$	1,734,108.23

GC General Conditions (5.5%)	\$	95,375.95
GC Fees (18%)	\$	275,423.03
Construction Total	\$	2,104,907.20
Phased Construction Escalation	\$	2,315,397.92

Total Construction Cost per Square Foot

Soft Cost (15%)	\$	315,736.08
FFE (5%)	\$	105,245.36
Owners Contingency (10%)	\$	210,490.72
Land Costs	\$	-

2026 Project Budget	\$	2,946,870.09
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2027 Escalation (4%)	\$	109,455.17
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2027 Project Budget	\$	3,056,325.26
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AREA 1, OPT 2:

2027 Project Budget: \$3,056,325.26

AREA 1- OPTION 3

Projected Budget

	Square Feet	Subtotal
Interior Demolition - First Floor Raquetball Court	1,697	\$ 14,424.50
Exterior Wall Demolition - Second Floor Windows	150	\$ 30,000.00
Relocate Mechanical Equipment		\$ 120,000.00
Interior Renovation First Floor Multipurpose Rooms		\$ 75,600.00
Interior Renovation Second Floor Cardio	253	\$ 99,000.00
Foundation Upgrades		\$ 66,000.00
New Storage Rooms	0	\$ 30,000.00
Folding Partition		\$ 80,000.00
New Second Floor Concrete Floor System	1,650	\$ 371,250.00
New Exterior Windows	150	\$ 75,000.00
Exterior Wall Repairs and Paint		\$ 50,000.00
Interior Demolition - Second Floor	400	\$ 8,000.00
Cardio Improvements Existing Space	1,800	\$ 171,000.00
Cardio Improvements Expansion	700	\$ 126,000.00
Second Floor Ceiling Improvements	2,500	\$ 75,000.00
Second Floor Wall Coverings	600	\$ 9,000.00
Second Floor New Lighting	2,500	\$ 37,500.00
Access Gates	0	\$ -
Attendant Station	70	\$ 5,000.00
New Cardio Equipment		\$ -
Design Contingency (5%)		\$ 57,333.73
Subtotal		\$ 1,500,108.23
All Permit Fees		\$ -
Construction Subtotal		\$ 1,500,108.23
GC General Conditions (5.5%)		\$ 82,505.95
GC Fees (18%)		\$ 249,501.68
Construction Total		\$ 1,832,115.85
Phased Construction Escalation		\$ 2,015,327.44
Total Construction Cost per Square Foot		
Soft Cost (15%)		\$ 274,817.38
FFE (5%)		\$ 91,605.79
Owners Contingency (10%)		\$ 183,211.59
Land Costs		\$ -
2026 Project Budget		\$ 2,564,962.20
2027 Escalation (4%)		\$ 95,270.02
2027 Project Budget		\$ 2,660,232.22

AREA 1, OPT 3:

2027 Project Budget: \$2,660,232.22

AREA 3

Projected Budget

Interior Demolition - First Floor Indoor Play
 Interior Demolition - First Floor Office Space
 Interior Renovation Indoor Play Area
 Interior Renovation Multipurpose Rooms
 Interior Office and Storage
 Indoor Play Structure
 New Storage Rooms
 Folding Partition
 Viewing Room Converted to Office
 New Viewing Room
 Enclose Pump Room
 Interior Demolition - Second Floor
 Cardio Improvements Existing Space
 Cardio Improvements Expansion
 Second Floor Ceiling Improvements
 Second Floor Wall Coverings
 Second Floor New Lighting
 Access Gates
 Attendant Station
 New Cardio Equipment
 Design Contingency (5%)

Square Feet	Cost/SF	Subtotal
1,697	\$ 8.50	\$ 14,424.50
0	\$ 20.00	\$ -
0	\$ 225.00	\$ -
1,512	\$ 25.00	\$ 37,800.00
0	\$ 100.00	\$ -
		\$ -
150	\$ 200.00	\$ 30,000.00
		\$ 100,000.00
0	\$ 100.00	\$ -
0	\$ 1,250.00	\$ -
0	\$ 300.00	\$ -
0	\$ 20.00	\$ -
0	\$ 95.00	\$ -
0	\$ 180.00	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ -	\$ -
0	\$ 350.00	\$ -
		\$ -
		\$ 7,221.23
Subtotal		\$ 189,445.73

