



City of West University Place

A Neighborhood City

CITY COUNCIL

Bob Higley, Mayor
Kevin Trautner, Mayor Pro Tem
Lauri Lankford, Councilmember
John P. Barnes, Councilmember
Ed Sobash, Councilmember

STAFF

David J. Beach, 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 West University Place City Council to be held on **Monday, August 10, 2020** beginning at **6:15 p.m.** in the **Municipal Building** located at 3800 University Boulevard, West University Place, Texas, for the purpose of considering the agenda of items listed.

Due to the Novel Coronavirus (COVID 19) pandemic and CDC's recommendation regarding social distancing measures, the meeting will be held via teleconference. City Council will be audible to members of the public and allow for two-way communications for those desiring to participate. To attend the meeting via telephonic means, please call [346-248-7799](tel:346-248-7799) or join via <https://us02web.zoom.us/j/85364055380>. The Meeting ID Number is [853 6405 5380](tel:85364055380).

Any person interested in speaking on any item on the agenda or during public comments must submit his/her request via email to the City Secretary at tgilliam@westutx.gov at least **one (1) hour prior to the start of the meeting**. The request must include the speaker's name, address, and the phone number that will be used for the call, and the agenda item number or description, if applicable.

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.

The agenda packet is accessible to the public on the City's website. After the meeting, a recording of this meeting will be made available to the public. **To obtain a hard copy of the agenda packet, please contact the City Secretary via the email address above.**

WORKSHOP (6:15 PM)

1. **Call Workshop to Order / Roll Call**
2. **Boards and Commissions**
Matters related the City's Boards and Commissions. **City Council**
3. **Adjourn Workshop**

REGULAR MEETING (6:30 PM)

4. **Call Regular Meeting to Order**

5. Roll Call

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 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 on matters on the agenda must be kept relevant to the subject before the Council. The presiding officer shall rule on the relevance of comments.

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. Resolution Authorizing Publication of Notice of Intention to Issue City of West University Place, Texas Certificates of Obligation, Series 2020

Consideration and approval of a Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation, Series 2020, for the Design, Acquisition, Construction and Improvement of Certain Public Works, and Authorizing Certain Other Matters Relating Thereto. *Recommended Action: Approve the Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation, Series 2020, for the Design, Acquisition, Construction and Improvement of Certain Public Works, and Authorizing Certain Other Matters Relating Thereto. Mr. Katherine DuBose, Finance Director* [see Agenda Memo 8]

9. HomeSecure Concept Proposal

Matters related to a proposal to provide a service to assist seniors and potentially other residents in monitoring their properties during an extended period of absence. *Recommendation: Discuss and take any desired action. Councilmembers Lauri Lankford and John Barnes* [see Agenda Memo 9]

10. Information and Updates related to COVID-19

Matters related to COVID-19. *Recommended Action: Discuss and take any desired action. Mr. Aaron Taylor, Fire Chief and Emergency Management Coordinator* [see Agenda Memo 10]

11. Possible Appointments to the Building and Standards Commission

Matters related to the possible appointment of a regular member and/or alternate to the Building and Standards Commission. *Discuss and take any desired action. City Council* [see Agenda Memo 11]

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 Minutes

Approve the City Council Workshop Minutes of July 20, 2020 and the City Council Meeting Minutes of July 27, 2020. [see Agenda Memo 12A]

B. Intent to Reimburse Expenditures from Proceeds of Tax-Exempt Obligations

Matters related to a resolution declaring official intent to reimburse expenditures from proceeds of tax-exempt obligations. *Recommended Action: Approve resolution declaring official intent to reimburse expenditures from proceeds of tax-exempt obligations. Ms. Katherine DuBose, Finance Director* [see Agenda Memo 12B]

In compliance with the Americans with Disabilities Act, please contact City Secretary Thelma Gilliam at 713.662.5813 at least 24 hours prior to the meeting to see whether the City can arrange for accommodations to assist in your participation in the meeting.

I certify that the attached notice and agenda of items to be considered by the West University Place City Council on August 10, 2020 was posted on the Municipal Building bulletin board on August 7, 2020, at approximately 4:15 o'clock p.m.

Thelma A. Gilliam

Thelma A. Gilliam, City Secretary

(SEAL)



AGENDA MEMO

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

Meeting Date	08.10.2020	Agenda Item	8
Approved by City Manager	Yes	Presenter(s)	K. DuBose, Director J. Robuck, BOK Financial Securities
Reviewed by Financial Consultant	Yes	Department	Finance
Subject	Matters Related to Issuance of Certificates of Obligation		
Attachments	<ol style="list-style-type: none"> 1. Overview of Financing Plan and Schedule of Events 2. Resolution 		
Financial Information	Expenditure Required:		None
	Amount Budgeted:		None
	Account Number:		None
	Additional Appropriation Required:		None
	Additional Account Number:		None

Executive Summary

The City Council is considering issuing Certificates of Obligation (CO) to fund the Buffalo Speedway Rehabilitation Project (street & drainage), as well as, the possibility of additional funding for the design work for the Citywide Streets & Drainage Improvements.

- The **Buffalo Speedway Rehabilitation Project** consist of the following work: new road surface from Bissonnet Street to Holcombe Blvd.; replace a 2200 lf long water main; and install new storm sewer pipes from Bissonnet Street to the outfall located on Poor Farm Ditch behind St. Vincent’s Church. The City has received approximately \$14.6 million in grant funding (Federal Highway Authority and Community Development Block Grants).
 - The project will be bid by Texas Dept. of Transportation (TXDOT) in early November. Construction will begin in Jan./Feb. 2021 and take 27 mos. to complete.
 - Requested CO amount for Buffalo Speedway will be a not to exceed amount of \$19.9 million.
- Design for the **Citywide Street & Drainage Improvements** will consist of completing the Preliminary Engineering Report (PER) and construction design for replacement of road surfaces not previously replaced during the infrastructure program, as well as, associated drainage improvements identified by the 2020 Drainage Modeling Study.
 - The design work will take between 18 – 24 months to complete.
 - Requested CO amount for the design work will be a not to exceed amount of \$7 million.
- **Reimburse for Property Purchased** in February 2019 for future use with the Community Building and Senior Center.
 - Property purchase at 3807 Rice Blvd. in the amount not to exceed \$100,000.

The City is proposing the following debt structures for Council's consideration for issuing the Certificates of Obligation:

- **Funding Amounts:** (not to exceed)
 - \$20 million – Funds only the Buffalo Street Rehabilitation Project and property purchase
 - \$27 million – Funds the Buffalo Street Rehabilitation Project, property purchase and the design work for the Citywide Streets & Drainage Improvements
- **Term of Bonds:**
 - 25 or 30-year terms

Due to historically low interest rates, the City Council directed staff to return with a schedule to issue bonds prior to the national election, which has traditionally caused an increase in interest rates. Considering the timing of work to begin on Buffalo Speedway at the first of the year, Council did not want to risk the chance of paying higher interest rates by issuing bonds after the national election.

John Robuck, BOK Financial Securities, will discuss the financing plan and schedule of events for the Certificates of Obligation during the Council meeting.

Recommended Action

Staff recommends that the City Council approve the Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation, Series 2020, for the Design, Acquisition, Construction and Improvement of Certain Public Works, and Authorizing Certain Other Matters Relating Thereto.



City of West University Place, Texas

Overview of Financing Plan and Schedule of Events for Certificates of Obligation, Series 2020

August 10, 2020



Securities, insurance and advisory services offered through BOK Financial Securities, Inc., member FINRA/SIPC and a subsidiary of BOK Financial Corporation. Services may be offered under our trade name, BOK Financial Advisors.

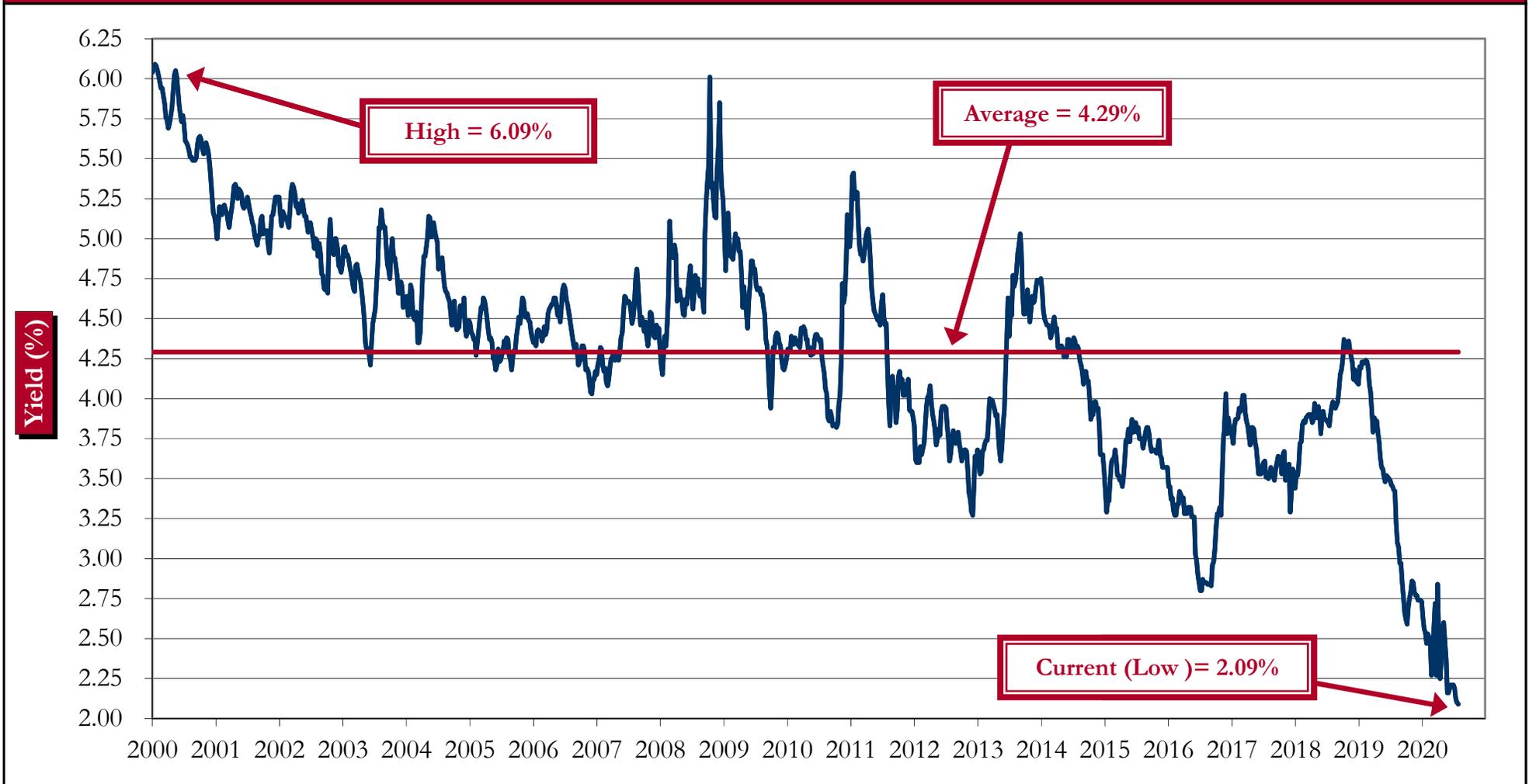
NOT FDIC INSURED | NO BANK GUARANTEE | MAY LOSE VALUE



City of West University Place

Overview of Current Bond Market – Bond Buyer Index

The Bond Buyer Index
January 1, 2000 To The Present



The Bond Buyer Index is published every Thursday. The rate consists of general obligation bonds maturing in 20 years with an average rating equivalent to Moody's "Aa2" and S&P's "AA."