All Permit Fees
Construction Subtotal

\$ -
\$ 189,445.73

GC General Conditions (5.5%)
 GC Fees (10.5%)

\$ 10,419.51
\$ 20,985.85

Construction Total

\$ 220,851.09

Total Construction Cost per Square Foot

Soft Cost (15%)
 FFE (5%)
 Owners Contingency (10%)
 Land Costs

\$ 33,127.66
 \$ 11,042.55
 \$ 22,085.11
 \$ -

2026 Project Budget

\$ 287,106.42

2027 Escalation (4%)

\$ 11,484.26

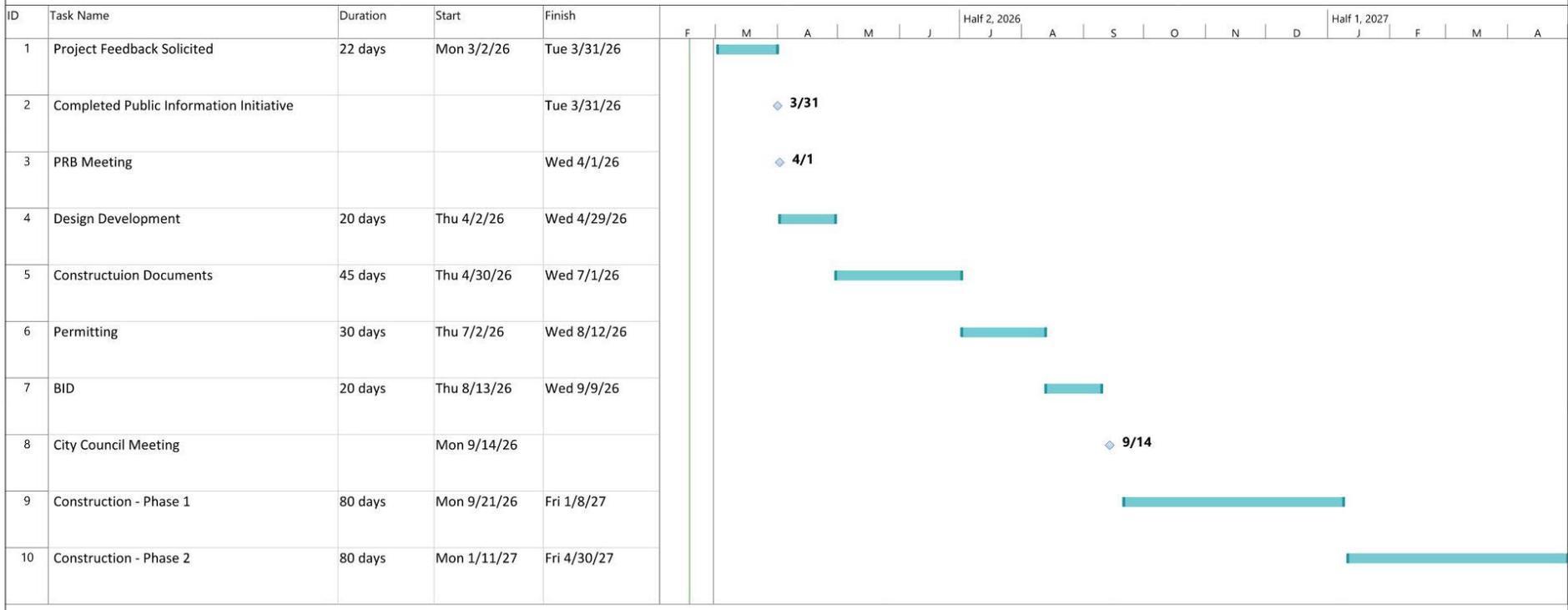
2027 Project Budget

\$ 298,590.67

AREA 3:

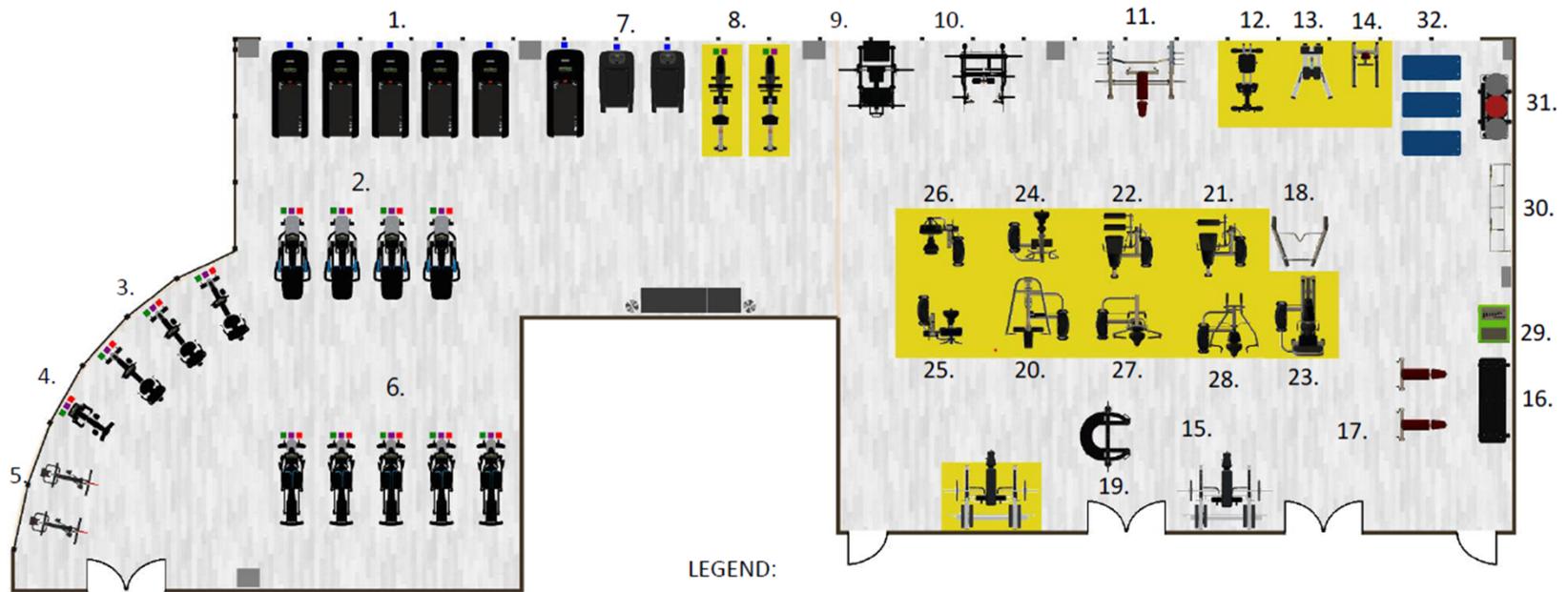
2027 Project Budget: \$298,590.67

**West University Place
Recreation Center Improvements - Project Schedule**



Proposed Cardio & Weight Equipment

- Feedback will be solicited from residents during a comprehensive public information campaign to include project plans and proposed equipment.



- 1. PRECOR TREADMILL 885 (6 EACH)
- 2. PRECOR ELLIPTICAL 865 (4 EACH)
- 3. PRECOR RECUMBENT BIKE 865 (3 EACH)
- 4. PRECOR UPRIGHT BIKE 865
- 5. KEISER BIKE (2 EACH)
- 6. AVIRON ROWER (2 EACH)
- 7. PRECOR AMT 865 (2 EACH)
- 8. PRECOR CLIMBER (2 EACH)
- 9. PRECOR HIP THRUST
- 10. PRECOR DEADLIFT ELITE
- 11. PRECOR SMITH MACHINE
- 12. AB COASTER

LEGEND:

- 13. PRECOR BACK EXTENSION
- 14. PRECOR V-CRUNCH
- 15. PRECOR HALF RACK (2 EACH)
- 16. 3 TIER 15 PAIR FLAT DB RACK
- 17. PRECOR FID BENCHES
- 18. PRECOR FTS-GLIDE
- 19. ABS TIRE FLIP
- 20. PRECOR LAT PULLDOWN
- 21. PRECOR LEG EXTENSION
- 22. PRECOR SEATED LEG CURL
- 23. PRECOR LEG PRESS
- 24. PRECOR SEATED ROW

- 25. PRECOR BICEPS CURL
- 26. PRECOR TRICEP EXTENSION
- 27. PRECOR CHEST PRESS
- 28. PRECOR SHOULDER PRESS
- 29. ESCAPE PLYO-SOFT BOXES
- 30. TRX MULTI-MOUNT
- 31. PRECOR ACCESSORY RACK
- 32. CORE MAT (3 EACH)

(YELLOW = EXISTING)

City of West University Place

APPROXIMATION OF FLOOR AND PLANNING AREA

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy,

we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



MARATHON FITNESS
CC-CWUP-V1 RT

DATE: 01.27.2026

























AGENDA MEMO

Business of the City Council
City of West University Place, Texas

Meeting Date	02.23.2026	Agenda Item	11
Approved by City Manager	Yes	Presenter(s)	G. Ratliff, Chief
Reviewed by City Attorney	Yes	Department	Police Department
Subject	E-Bikes and Golf Cart Ordinance Recommendations		
Attachments	Ordinance 3104		
Financial Information	Expenditure Required:		Not applicable
	Amount Budgeted:		Not applicable
	Account Number:		Not applicable
	Additional Appropriation Required:		Not applicable
	Additional Account Number:		Not applicable

Executive Summary

Based on previous input from Council, the City Attorney has provided an addition to West University Place Ordinances Section 46-43 Use of roller skates, coasters, etc., on roadway and added Section 46-57 Golf Carts Prohibited.

The addition of this section would prohibit electric bicycles from operating on sidewalks. Based on the current ordinance in Section 46-43 (a), electric scooters are allowed on sidewalks as well as the other similar items in this class.

Sec. 46-43. Use of roller skates, coasters, etc., on roadway

(b) Exception. All classes of electric bicycles as defined by Chapter 664 of the Texas Transportation code must be operated on the city streets and are prohibited from use on public sidewalks. All electric bicycle operators are subject to the Bicycle Helmet regulations under Section 46-54 of this Code.

The addition of Section 46-57. Golf Carts Prohibited states the following:

Golf Carts, as defined by Chapter 551 of the Texas Transportation Code, are prohibited from operation on the roadways and sidewalks of the city."

Recommended Action

Staff recommends City Council Adopt Ordinance 3104 amending Sec. 46-43. (b) and Sec. 46-57 on the first of two readings.

City of West University Place
Harris County, Texas

ORDINANCE NO. 3104

AN ORDINANCE AMENDING THE CITY OF WEST UNIVERISITY PLACE BY AMENDING SECTION 46-43, USE OF ROLLER SKATES, COASTERS, ETC., ON ROADWAY, OF CHAPTER 46, MOTOR VEHICLES AND TRAFFIC TO PROHIBIT ELECTRIC BICYCLES FROM OPERATING ON SIDEWALKS; ADDING SECTION 46-57, GOLF CARTS PROHIBITED, TO CHAPTER 46, MOTOR VEHICLES AND TRAFFIC, TO PROHIBIT GOLF CARTS FROM BEING OPERATED IN THE CITY; CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; PROVIDING FOR PENALTY; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Section 551.106 of the Texas Transportation Code gives the express authority for municipalities to prohibit the operation of a bicycle or electric bicycle from a sidewalk; and

WHEREAS, the City Council of the City of West University Place finds that the use of electric bicycles on public sidewalks is a risk of injury for the operators and the other citizens using the sidewalks and desires to minimize public and private injury and losses due to the operation of electric bicycles; and