City of West University Place

Estimated Debt Service Tax Rate Impact

Estimated Interest and Sinking ("I&S") Fund Tax Rate Impact							
Fiscal Year End	Taxable Assessed Valuation	Assessed Valuation Growth	Current Situation (a)	Option 1: \$20 Million in Proceeds		Option 2: \$27 Million in Proceeds	
				25-Year Debt Structure*	30-Year Debt Structure*	25-Year Debt Structure*	30-Year Debt Structure*
2020	\$6,468,579,178	4.73%	\$0.1195	\$0.1195	\$0.1195	\$0.1195	\$0.1195
2021	6,766,574,612	4.61%	0.1010	0.1010	0.1010	0.1010	0.1010
2022	6,935,738,977	2.50%	0.0500	0.0870	0.0863	0.0870	0.0863
2023	7,074,453,757	2.00%	0.0400	0.0515	0.0475	0.0550	0.0545
2024	7,145,198,294	1.00%	0.0345	0.0455	0.0475	0.0510	0.0500
2025	7,216,650,277	1.00%	0.0345	0.0455	0.0468	0.0510	0.0500
2026	7,216,650,277		0.0345	0.0455	0.0468	0.0510	0.0500
2027	7,216,650,277		0.0345	0.0455	0.0468	0.0510	0.0500
2028	7,216,650,277		0.0293	0.0415	0.0415	0.0470	0.0458
2029	7,216,650,277		0.0055	0.0223	0.0195	0.0293	0.0258
2030	7,216,650,277		0.0055	0.0223	0.0195	0.0293	0.0258
2031	7,216,650,277		0.0055	0.0223	0.0195	0.0293	0.0258
2032	7,216,650,277		0.0055	0.0223	0.0195	0.0293	0.0258
2033	7,216,650,277		0.0055	0.0223	0.0195	0.0293	0.0258
2034	7,216,650,277		0.0055	0.0210	0.0185	0.0280	0.0250
2035	7,216,650,277			0.0164	0.0139	0.0220	0.0195
Max Rate:			\$0.1195	\$0.1195	\$0.1195	\$0.1195	\$0.1195
Projected Tax Rate Increase:			\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
Estimated Average Annual Tax Bill Increase (b):				\$197.33	\$174.94	\$266.81	\$239.12
Estimated Average Monthly Tax Bill Increase (b):				\$16.44	\$14.58	\$22.23	\$19.93

* Preliminary, subject to change.

(a) Includes the results of the City's partial defeasance of the Series 2017 Bonds.

(b) Estimated Average Tax Bill Increase based on an average home value of \$1,233,795 (Tax Year 2020).



City of West University Place

Estimated Sources and Uses of Funds

	Option 1: Buffalo Speedway Project \$20.0 Million in Proceeds		Option 2: Buffalo Speedway & Citywide Streets and Drainage Improvement Projects \$27.0 Million in Proceeds	
	25-Year Debt Structure	30-Year Debt Structure	25-Year Debt Structure	30-Year Debt Structure
Principal Amount of the Certificates	\$17,305,000 *	\$17,415,000 *	\$23,195,000 *	\$23,380,000 *
Plus: Net Premium on the Certificates	3,453,771 *	3,342,146 *	4,793,885 *	4,608,841 *
Less: Capitalized Interest	(553,104)	(554,049) *	(738,669)	(736,402)
Less: Expenses:	(205,667) *	(203,097) *	(250,216) *	(252,438) *
Underwriter's Discount	\$102,100	\$102,749	\$138,010	\$140,280
Bond Counsel	21,225	21,250	28,100	28,100
Financial Advisor	42,250	42,250	45,800	45,750
Rating Agency	22,750	22,750	23,750	24,000
Attorney General	9,500	9,500	9,500	9,500
Printing	2,250	2,250	2,250	2,250
Paying Agent	750	750	750	750
Miscellaneous	4,842	1,598	2,056	1,808
Total Proceeds for the City:	\$20,000,000	\$20,000,000	\$27,000,000	\$27,000,000
"All Cost" True Interest Rate (a):	2.502% *	2.700% *	2.508% *	2.702% *
Average Life:	14.935 Years	17.571 Years	15.139 Years	18.246 Years

* Preliminary, subject to change.

(a) Includes estimated issuance.



City of West University Place

Estimated Debt Service Requirements – Option 1: \$20,000,000 in Proceeds (25-Year Structure)

Fiscal Year Ending (12/31)	Current Debt Service Requirements (a)	Plus: Certificates of Obligation, Series 2020			Total Debt Service Requirements
		Principal *	Interest (b)	Total	
2020	\$7,635,428				\$7,635,428
2021	3,823,920		\$553,104	\$553,104	4,377,024
2022	3,576,267	\$1,735,000	688,675	2,423,675	5,999,942
2023	2,988,504	165,000	641,175	806,175	3,794,679
2024	2,482,689	165,000	632,925	797,925	3,280,614
2025	2,490,738	165,000	624,675	789,675	3,280,413
2026	2,499,410	165,000	616,425	781,425	3,280,835
2027	2,508,149	165,000	608,175	773,175	3,281,324
2028	2,521,284	160,000	600,050	760,050	3,281,334
2029	398,400	615,000	580,675	1,195,675	1,594,075
2030	395,400	650,000	549,050	1,199,050	1,594,450
2031	396,900	680,000	519,200	1,199,200	1,596,100
2032	397,800	705,000	491,500	1,196,500	1,594,300
2033	398,100	735,000	462,700	1,197,700	1,595,800
2034	397,800	765,000	432,700	1,197,700	1,595,500
2035		770,000	402,000	1,172,000	1,172,000
2036		800,000	370,600	1,170,600	1,170,600
2037		835,000	337,900	1,172,900	1,172,900
2038		870,000	303,800	1,173,800	1,173,800
2039		905,000	268,300	1,173,300	1,173,300
2040		940,000	231,400	1,171,400	1,171,400
2041		980,000	193,000	1,173,000	1,173,000
2042		1,020,000	153,000	1,173,000	1,173,000
2043		1,060,000	111,400	1,171,400	1,171,400
2044		1,105,000	68,100	1,173,100	1,173,100
2045		1,150,000	23,000	1,173,000	1,173,000
Totals:	\$32,910,787	\$17,305,000	\$10,463,529	\$27,768,529	\$60,679,317

* Preliminary, subject to change. Generates proceeds of \$20,000,000 for the City's and includes estimated issuance costs.
 (a) Excludes debt service paid by the Waterworks and Sewer System (Series 2010 and Series 2016). Includes the results of the City's partial defeasance of the Series 2017 Bonds.
 (b) Interest estimated at current market conditions, for illustrative purposes only.



City of West University Place

Estimated Debt Service Requirements – Option 1: \$20,000,000 in Proceeds (30-Year Structure)

Fiscal Year Ending (12/31)	Current Debt Service Requirements (a)	Plus: Certificates of Obligation, Series 2020			Total Debt Service Requirements
		Principal *	Interest (b)	Total	
2020	\$7,635,428				\$7,635,428
2021	3,823,920		\$554,049	\$554,049	4,377,968
2022	3,576,267	\$1,525,000	695,175	2,220,175	5,796,442
2023	2,988,504	200,000	652,050	852,050	3,840,554
2024	2,482,689	215,000	641,675	856,675	3,339,364
2025	2,490,738	215,000	630,925	845,925	3,336,663
2026	2,499,410	220,000	620,050	840,050	3,339,460
2027	2,508,149	220,000	609,050	829,050	3,337,199
2028	2,521,284	220,000	598,050	818,050	3,339,334
2029	398,400	415,000	582,175	997,175	1,395,575
2030	395,400	440,000	560,800	1,000,800	1,396,200
2031	396,900	460,000	540,600	1,000,600	1,397,500
2032	397,800	480,000	521,800	1,001,800	1,399,600
2033	398,100	495,000	502,300	997,300	1,395,400
2034	397,800	520,000	482,000	1,002,000	1,399,800
2035		535,000	460,900	995,900	995,900
2036		560,000	439,000	999,000	999,000
2037		580,000	416,200	996,200	996,200
2038		605,000	392,500	997,500	997,500
2039		630,000	367,800	997,800	997,800
2040		655,000	342,100	997,100	997,100
2041		680,000	315,400	995,400	995,400
2042		710,000	287,600	997,600	997,600
2043		740,000	258,600	998,600	998,600
2044		770,000	228,400	998,400	998,400
2045		800,000	197,000	997,000	997,000
2046		835,000	164,300	999,300	999,300
2047		865,000	130,300	995,300	995,300
2048		905,000	94,900	999,900	999,900
2049		940,000	58,000	998,000	998,000
2050		980,000	19,600	999,600	999,600
Totals:	\$32,910,787	\$17,415,000	\$12,363,299	\$29,778,299	\$62,689,086

* Preliminary, subject to change. Generates proceeds of \$20,000,000 for the City's and includes estimated issuance costs.

(a) Excludes debt service paid by the Waterworks and Sewer System (Series 2010 and Series 2016). Includes the results of the City's partial defeasance of the Series 2017 Bonds.

(b) Interest estimated at current market conditions, for illustrative purposes only.



City of West University Place

Estimated Debt Service Requirements – Option 2: \$27,000,000 in Proceeds (25-Year Structure)

Fiscal Year Ending (12/31)	Current Debt Service Requirements (a)	Plus: Certificates of Obligation, Series 2020			Total Debt Service Requirements
		Principal *	Interest (b)	Total	
2020	\$7,635,428				\$7,635,428
2021	3,823,920		\$738,669	\$738,669	4,562,588
2022	3,576,267	\$1,480,000	940,650	2,420,650	5,996,917
2023	2,988,504	205,000	898,525	1,103,525	4,092,029
2024	2,482,689	280,000	886,400	1,166,400	3,649,089
2025	2,490,738	285,000	872,275	1,157,275	3,648,013
2026	2,499,410	290,000	857,900	1,147,900	3,647,310
2027	2,508,149	295,000	843,275	1,138,275	3,646,424
2028	2,521,284	300,000	828,400	1,128,400	3,649,684
2029	398,400	900,000	798,400	1,698,400	2,096,800
2030	395,400	950,000	752,150	1,702,150	2,097,550
2031	396,900	990,000	708,600	1,698,600	2,095,500
2032	397,800	1,030,000	668,200	1,698,200	2,096,000
2033	398,100	1,075,000	626,100	1,701,100	2,099,200
2034	397,800	1,120,000	582,200	1,702,200	2,100,000
2035		1,035,000	539,100	1,574,100	1,574,100
2036		1,075,000	496,900	1,571,900	1,571,900
2037		1,120,000	453,000	1,573,000	1,573,000
2038		1,165,000	407,300	1,572,300	1,572,300
2039		1,215,000	359,700	1,574,700	1,574,700
2040		1,260,000	310,200	1,570,200	1,570,200
2041		1,315,000	258,700	1,573,700	1,573,700
2042		1,365,000	205,100	1,570,100	1,570,100
2043		1,425,000	149,300	1,574,300	1,574,300
2044		1,480,000	91,200	1,571,200	1,571,200
2045		1,540,000	30,800	1,570,800	1,570,800
Totals:	\$32,910,787	\$23,195,000	\$14,303,044	\$37,498,044	\$70,408,831

* Preliminary, subject to change. Generates proceeds of \$27,000,000 for the City's and includes estimated issuance costs.