WHEREAS, Section 551.4031 of the Texas Transportation Code gives the express authority of a municipality to prohibit the operation of a golf cart on a highway within the City if the municipality determines that the prohibition is necessary in the interest of safety; and

WHEREAS, The City Council finds that the prohibition of the operation of golf carts on the public roadway system within the city is necessary in the interest of public safety;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Section 46-43, Use of Roller Skates, Coasters, etc., on roadway, Chapter 46, Motor Vehicles and Traffic, of the City's Code of Ordinances be amended by adding hereby the language underlined below:

“Sec. 46-43. – Use of roller skates, coasters, etc., on roadway

(a) No person upon skate boards, roller skates, or riding in or by means of any coaster, toy vehicle or similar device shall go upon any roadway except while crossing a street or a crosswalk and when so crossing such person shall be granted all of the rights and shall be subject to all of the duties applicable to pedestrians. This section shall not

apply upon any street while set aside as a play street as authorized by resolution or ordinance of the city.

(b) Exception. All classes of electric bicycles as defined by Chapter 664 of the Texas Transportation code must be operated on the City streets and are prohibited from use on public sidewalks. All electric bicycle operators are subject to the Bicycle Helmet regulations under Section 46-54 of this Code.

Section 3. Section 46-57, Golf Carts Prohibited, Article II, Certain Regulations, Chapter 46, Motor Vehicles and Traffic, of the City's Code of Ordinances shall be added by adding the language underlined below:

"Sec. 46-57. – Golf Carts Prohibited

Golf Carts, as defined by Chapter 551 of the Texas Transportation Code, are prohibited from operation on the road ways and sidewalks of the City."

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

Section 5. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine in an amount not to exceed two thousand dollars (\$2,000) for any violation hereof, with each day of violation constituting a separate violation.

Section 6. If any word, phrase, clause, sentence, paragraph, section or other part of this ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section, or other part of this ordinance to any other persons or circumstances, shall be affected thereby.

PASSED, APPROVED, AND ADOPTED ON FIRST READING on the ____ day of _____, 2026.

PASSED, APPROVED, AND ADOPTED ON SECOND READING on the ____ day of _____, 2026.

SIGNED:

ATTEST:

Susan Sample, Mayor

Tracy Garcia, City Secretary



AGENDA MEMO
Business of the City Council
City of West University Place, Texas

Meeting Date	02.23.2026	Agenda Item	12
Approved by City Manager	Yes	Presenter(s)	S. Sample, Mayor D. Beach, City Manager
Reviewed by City Attorney	Not Applicable	Department	Council/Administration
Subject	Designating Representatives to the Houston-Galveston General Assembly		
Attachments	Resolution 2026-02		
Financial Information	Expenditure Required:	Not Applicable	
	Amount Budgeted:	Not Applicable	
	Account Number:	Not Applicable	
	Additional Appropriation Required:	Not Applicable	
	Additional Account Number:	Not Applicable	

Executive Summary

The Houston-Galveston Area Council (H-GAC) annually requests the City of West University Place designate a representative and alternate to the H-GAC's General Assembly.

The mission of H-GAC is to serve as the instrument of local government cooperation, promoting the region's orderly development and the safety and welfare of its citizens.

H-GAC provided planning programs in most areas of shared governmental concern. All H-GAC programs are under the policy direction of H-GAC's local elected official Board of Directors, which is comprised of the region's local governments and their elected officials and works together with public and private sector organizations.

The 2025 representative was Mayor Sample and former Mayor Pro Tem John Montgomery was the alternate.

Recommended Action

Staff recommends that the City Council discuss and approve Resolution 2026-02 designating a representative and alternate to the 2026 HGAC General Assembly.

City of West University Place
Harris County, Texas

RESOLUTION No. 2026-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST UNIVERSITY PLACE DESIGNATING A REPRESENTATIVE AND ALTERNATE FOR THE HOUSTON-GALVESTON AREA COUNCIL 2026 GENERAL ASSEMBLY

BE IT RESOLVED by the Mayor and City Council of the City of West University Place, Texas, that _____ be, and is hereby designated as its Representative to the General Assembly of the Houston-Galveston Area Council for the year 2026.