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(b) Interest estimated at current market conditions, for illustrative purposes only.



City of West University Place

Estimated Debt Service Requirements – Option 2: \$27,000,000 in Proceeds (30-Year Structure)

Fiscal Year Ending (12/31)	Current Debt Service Requirements (a)	Plus: Certificates of Obligation, Series 2020			Total Debt Service Requirements
		Principal *	Interest (b)	Total	
2020	\$7,635,428				\$7,635,428
2021	3,823,920		\$736,402	\$736,402	4,560,322
2022	3,576,267	\$1,370,000	940,400	2,310,400	5,886,667
2023	2,988,504	155,000	902,275	1,057,275	4,045,779
2024	2,482,689	220,000	892,900	1,112,900	3,595,589
2025	2,490,738	225,000	881,775	1,106,775	3,597,513
2026	2,499,410	230,000	870,400	1,100,400	3,599,810
2027	2,508,149	230,000	858,900	1,088,900	3,597,049
2028	2,521,284	230,000	847,400	1,077,400	3,598,684
2029	398,400	625,000	826,025	1,451,025	1,849,425
2030	395,400	660,000	793,900	1,453,900	1,849,300
2031	396,900	685,000	763,700	1,448,700	1,845,600
2032	397,800	715,000	735,700	1,450,700	1,848,500
2033	398,100	745,000	706,500	1,451,500	1,849,600
2034	397,800	775,000	676,100	1,451,100	1,848,900
2035		750,000	645,600	1,395,600	1,395,600
2036		780,000	615,000	1,395,000	1,395,000
2037		815,000	583,100	1,398,100	1,398,100
2038		850,000	549,800	1,399,800	1,399,800
2039		880,000	515,200	1,395,200	1,395,200
2040		920,000	479,200	1,399,200	1,399,200
2041		955,000	441,700	1,396,700	1,396,700
2042		995,000	402,700	1,397,700	1,397,700
2043		1,035,000	362,100	1,397,100	1,397,100
2044		1,080,000	319,800	1,399,800	1,399,800
2045		1,120,000	275,800	1,395,800	1,395,800
2046		1,170,000	230,000	1,400,000	1,400,000
2047		1,215,000	182,300	1,397,300	1,397,300
2048		1,265,000	132,700	1,397,700	1,397,700
2049		1,315,000	81,100	1,396,100	1,396,100
2050			1,370,000	27,400	1,397,400
Totals:	\$32,910,787	\$23,380,000	\$17,275,877	\$40,655,877	\$73,566,664

* Preliminary, subject to change. Generates proceeds of \$27,000,000 for the City's and includes estimated issuance costs.

(a) Excludes debt service paid by the Waterworks and Sewer System (Series 2010 and Series 2016). Includes the results of the City's partial defeasance of the Series 2017 Bonds.

(b) Interest estimated at current market conditions, for illustrative purposes only.



City of West University Place

Tentative Schedule of Events – Bond Sale in October 2020 (Prior to Election)

\$ _____ * Certificates of Obligation, Series 2020

August - 2020						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

September - 2020						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
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<u>Date</u>	<u>Action</u>	<u>Role</u>
Monday, August 10 th	City Council to Review and Authorize Publication of Notice of Intent to Issue Certificates of Obligation (CO's)	City, BOKFS, OHS
Monday, August 17 th	First Draft of Preliminary Official Statement ("POS")	BOKFS
Wednesday, August 19 th	First Publication of Notice to Issue CO's	City
Wednesday, August 26 th	Second Publication of Notice to Issue CO's	City
Monday, August 24 th	Second Draft of POS	BOKFS, OHS, City
Monday, September 7 th	Third Draft of POS	BOKFS, OHS, City
Week of September 14 th	Rating Call/Diligence Call	City, BOKFS
Monday, September 21 st	Final Draft POS	BOKFS, OHS, City
Monday, September 28 th	Print and Distribute Final POS	BOKFS, OHS, City
Monday, October 5 th	Bond Sale: City Council to Approve Sale	City, BOKFS, OHS
Thursday, October 29 th	Bond Closing/Funding	City, BOKFS, OHS

PARTICIPANTS

City – City of West University Place
 BOKFS – BOK Financial Securities, Inc. (Financial Advisor)
 OHS – Orrick, Herrington & Sutcliffe, LLP (Bond Counsel)

* Preliminary, subject to change.

RESOLUTION NO. 2020-09

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2020, FOR THE DESIGN, ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF CERTAIN PUBLIC WORKS, AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO

STATE OF TEXAS §
COUNTY OF HARRIS §
CITY OF WEST UNIVERSITY PLACE, TEXAS §

WHEREAS, the City Council (the “City Council”) of the City of West University Place, Texas (the “City”), is authorized to issue certificates of obligation to pay contractual obligations to be incurred for the construction of street improvements, for the purchase of materials, supplies, equipment, machinery, land and rights-of-way for authorized needs and purposes, and for the payment of contractual obligations for professional services pursuant to Subchapter C of Chapter 271, Texas Local Government Code, as amended;

WHEREAS, the City Council has determined that it is in the best interests of the City and otherwise desirable to issue the City of West University Place, Texas Certificates of Obligation, Series 2020, in one or more series, in an aggregate principal amount not to exceed \$27,000,000 (the “Certificates”) for the design, engineering, acquisition and construction of certain public works and the purchase of certain equipment for authorized needs and purposes;

WHEREAS, in connection with the Certificates, the City Council intends to publish notice of intent to issue the Certificates (the “Notice”) in a newspaper of general circulation in the City; and

WHEREAS, the City Council has been presented with and has examined the proposed form of Notice and finds that the form and substance thereof is satisfactory, and that the recitals and findings contained therein are true, correct and complete.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS:

Section 1. Preamble. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. Authorization of Notice. The City Secretary is hereby authorized and directed to execute and deliver the Notice set forth in Exhibit A hereto and to publish such Notice on behalf of the City once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication of the Notice to be at least forty-six (46) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City’s

website for at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 3. No Self-Supporting Securities. For the purposes of the Notice, the City hereby confirms that it does not designate any ad valorem tax debt service as self-supporting and payable from sources other than ad valorem tax collections.

Section 4. Authorization of Preliminary Official Statement. The City hereby authorizes the preparation and distribution of a Preliminary Official Statement relating to the Certificates and authorizes the City Manager to approve the final form of and deem final such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Section 5. Authorization of Other Matters Relating Thereto. The Mayor, City Secretary and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon passage.

Section 7. Public Meeting. It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution, was given all as required by the Texas Government Code, Chapter 551, as amended.

[signature page follows]

PASSED AND APPROVED this 10th day of August 2020.

Bob Higley, Mayor
City of West University Place, Texas

ATTEST:

Thelma Gilliam, City Secretary
City of West University Place, Texas

EXHIBIT A
NOTICE OF INTENTION TO ISSUE CERTIFICATES

NOTICE IS HEREBY GIVEN that the City Council of the City of West University Place, Texas (the "City") will meet at its regular meeting place in the Municipal Building, 3800 University Boulevard, West University Place, Texas 77005 at 6:30 p.m. on the 5th day of October, 2020, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City's certificates of obligation in one or more series, payable from an annual ad valorem tax, in the maximum aggregate principal amount of \$27,000,000, bearing interest at any rate or rates, not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council at the time of issuance and maturing over a period of years not to exceed thirty (30) years from the date thereof, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with (i) City-wide street, drainage and water system improvements, including street, drainage and water system improvements to Buffalo Speedway, (ii) the purchase of land for the West University Place Community Building/Senior Center, and (ii) costs of professional services incurred in connection therewith. The estimated combined principal and interest required to pay the Certificates on time and in full is \$40,655,877. Such estimate is provided for illustrative purposes only and is based on an assumed interest rate of 2.75%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the City has no outstanding public securities secured by an ad valorem tax but designated by the City as self-supporting. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City is \$25,955,000, and based on the City's expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City on time and in full is \$29,678,935.

WITNESS MY HAND, this 10th day of August 2020.

City Secretary
City of West University Place, Texas



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

Meeting Date	08.10.2020	Agenda Item	9
Approved by City Manager	Yes	Presenter(s)	Councilmember L. Lankford and Councilmember J. Barnes
Reviewed by City Attorney	No	Department	City Council
Subject	HomeSecure Concept Proposal		
Attachments	None		
Financial Information	Expenditure Required:		None
	Amount Budgeted:		None
	Account Number:		None
	Additional Appropriation Required:		None
	Additional Account Number:		None

Executive Summary

At the Council meeting on June 22, 2020, during the discussion on Boards and Commission projects and direction, Councilmember Lankford suggested a watch program be included that would assist residents, particularly seniors, in keeping an eye on the outside of their properties in the event something happens that would keep them away from their homes for an extended period of time. Serious problems at vacant homes may be avoided if the homeowner is made aware of the problem.

After a brief discussion, Mayor Higley asked that Councilmember Lankford partner with Councilmember Barnes (the Council liaison for the Seniors Board) and prepare a proposal to be considered at a subsequent Council meeting that would direct staff and/or the Senior Services Board to review the possibility of enacting such a watch program.

Recommended Action

Discuss and take any desired action.

Proposed HomeSecure™ Concept

I. Existing Problem Defined

As a function of the commitment of the City of West University Place (the “City”) to the facilitation of aging-in-place by its citizens, there is a need to ensure that homes and outbuildings are properly secured and maintained when owners are absent for extended periods while receiving medical care or treatment. The commencement and length of these absences are often not known in advance, particularly where the homeowner requires emergency medical treatment. As a result, homes may be left vacant, but not abandoned, and may be allowed to fall into considerable disrepair, including, but not limited to, the intrusion of wildlife into the interior of the home and other unsafe conditions. Often, homeowners or their families have the means to make any necessary repairs, but may be unaware of the need to do so in their absence.

At present, though there is a House Watch service provided by the City police department, it (a) requires that the homeowner give advance notice of the period of their absence; (b) requires renewal every thirty (30) days; and (c) does not provide a right of access to the rear of the property to inspect exterior conditions not visible from the front right-of-way. There is similarly a Knox Box program provided through the fire department, which installs exterior key safes to allow firefighters entry in the event of a fire or other emergency, but it likewise is limited in its use.

II. Summary of HomeSecure Concept

Create a watch system that (a) allows for advance sign-up to participate in the service, semi-automatic triggering upon the commencement of the medical absence, and a procedure for the notification by the homeowner or their designee on the termination of the absence; (b) provides a designated member of the City staff with a right of access, limited to the period of the noticed absence and limited to the exterior of the property, but including portions not visible from the street or front right-of-way, for the limited purpose of inspecting the condition of buildings and improvements; and (c) provides a method for notifying the homeowner or their designee of any conditions needing repair that are found.

III. Proposed Referral of Concept for Further Examination

Because the implementation of this concept will necessarily involve the deployment of City staff resources as well as interaction with the senior community, and may have permutations not observed by the authors, we believe that it is best referred for co-examination by both the Senior Services Board and the City staff.

IV. Issues to Examine

- A. *What information should be required from the homeowner at sign-up (e.g., should there be any information provided concerning presence of animals or unusual features in the rear of the property to assist safe entry)*
- B. *How should the “triggering” and cessation of the service be handled (e.g., should the homeowner be required to designate a responsible third-person as someone who can trigger the watch in the event the homeowner is unable to do so or is incapacitated, who should be notified to trigger it and to cease the service and how should this be implemented and documented)*
- C. *Should there be a method for owners to sign up for the service while they are already off-site and receiving medical care (i.e., (i) what procedures should be used; and (ii) who would be authorized to sign them up in the event that they are incapacitated)*
- D. *What measures need to be in place to allow access to the property (i.e., (a) what is necessary to provide the limited legal right of access; and (b) what’s needed to make sure that the inspecting individual has physical access (e.g., locked gates, etc.))*
- E. *Who should perform the inspection (i.e., should it be the City’s Code Enforcement Officer, police officer(s), firefighter(s) or other City personnel?)*
- F. *What is the scope of the authority to inspect (e.g., how often should the inspections occur during the absence, are the inspecting individuals allowed to look in windows, etc.)*
- G. *How should the inspection be documented (for the protection of both homeowner and inspecting individual(s)), and what limitations should be placed on the use and availability of such documentation and any information gathered (e.g., can photos be taken, can information or documentation gathered be used for criminal or civil prosecution, etc.)*
- H. *What, if any, notification should be given to neighboring property owners, so that they do not confuse the inspector with someone breaking in.*
- I. *What City internal security measures would be needed to keep absences confidential to avoid making criminals aware of an unoccupied property.*

- J. *Should owners automatically be signed up for this service when they sign up for one or more existing services (e.g., House Watch or Knox Box), and, if so, how should the program be administered/coordinated across different departments?*

V. Potential Expansions of the HomeSecure Program and Associated Issues

- A. *Should this program also be offered for homes that remain unoccupied on a more semi-permanent basis (e.g., spec homes, properties where the owner lives elsewhere, properties in probate, etc.)*
- B. *Should the owners of vacant homes be required to register them with the City after they have been vacant for a certain period of time (this has a number of sub-issues, e.g., how do we define “vacant” and how long will we allow it to be vacant before requiring registration)*
- C. *Should there be a separate registry for homes that are unoccupied because they are newly constructed or otherwise on the market to distinguish them from older stock homes that are merely vacant (this might be an attractive option for builders and realtors)*



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

Meeting Date	08.10.2020	Agenda Item	10
Approved by City Manager	Yes	Presenter(s)	A. Taylor, EMC, Fire Chief
Reviewed by City Attorney	N/A	Department	Fire
Subject	Information and Update Related to COVID-19 and City Response		
Attachments	None		
Financial Information	Expenditure Required:		None
	Amount Budgeted:		None
	Account Number:		None
	Additional Appropriation Required:		None
	Additional Account Number:		None

Executive Summary

Update and discussion between City Council and staff on the COVID-19 emergency and City's response to this declared emergency.

Recommended Action

Discussion purposes only, no action recommended.



AGENDA MEMO

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

Meeting Date	08.10.2020	Agenda Item	11
Approved by City Manager	Yes	Presenter(s)	Thelma Gilliam
Reviewed by City Attorney	N/A	Department	Administration
Subject	Building and Standards Commission Appointments		
Attachments	<ol style="list-style-type: none"> 1. Resignation Email 2. Applications 3. Resolution 		
Financial Information	Expenditure Required:		N/A
	Amount Budgeted:		N/A
	Account Number:		N/A
	Additional Appropriation Required:		N/A
	Additional Account Number:		N/A

Executive Summary

On July 8, 2020, the City received Mimi Tsai’s resignation from Position 2 on the Boards and Commission (BSC).

Staff suggests the following process for Council’s consideration:

1. Select a current BSC alternate to fill the Position 2 vacancy, and
2. Select an applicant from the August 2019 applicant pool to fill the alternate position.
3. Approve a resolution approving the selection to fill Position 2 and the selection of the alternate.

During the August 2019 selection process for members to board and commissions, there were 9 remaining applicants not appointed to positions.

Attached are the applications for the eight remaining applicants. Staff received responses from 5 of 6 applicants indicating an interest in the position. At the time of the agenda posting, staff had not received a response from three of the applicants. On Monday night, staff will update Council on any changes in interest.

	Interested
Dan Espinoza	YES
Les Albin	YES
Craig Howard	YES
Kris Westbrook	YES
Spyros Maragos	YES
Aaron Morris	
Ann Watson	
Grayson Bush	

Recommended Action

Staff recommends that City Council take any action so desired.

-----Original Message-----

From: Mimi Tsai

Sent: Wednesday, July 8, 2020 8:41 AM

To: Lisa Ray <lray@westutx.gov>

Subject: Building Standards commission: Mimi Tsai resignation

Good morning, Lisa,

I will be moving away from West University this month. Because of this, I would like to resign my position of Building Standards Commissioner and VP.

Thank you for all your help. It has been good to serve the City all these years!

Best regards,

Mimi Tsai

Sent from my iPhone



Boards & Commissions Membership Application

Name: Les Albin Cell Phone: [REDACTED]

Home Address: 3817 Southwestern Other Phone: [REDACTED]

Email Address: [REDACTED] Date: 23 May 2019

Employed By/Retired From: LACON Custom Homes, LLC
(Please Circle One)

Spouses Name: _____ Office Phone: _____

Education: BS Mechanical Engineering, MBA- Accounting/Information Systems

Background, Experience, Special Skills, etc. Internal Audit Dept Head Brown & Root
LACON Custom Homes building in West U since 1987

Previous Board or Commission Experience: Building Standards, Zoning & Planning,
Zoning Board of Adjustments

Specific Board or Commission Applied for: Z&P or BSC

If no Specific Board or Commission, Area of Interest: _____

Why are you interested in this board, commission or area of service? _____

Zoning ordinance regarding structures in front setbacks needs modification to
clarify how volume of structure is to be calculated.

Limitations on Availability: _____

References (optional): _____

Applicants should review the accompanying Summary of Board and Commission Membership Requirements. Please note that membership on a Board or Commission prohibits one from appearing as an applicant or protestant before that Board or Commission.

Return completed applications to City Secretary Thelma Gilliam by mail at 3800 University Boulevard, Houston, Texas 77005; by fax at 713.662.5305; or by email to tgilliam@westutx.gov.

FOR CITY USE ONLY:

Date Interviewed: _____

Qualified for (1): _____

Qualified for (2): _____



City of
West University
Place

Boards & Commissions Membership Application

Name: Aaron Morris Cell Phone: [REDACTED]

Home Address: 3022 Plumb Street Other Phone: _____

Email Address: [REDACTED] Date: 7/1/19

Employed By: Sunnova Energy Corporation

(Please Circle One)

Spouses Name: Lauren Morris Office Phone: [REDACTED]

Education: Vanderbilt Law School (J.D., May 2004)

Background, Experience, Special Skills, etc. Contract review/negotiation/preparation; dispute resolution; government investigations; crisis management.

Previous Board or Commission Experience: None

Specific Board or Commission Applied for: No preference

If no Specific Board or Commission, Area of Interest: Community preservation; land use

Why are you interested in this board, commission or area of service? A member of the City Council suggested that I apply.

Limitations on Availability: I work Monday through Friday until approximately 6 pm. but there is some flexibility.

References (optional): _____

Chris and Craig LaFollette. 2931 Wroxton; Leigh and Phil Williams. 3009 Plumb.

Applicants should review the accompanying Summary of Board and Commission Membership Requirements. Please note that membership on a Board or Commission prohibits one from appearing as an applicant or protestant before that Board or Commission.

Return completed applications to City Secretary Thelma Gilliam by mail at 3800 University Boulevard, Houston, Texas 77005; by fax at 713.662.5305; or by email to tgilliam@westutx.gov.

FOR CITY USE ONLY:

Date Interviewed: _____

Qualified for (1): _____

Qualified for (2): _____



City of
West University
Place

**Boards & Commissions
Membership Application**

received
7-5-19
wal
3:45pm



Name: CRAIG P. HOWARD Cell Phone: [REDACTED]

Home Address: 2826 ROBINHOOD ST. Other Phone: _____

Email Address: [REDACTED] Date: July 4, 2019

Employed By Retired From HOUSTON CHRONICLE/HEARST CORP.
(Please Circle One)

Spouses Name: N.A. Office Phone: _____

Education: BA U. of Illinois, MBA U. of HOUSTON

Background, Experience, Special Skills, etc. HAVE COVERED CIVIC AFFAIRS AS

REPORTER IN HOUSTON, CHICAGO + WEST U. FINANCIAL KNOWLEDGE, RESEARCH EXPERIENCE.

Previous Board or Commission Experience: NONE EXCEPT AS LONGTIME

37-YEAR WUP RESIDENT OBSERVER.

Specific Board or Commission Applied for: BSC, PARKS + REC BOARD, RECYCLING

If no Specific Board or Commission, Area of Interest: _____

Why are you interested in this board, commission or area of service? MOST INTERESTED

IN PUBLIC SERVICE. SPECIFIC INTEREST IN BSC COMES FROM EXPERIENCE ERECTING FENCE, PARKS FROM POOR FARM DITCH PROPOSAL

Limitations on Availability: NONE

References (optional): _____

Applicants should review the accompanying Summary of Board and Commission Membership Requirements. Please note that membership on a Board or Commission prohibits one from appearing as an applicant or protestant before that Board or Commission.

Return completed applications to City Secretary Thelma Gilliam by mail at 3800 University Boulevard, Houston, Texas 77005; by fax at 713.662.5305; or by email to tgilliam@westutx.gov.

FOR CITY USE ONLY:

Date Interviewed: _____

Qualified for (1): _____

Qualified for (2): _____



City of
West University
Place

Boards & Commissions Membership Application

Name: KRIS WESTBROOK Cell Phone: [REDACTED]

Home Address: 6510 COMMUNITY DR. Other Phone: _____

Email Address: [REDACTED] Date: JUNE 24, 2019

Employed By/Retired From: CEO of Renew International
(Please Circle One)

Spouses Name: Traici Westbrook Office Phone: [REDACTED]

Education: JD South Texas College of Law, MBA University of Houston

Background, Experience, Special Skills, etc. CEO, attorney, and previous Board experience

Previous Board or Commission Experience: Building Standard Commission (6 years)

President of the Braeburn CC Board of Directors (4 years), Renew Board

Specific Board or Commission Applied for: Building Standards Commission (9 years)

If no Specific Board or Commission, Area of Interest: _____

Why are you interested in this board, commission or area of service? To contribute my knowledge and experiences to help our city.

Limitations on Availability: General Business Hours

References (optional): John Parks 713-202-2800

Applicants should review the accompanying Summary of Board and Commission Membership Requirements. Please note that membership on a Board or Commission prohibits one from appearing as an applicant or protestant before that Board or Commission.

Return completed applications to City Secretary Thelma Gilliam by mail at 3800 University Boulevard, Houston, Texas 77005; by fax at 713.662.5305; or by email to tgilliam@westutx.gov.

FOR CITY USE ONLY:	
Date Interviewed:	_____
Qualified for (1):	_____
Qualified for (2):	_____



City of
West University
Place

Boards & Commissions Membership Application

Name: Dan Espinoza Cell Phone: [REDACTED]

Home Address: 3117 Albans Rd Other Phone: _____

Email Address: [REDACTED] Date: 6/28/2019

Employed By/Retired From: U.S. Navy

(Please Circle One)

Spouses Name: Yuexian Espinoza Office Phone: _____

Education: Bachelor's from University of Phoenix and Master Degree in progress Texas A & M

Background, Experience, Special Skills, etc. Paralegal, Marine Corps League, Government Experience
Congressional Staffer

Previous Board or Commission Experience: Solel Internantional

Specific Board or Commission Applied for: Zoning and Planning Commission

If no Specific Board or Commission, Area of Interest: _____

Why are you interested in this board, commission or area of service? I enjoy serving my community and making a difference.

Limitations on Availability: None

References (optional): _____

Applicants should review the accompanying Summary of Board and Commission Membership Requirements. Please note that membership on a Board or Commission prohibits one from appearing as an applicant or protestant before that Board or Commission.

Return completed applications to City Secretary Thelma Gilliam by mail at 3800 University Boulevard, Houston, Texas 77005; by fax at 713.662.5305; or by email to tgilliam@westutx.gov.

FOR CITY USE ONLY:	
Date Interviewed:	_____
Qualified for (1):	_____
Qualified for (2):	_____

RECEIVED
7/8/19
688



City of
West University
Place

Boards & Commissions Membership Application

Name: SPYROS MARAGOS Cell Phone: [REDACTED]

Home Address: 5932 AUDEN ST Other Phone: [REDACTED]

Email Address: [REDACTED] Date: 7/3/2019

Employed / Retired From: Direct^{edu} Energy Inc.
(Please Circle One)

Spouses Name: GISELE MARAGOS Office Phone: [REDACTED]

Education: Ph.D. Operations Research

Background, Experience, Special Skills, etc. Education: Engineering, Finance, Work Experience: Energy Marketing

Previous Board or Commission Experience: PRB 2017-2019

Specific Board or Commission Applied for: PRB

If no Specific Board or Commission, Area of Interest: _____

Why are you interested in this board, commission or area of service? I want to continue working on PRB, utilizing the experience I accumulated over the last 2 yrs.

Limitations on Availability: _____

References (optional): _____

Applicants should review the accompanying Summary of Board and Commission Membership Requirements. Please note that membership on a Board or Commission prohibits one from appearing as an applicant or protestant before that Board or Commission.

Return completed applications to City Secretary Thelma Gilliam by mail at 3800 University Boulevard, Houston, Texas 77005; by fax at 713.662.5305; or by email to tgilliam@westutx.gov.

FOR CITY USE ONLY:	
Date Interviewed:	_____
Qualified for (1):	_____
Qualified for (2):	_____



City of
West University
Place

**Boards & Commissions
Membership Application**

received ✓
7-5-19
mal

Name: Ann P. Watson Cell Phone: [REDACTED]
 Home Address: 3107 Cason / (3603 Cason in Sept) Other Phone: _____
 Email Address: [REDACTED] Date: 7/5/2019
 Employed By/Retired From: Sheehy Ware & Pappas
 (Please Circle One)
 Spouses Name: James E. Allison Office Phone: [REDACTED]
 Education: B.S. Nursing, MS Nursing, J.D.
 Background, Experience, Special Skills, etc. real estate investor throughout adult life, West U property owner & resident since 1978, trial lawyer
 Previous Board or Commission Experience: much work for clients before licensing board

Specific Board or Commission Applied for: Zoning & Planning
 If no Specific Board or Commission, Area of Interest: _____
 Why are you interested in this board, commission or area of service? Forever interest in real estate, forever interest in WUP!

Limitations on Availability: None
 References (optional): Longtime friend of Bob & Laura Higley, Lori & Lakford, many WU friends & neighbors

Applicants should review the accompanying Summary of Board and Commission Membership Requirements. Please note that membership on a Board or Commission prohibits one from appearing as an applicant or protestant before that Board or Commission.

Return completed applications to City Secretary Thelma Gilliam by mail at 3800 University Boulevard, Houston, Texas 77005; by fax at 713.662.5305; or by email to tgilliam@westutx.gov.

FOR CITY USE ONLY:	
Date Interviewed:	_____
Qualified for (1):	_____
Qualified for (2):	_____



City of
West University
Place

Boards & Commissions Membership Application

Name: Grayson Bush Cell Phone: [REDACTED]
 Home Address: 2614 Werlein Ave. Other Phone: [REDACTED]
 Email Address: [REDACTED] Date: 7/1/2019
 Employed By/Retired From: At home dad, previously at Northrup Grumman
 (Please Circle One)
 Spouses Name: Joanne Bush Office Phone: -
 Education: Ph.D., Mechanical Engineering UCLA
 Background, Experience, Special Skills, etc. Project management
and consulting. Design and analysis of products.
 Previous Board or Commission Experience: None

Specific Board or Commission Applied for: Zoning and Planning Commission

If no Specific Board or Commission, Area of Interest: -

Why are you interested in this board, commission or area of service? Zoning and
planning seems to be an area I can best apply my
engineering background to benefit our neighborhood.

Limitations on Availability: None

References (optional): -

Applicants should review the accompanying Summary of Board and Commission Membership Requirements. Please note that membership on a Board or Commission prohibits one from appearing as an applicant or protestant before that Board or Commission.

Return completed applications to City Secretary Thelma Gilliam by mail at 3800 University Boulevard, Houston, Texas 77005; by fax at 713.662.5305; or by email to tgilliam@westutx.gov.

FOR CITY USE ONLY:

Date Interviewed: _____

Qualified for (1): _____

Qualified for (2): _____

RESOLUTION NUMBER 2020-XXXXX

A RESOLUTION APPOINTING A MEMBER AND AN ALTERNATE TO THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST UNIVERSITY PLACE:

Section 1. The following person is hereby appointed to serve as a member of the **Building and Standards Commission** for a specific term of the specific position indicated below, under Chapter 18 of the Code of Ordinances and Chapter 54 of the Texas Local Government Code.

<u>APPOINTEE</u>	<u>POSITION</u>	<u>EFFECTIVE DATE</u>	<u>TERM ENDING</u>
_____	Position 2	August 10, 2020	August 31, 2021

Section 2. The following person is hereby appointed to serve as an alternate of the **Building and Standards Commission** for a specific term of the specific position indicated below, under Chapter 18 of the Code of Ordinances and Chapter 54 of the Texas Local Government Code.

<u>APPOINTEE</u>	<u>POSITION</u>	<u>EFFECTIVE DATE</u>	<u>TERM ENDING</u>
_____	Alternate ____	August 10, 2020	August 31, 2021

Section 3. All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of the conflicts only.

Section 4. If any word, phrase, clause, sentence, paragraph, section or other part of this resolution or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this resolution and the application of such word, phrase, clause, sentence, paragraph, section or other part of this resolution to any other persons or circumstances shall not be affected thereby.

Section 5. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each meeting at which this resolution was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

PASSED AND APPROVED this 10th day of August, 2020.

ATTEST: (SEAL)

SIGNED:

Thelma A. Gilliam, City Secretary

Bob Higley, Mayor

RECOMMENDED:

APPROVED AS TO LEGAL FORM:

David J. Beach, City Manager

Alan Petrov, City Attorney



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

Meeting Date	08.10.2020	Agenda Item	12A
Approved by City Manager	N/A	Presenter(s)	T. Gilliam, City Secretary
Reviewed by City Attorney	N/A	Department	Administration
Subject	City Council Meeting Minutes		
Attachments	July 20, 2020 Workshop Minutes July 27, 2020 Regular Minutes		
Financial Information	Expenditure Required:		N/A
	Amount Budgeted:		N/A
	Account Number:		N/A
	Additional Appropriation Required:		N/A
	Additional Account Number:		N/A

Executive Summary

The Minutes of the July 20 Workshop and July 27, 2020 Regular Meeting of the City Council are attached.

Recommended Action

Staff recommends approval of the attached Minutes.



The City of West University Place

A Neighborhood City

CITY COUNCIL

Bob Higley, Mayor
Kevin Trautner, Mayor Pro Tem
John P. Barnes, Councilmember
Lauri Lankford, Councilmember
Ed Sobash, Councilmember

STAFF

David J. Beach, City Manager
Alan Petrov, City Attorney
Thelma Gilliam, City Secretary

CITY COUNCIL MINUTES

The City Council of the City of West University Place, Texas, remotely met in a workshop on **Monday, July 20, 2020**, at **5:00 p.m.** in the Municipal Building located at 3800 University Boulevard.

Agenda items were as follows:

WORKSHOP (5:00 PM)

1. Call Workshop to Order

Mayor Higley called the workshop to order at 5:02 p.m. from the City Hall Conference Room. Mayor Pro Tem Trautner, Councilmembers Barnes, Lankford and Sobash were in attendance via video/teleconference.

City Manager Beach, City Secretary Gilliam, City Attorney Petrov, and Public Works Director Barrera were physically present in the Council Chambers.

Also physically in attendance were Nawa Panthi and Hui-Fong Change with HTJ Engineers

John Robuck with BOK Financial Services attended via video/teleconference.

2. Drainage/Modeling Study

Matters related to the City's Drainage/Modeling Study and funding sources.

Nawa Panthi with HTJ Engineers provided a follow-up to the drainage/modeling study workshop held on June 22, 2020. The focus of the discussion was mainly on the City's five major drainage systems:

- Academy Street System
- College Street System
- Poor Farm Ditch
- Buffalo Speedway System
- Kirby Drive System

At the conclusion of the presentation/discussions, it was noted that:

- Proposed storm Sewer Improvements provide nearly 50-year Level-of-Service (LOS)
- Estimated Cost Of Proposed Improvements
 - Estimated cost of road and associated drainage improvements, **\$21M**. (Priority Area 1-3 of Infrastructure Program)
 - These roadways will need replacement in the next five years, if not sooner

- Estimated cost of the proposed drainage improvements, total **\$39M**.
- Total estimated cost of improvements, **\$60 Million** (in today's dollars)

After the presentation by HTJ engineers and questions and answers, Mr. John Robuck with BOK Financial Services discussed funding and possible funding sources.

Copies of the drainage presentation is attached.

3. Virtual Gate Discussion

Matters related to Phase I of the Virtual Gate project.

City Manager Beach proposed that staff be allowed to move forward with a decorative base for poles within the City of West U City limits for this project, which would cost approximately \$80,000 and be on target for completion by the end of the year.

It was the consensus of Council for Mr. Beach to move forward as proposed.

4. Adjourn

Mayor Higley adjourned the workshop at 7:10 p.m.

Audio of this workshop is available on the City's website or contact the City Secretary's office to obtain a copy.

Prepared by: City Secretary Thelma A. Gilliam

Approved by City Council on: _____

City of West University Place Citywide Storm Sewer Analysis

July 20, 2020

Prepared for:



Prepared by:

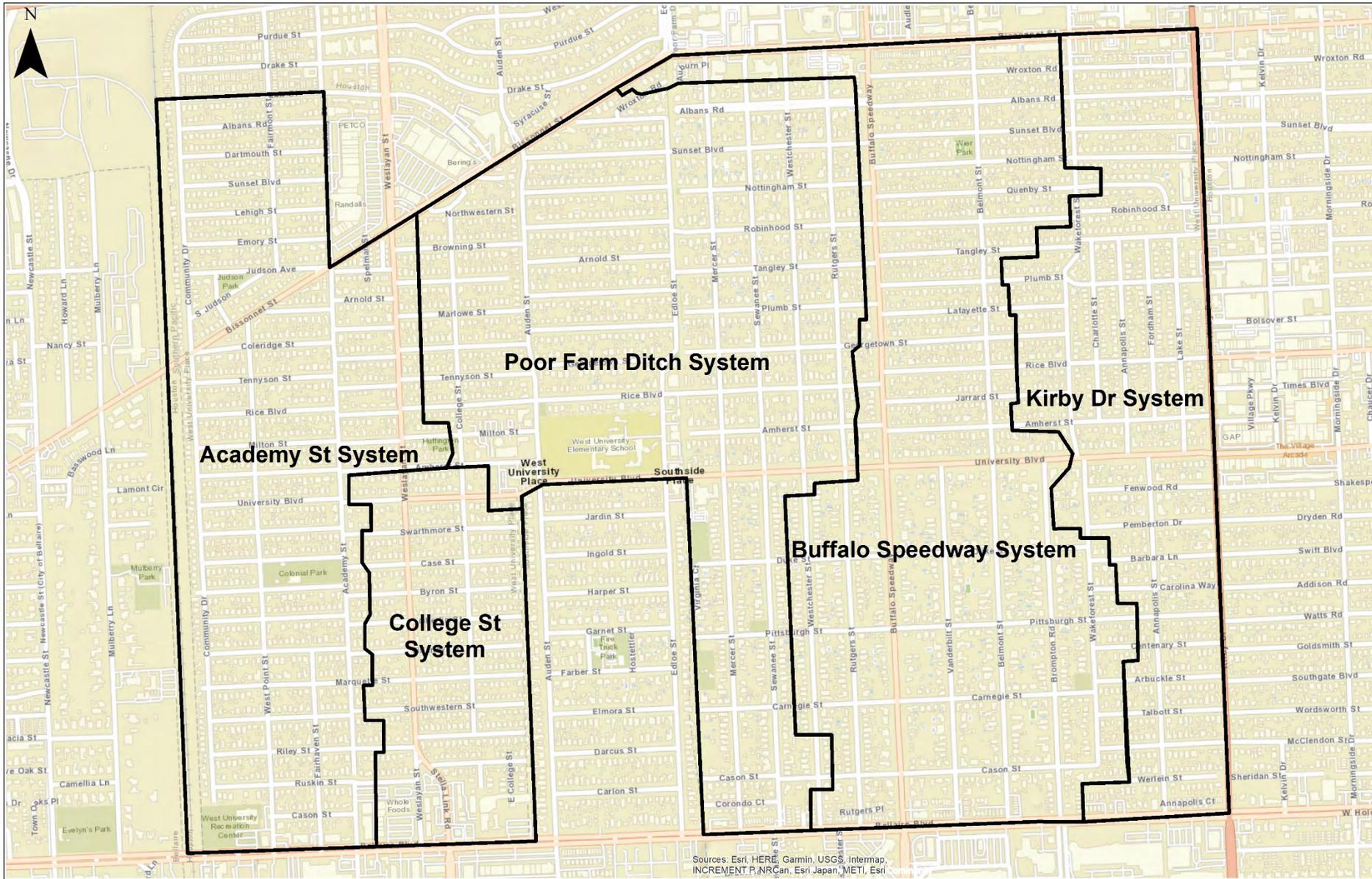


Agenda

Additional Results Discussion

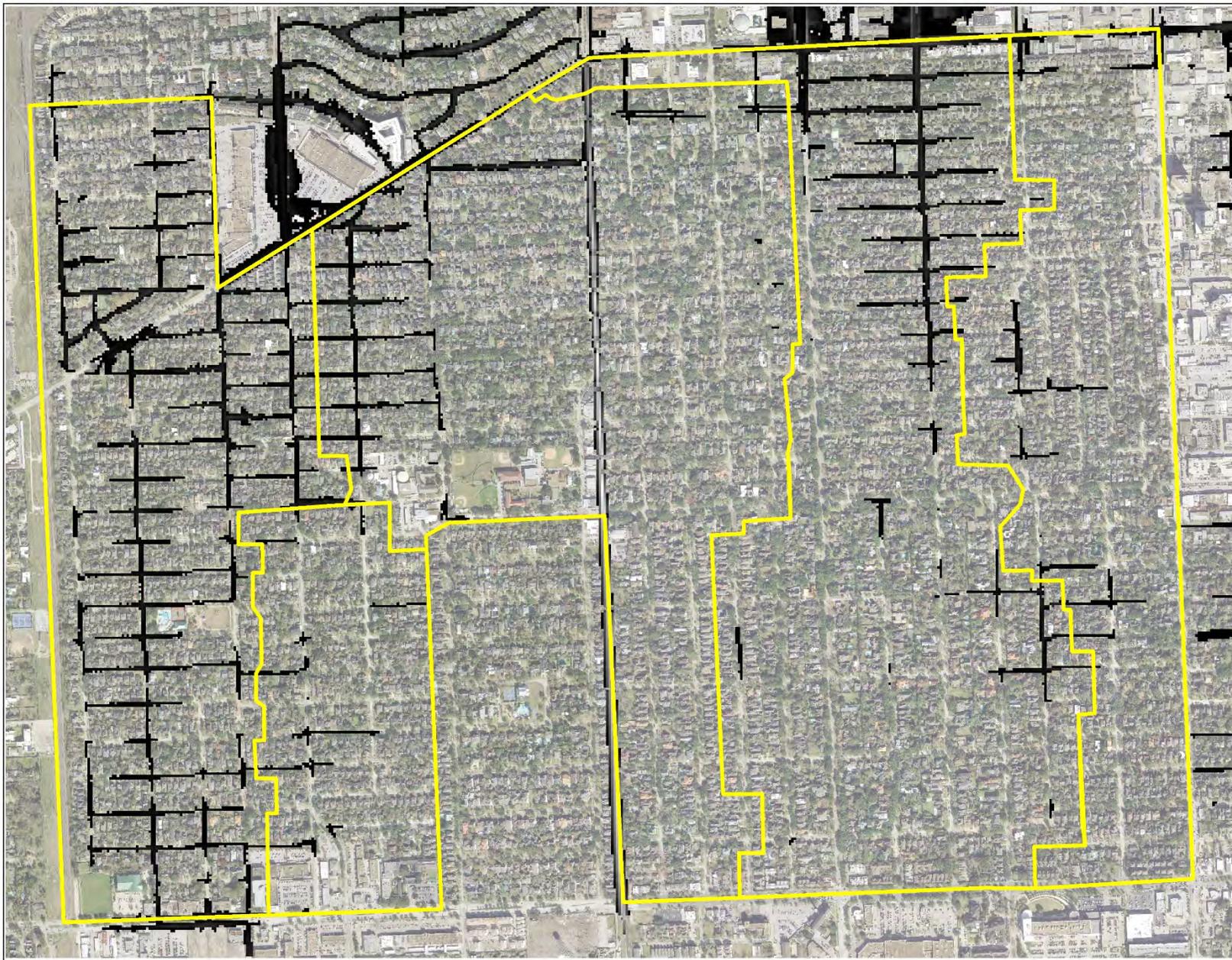
Existing Conditions

Flooding Conditions for Different Rain Events



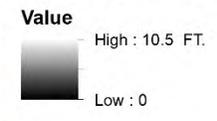
Major Drainage Systems

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri

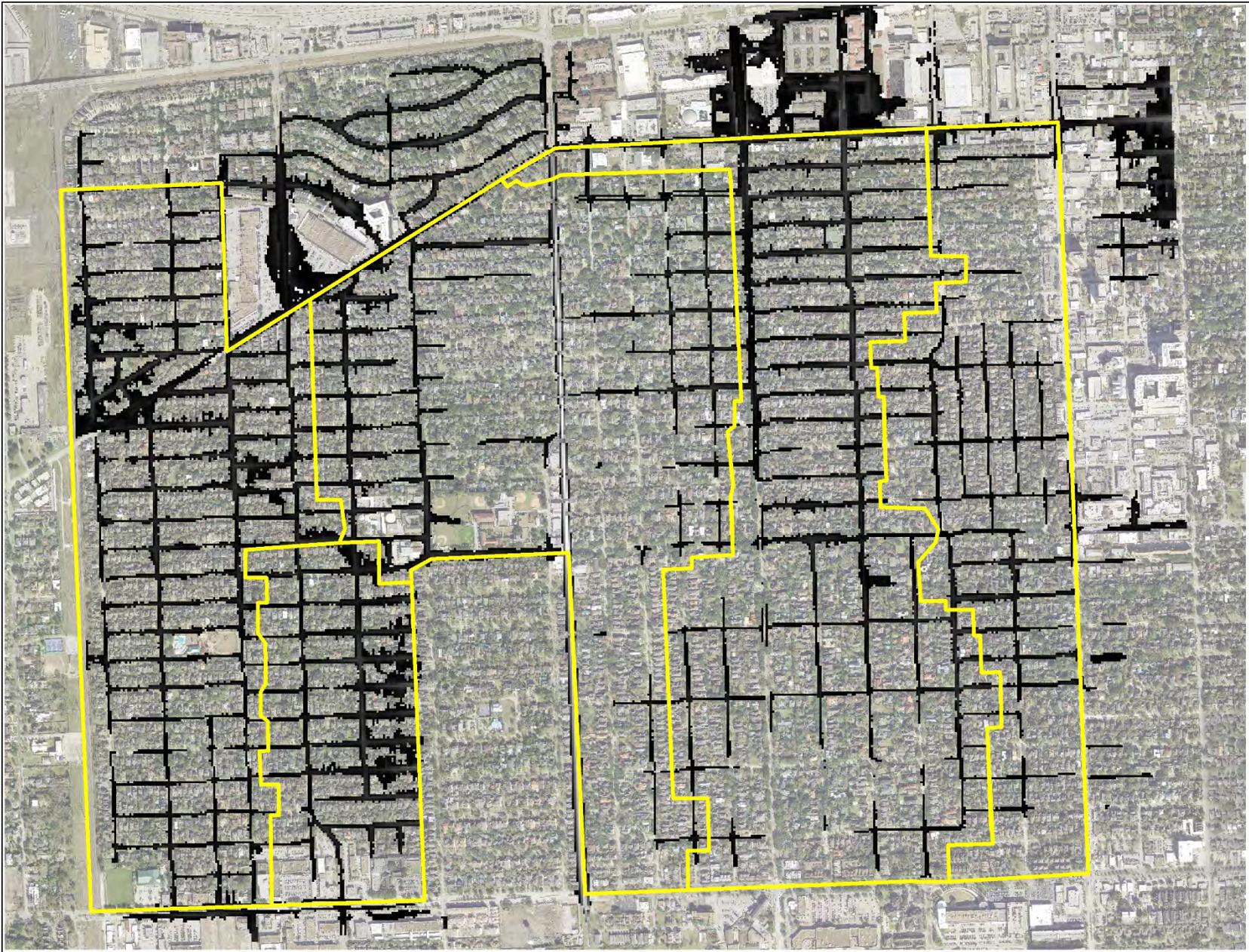


Legend

Existing 2-Year Scenario



Existing 2-Year Event
Inundation Map

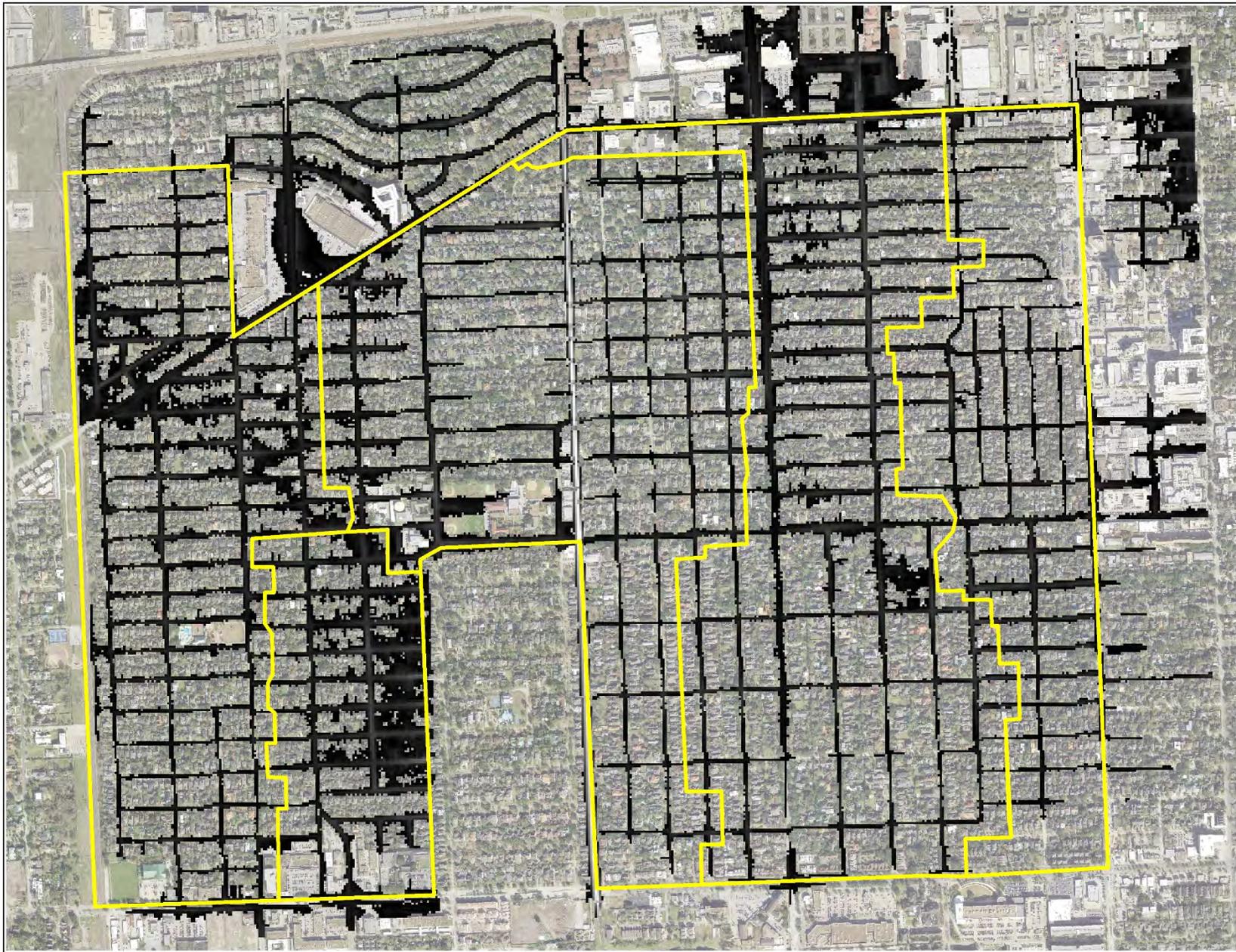


Legend

Existing 10-Year Scenario

Value
High : 8.5 FT.
Low : 0

Existing 10-Year Event
Inundation Map



Legend

Existing 50-Year Scenario



Existing 50-Year Event
Inundation Map



Legend

100-Year Existing Scenario

Value

High : 12.5 FT.

Low : 0

Existing 100-Year Event
Inundation Map



Existing Conditions

Flooding Conditions 100-Year Vs Harvey Reported Structure Flooding



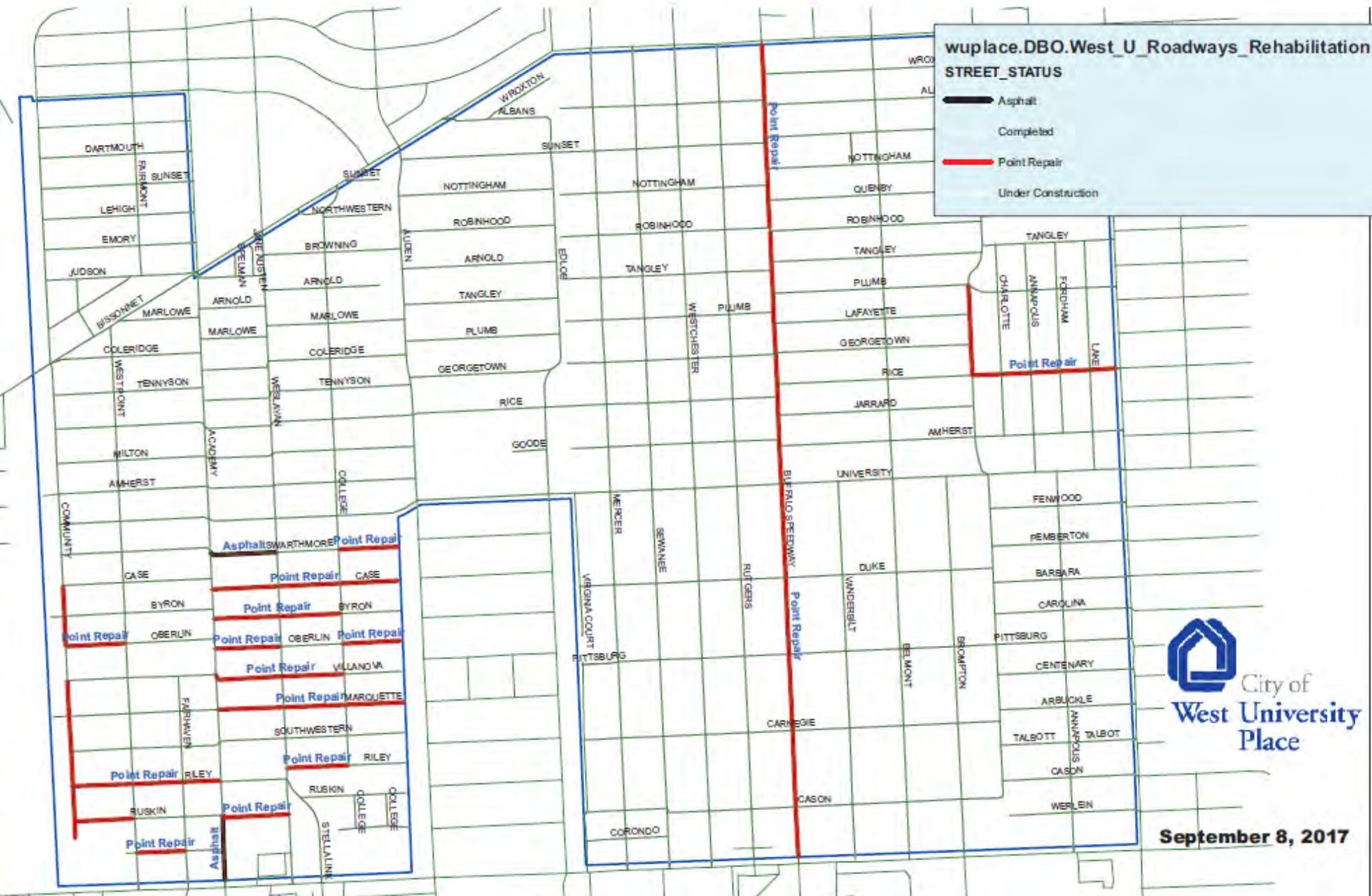
WSEL = Water Surface Elevation

Proposed Conditions

Flooding Conditions Comparison
Existing Vs Proposed

Without Restrictor

Road Reconstruction

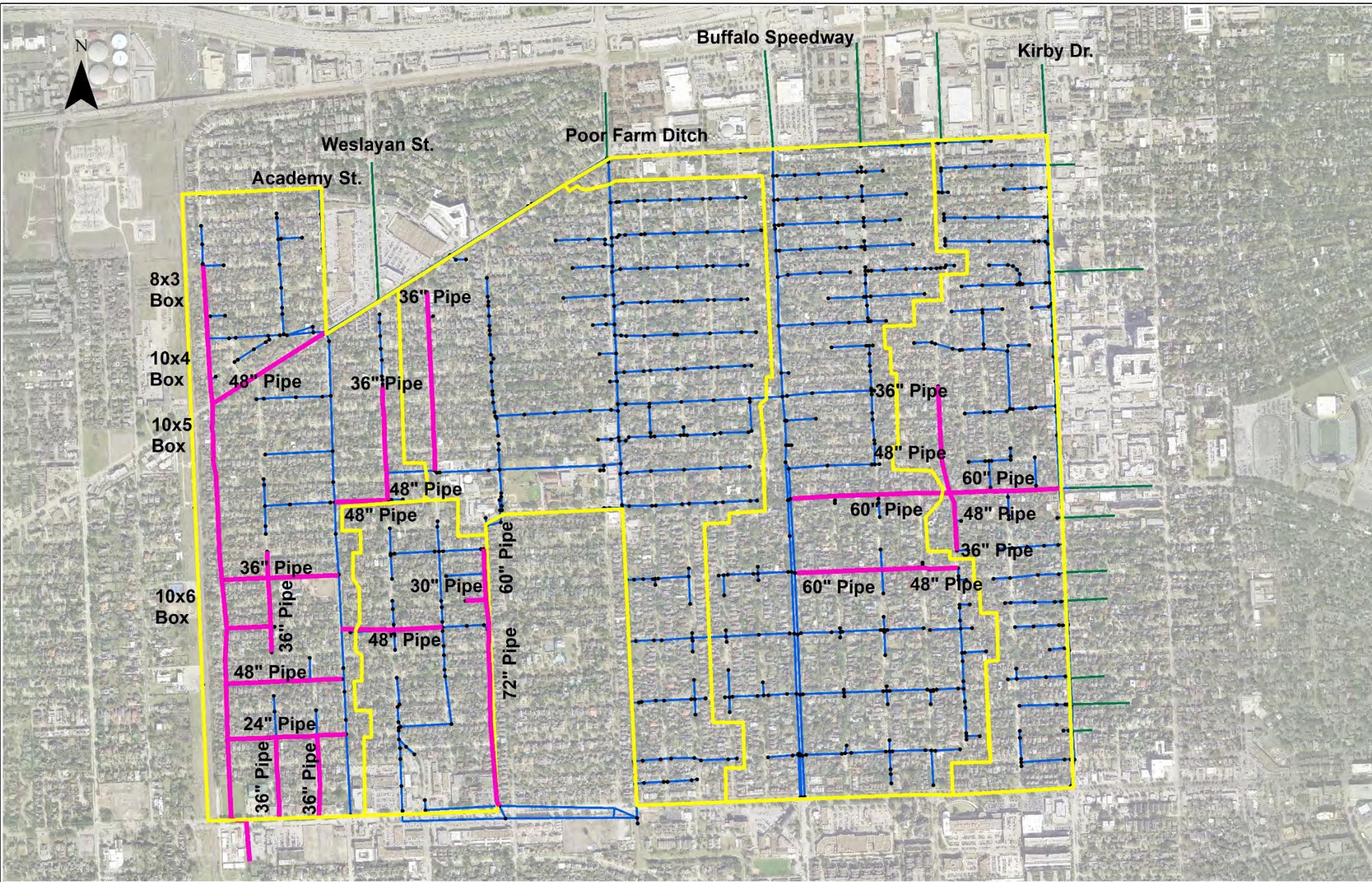


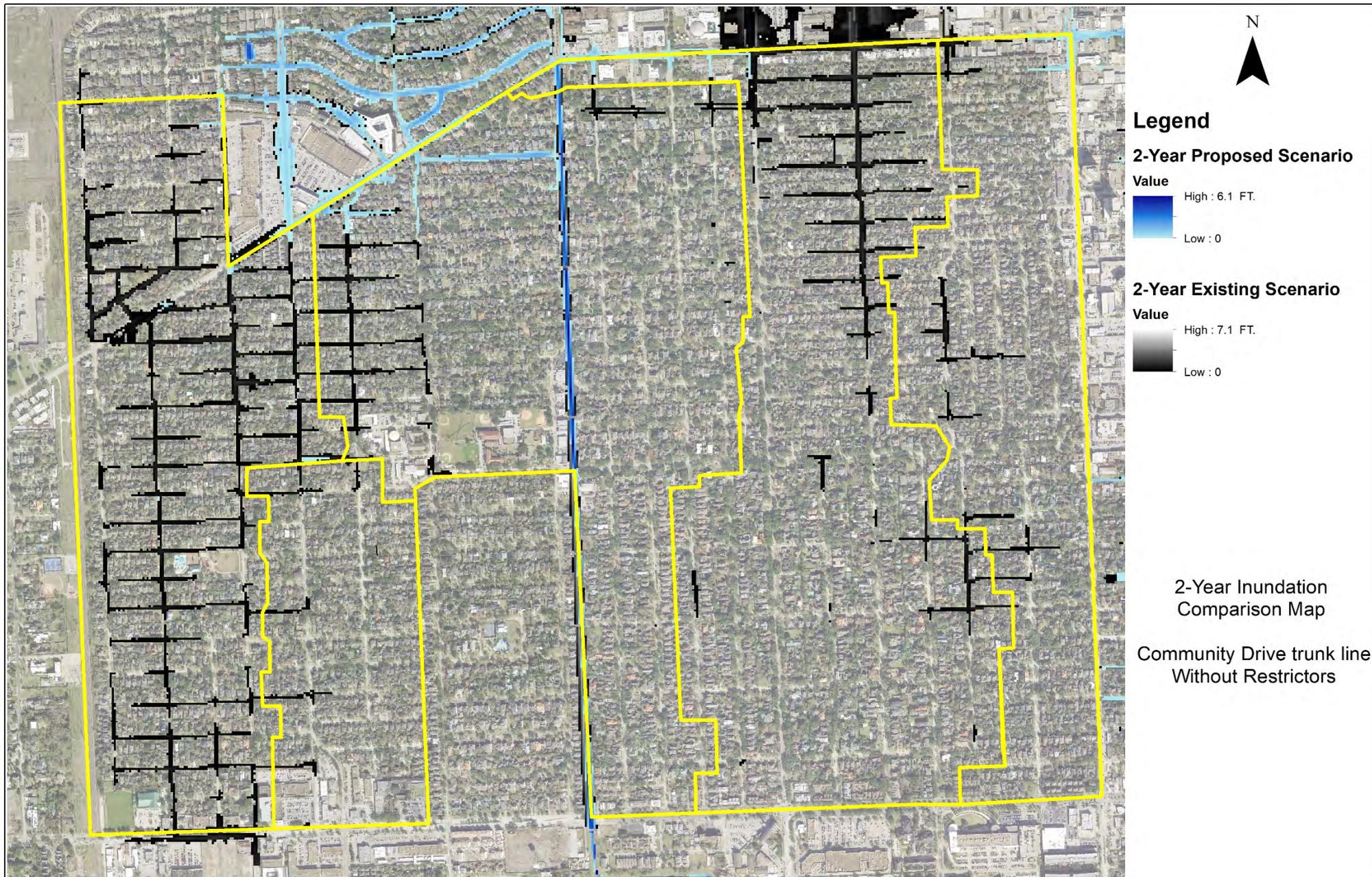
* Work includes road and storm sewer replacement needed within the next 5 years.

Estimate
\$60M*

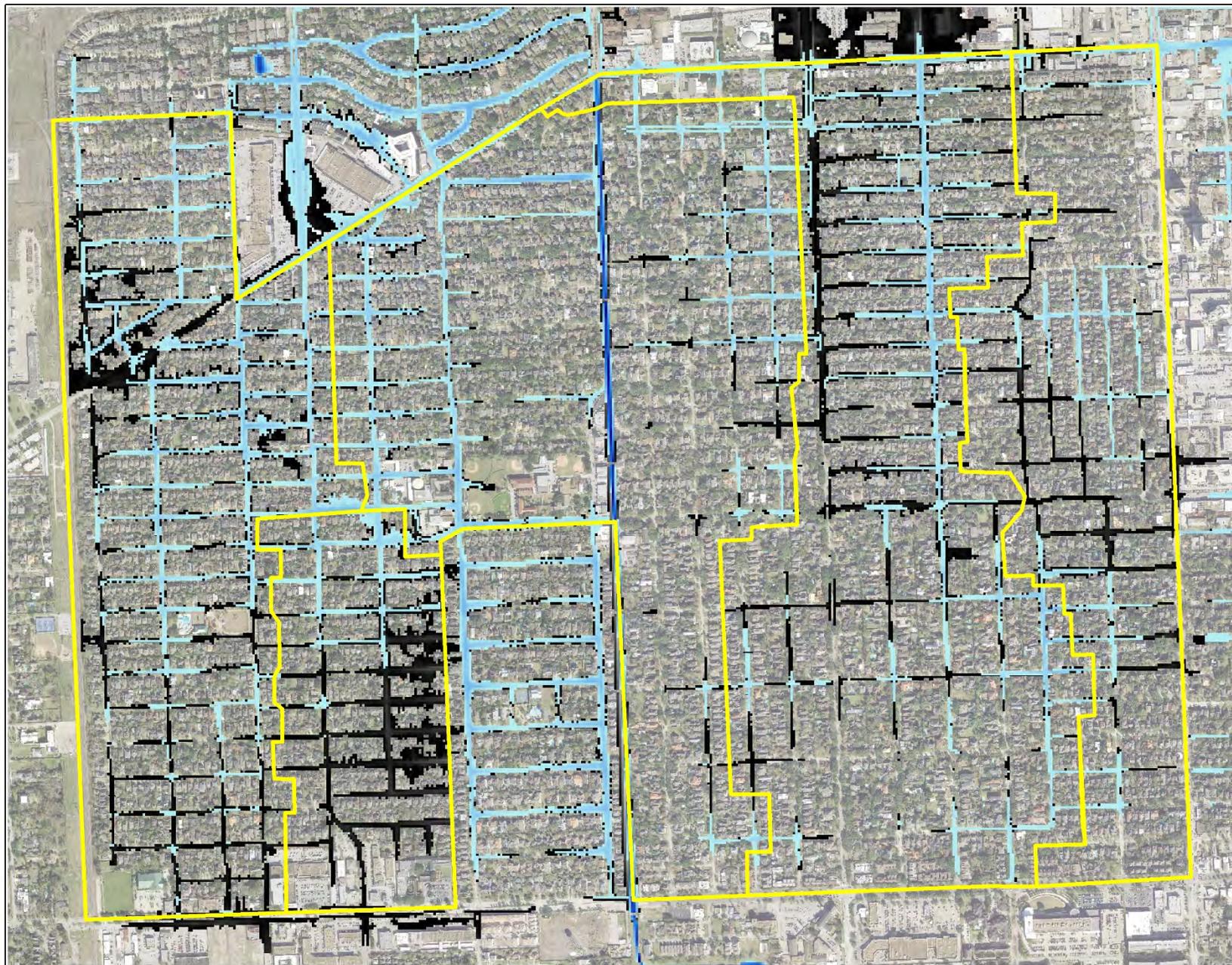
* Estimated cost for drainage upgrades and associated road replacement for sections as shown

Along Community Drive and shared line at city limit



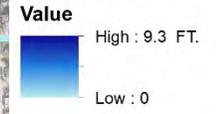


Note
 Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions

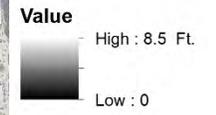


Legend

10-Year Proposed Scenario



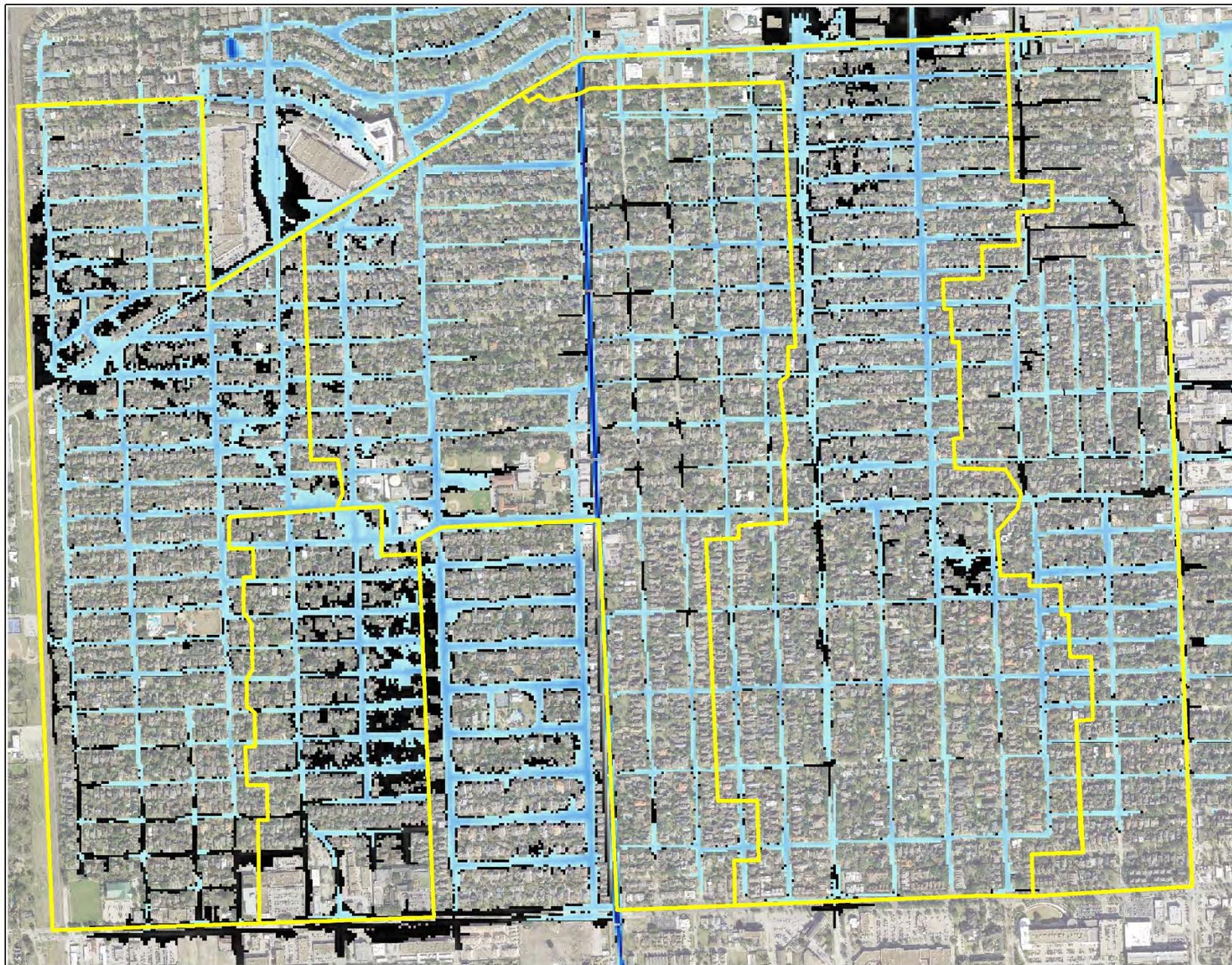
10-Year Existing Scenario



10-Year Inundation Comparison Map
Community Drive trunk line Without Restrictor

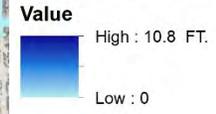
Note

Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions



Legend

50-Year Proposed Scenario



50-Year Existing Scenario