FURTHER, that the Official Alternate authorized to serve as the voting representative should the hereinabove named representative become ineligible, or should he/she resign, is _____.

THAT the Executive Director of the Houston-Galveston Area Council be notified of the designation of the hereinabove named representative and alternate.

PASSED AND ADOPTED this 23rd day of February, 2026.

ATTEST:

SIGNED:

Tracylynn Garcia, City Secretary

Susan V. Sample, Mayor

(SEAL)

RECOMMENDED:

REVIEWED:

Dave Beach, City Manager

City Attorney, Olson and Olson



AGENDA MEMO
Business of the City Council
City of West University Place, Texas

Meeting Date	02.23.2026	Agenda Item	13
Approved by City Manager	Not Applicable	Presenter(s)	T. Garcia, City Secretary
Reviewed by City Attorney	Not Applicable	Department	Administration
Subject	City Council Minutes		
Attachments	Meeting Minutes		
Financial Information	Expenditure Required:	Not Applicable	
	Amount Budgeted:	Not Applicable	
	Account Number:	Not Applicable	
	Additional Appropriation Required:	Not Applicable	
	Additional Account Number:	Not Applicable	

Executive Summary

Approve the City Council approving the City Council Minutes of the February 9, 2026, meeting.

Recommended Action

Staff recommends approval of the minutes of the Special and Regular City Council meeting of January 12, 2026.



City of West University Place

A Neighborhood City

CITY COUNCIL

Susan Sample, Mayor
John Barnes, Mayor Pro Tem
John Bertini, Councilmember
Clay Brett, Councilmember
Kalie Rainsberger, Councilmember

STAFF

David Beach, City Manager
Loren Smith, Olson & Olson, City Attorney
Tracylynn Garcia, City Secretary

City Council Meeting Minutes

On February 9, 2026, the West University Place City Council held the following meetings:

- **Special Meeting at 6:15 p.m. and a**
- **Regular Meeting beginning at 6:30 p.m.**

Both meetings were held in the Municipal Building, located at 3800 University Boulevard, for the purpose of considering the agenda of items listed.

SPECIAL MEETING (6:15 PM)

1. Call Meeting to Order

Mayor Sample called the meeting to order at 6:15 p.m. The Council in attendance were Mayor Pro Tem Barnes, Councilmembers Brett, Bertini and Rainsberger.

Staff members in attendance were City Manager Beach, Assistant to the City Manager Bishop, and City Attorney Smith (Olson and Olson).

2. Recess Special Meeting and Convene Executive Session

At approximately 6:15 p.m., Mayor Sample recessed the special meeting to convene executive session.

3. Adjourn Executive Session and Reconvene Special Meeting

At approximately 6:31 p.m., Mayor Pro Tem Barnes motioned to adjourn the executive session and reconvened the special meeting, seconded by Councilmember Brett.

4. Recess Special Meeting and Convene Regular Meeting

Councilmember Brett made a motion to recess the Special meeting and convene the Regular meeting, seconded by Mayor Pro Tem Barnes.

REGULAR MEETING (6:30 PM)

5. Call Meeting to Order

Mayor Sample called the meeting to order at 6:34 p.m. The Council in attendance were Mayor Pro Tem Barnes, Councilmembers Brett, Bertini and Rainsberger.

Staff members in attendance were City Manager Beach, Police Chief Ratliff, Finance Director Kalka, Public Works Director Leech, Assistant Public Works Director Melgoza, Building Official Sandifer, Assistant to the City Manager Bishop and Planning and Zoning Administrator Guess, and City Attorney Smith (Olson and Olson).

6. Pledge of Allegiance

Pledge was led by Councilmember Rainsberger.

7. Public Comments

Public comments were received from:

- Mardi Turner, 6515 Mercer
- Lori Hill, 3933 Milton
- David Hawes, 3616 Amherst St.

8. Poor Farm Ditch Project -South Update

Matters related to providing an update on the Poor Farm Ditch Project. *Recommended Action: Receive update Mr. J. Barnes, Mayor Pro Tem, Dr. J. Bertini, Councilmember and Mr. M. Leech, Director, Public Works* [See Agenda Memo 8]

No action taken.

9. Facilities Utilization Task Force Time Extension

Matters related to an update from the FUTF and for the Task Force to request a time extension. *Recommended Action: Discuss and take any desired action. Mr. A. Bishop, Asst. to the City Manager, Mr. B. Beneke, and D. Strombom, Co-chairs, Facilities Utilization Task Force* [See Agenda Memo 9]

Council granted a three (3) month extension.

10. 2026 Master Fee Schedule Update

Matters related to approving Resolution No. 2026-01 approving the amendment to the 2026 Master Fee Schedule. *Recommended Action: Approve Resolution No. 2026-01 amending the 2026 Fee Schedule. Mr. M Leech, Director, Public Works* [See Agenda Memo 10]

Councilmember Brett motioned to approve Resolution No. 2026-01 as amended, seconded by Mayor Pro Tem Barnes.

Motion carried unanimously.

11. Stop Signs in West University Place

Matters related to adding additional stop signs in West University Place. *Recommended Action: Discuss and provide feedback. Mr. J. Barnes, Mayor Pro Tem, Dr. J. Bertini, Councilmember and Mr. M. Leech, Director, Public Works* [See Agenda Memo 11]

Council provided feedback.

12. Air Quality Improvements Discussion

Matters related to potential measures to improve air quality throughout the city. *Recommended Action: Discss, provide feedback and direction. Mr. J. Barnes, Mayor Pro Tem and Ms. K. Rainsberger, Councilmember* [See Agenda Memo 12]

Council provided feedback.

13. 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. If discussion is desired, the item in question will be removed from the Consent Agenda and be considered in its normal sequence on the agenda.

A. City Council Minutes

Matters related to approving the City Council Minutes of January 12, 2026. *Recommended Action: Staff recommends City Council approve the minutes of the Special and Regular City Council meetings of January 12, 2026. Ms. T. Garcia, City Secretary* [See Agenda Memo 13A]

B. Quarterly Investment Report

Matters related to the December 2025 Quarterly Investment Report. *Recommended action: Staff recommends the City Council accept the City's December 2025 Quarterly Investment Report. Ms. M. Kalka, Finance Director* [See Agenda Memo 13B]

C. November 2025 Monthly Financial Report

Matters related to receiving the City's monthly Financial Report for November 2025. *Recommended action: Receive the City's November 2025 Monthly Financial Report. Ms. M. Kalka, Finance Director* [See Agenda Memo 13C]

Mayor Pro Tem Barnes made a motion to approve Consent Agenda with the recommended change, seconded by Councilmember Bertini.

Motion carried unanimously.

14. Adjourn Regular Meeting and Reconvene Special Meeting

Councilmember Brett made a motion to adjourn the Regular Meeting and Reconvene Special Meeting, seconded by Mayor Pro Tem Barnes.

Motion carried unanimously.

15. Recess Special Meeting and Convene Executive Session

Mayor Pro Tem Barnes made a motion to Recess Special Meeting and Convene Executive Session, seconded by Councilmember Bertini.

Motion carried unanimously.

16. Adjourn Executive Session and Reconvene Special Meeting

Mayor Pro Tem Barnes made a motion to Adjourn Executive Session and Reconvene Special Meeting, seconded by Councilmember Brett.

Motion carried unanimously.

Councilmember Bertini made a motion to approve a 3% merit increase for the City Manager, seconded by Councilmember Brett.

Motion carried unanimously.

17. Adjourn Special Meeting

Mayor Pro Tem Barnes made the motion to adjourn the Regular Meeting at approximately 8:39 p.m., seconded by Councilmember Brett.

Prepared by: Tracylynn Garcia, TRMC, CPM, MMC
City Secretary

Council Approved: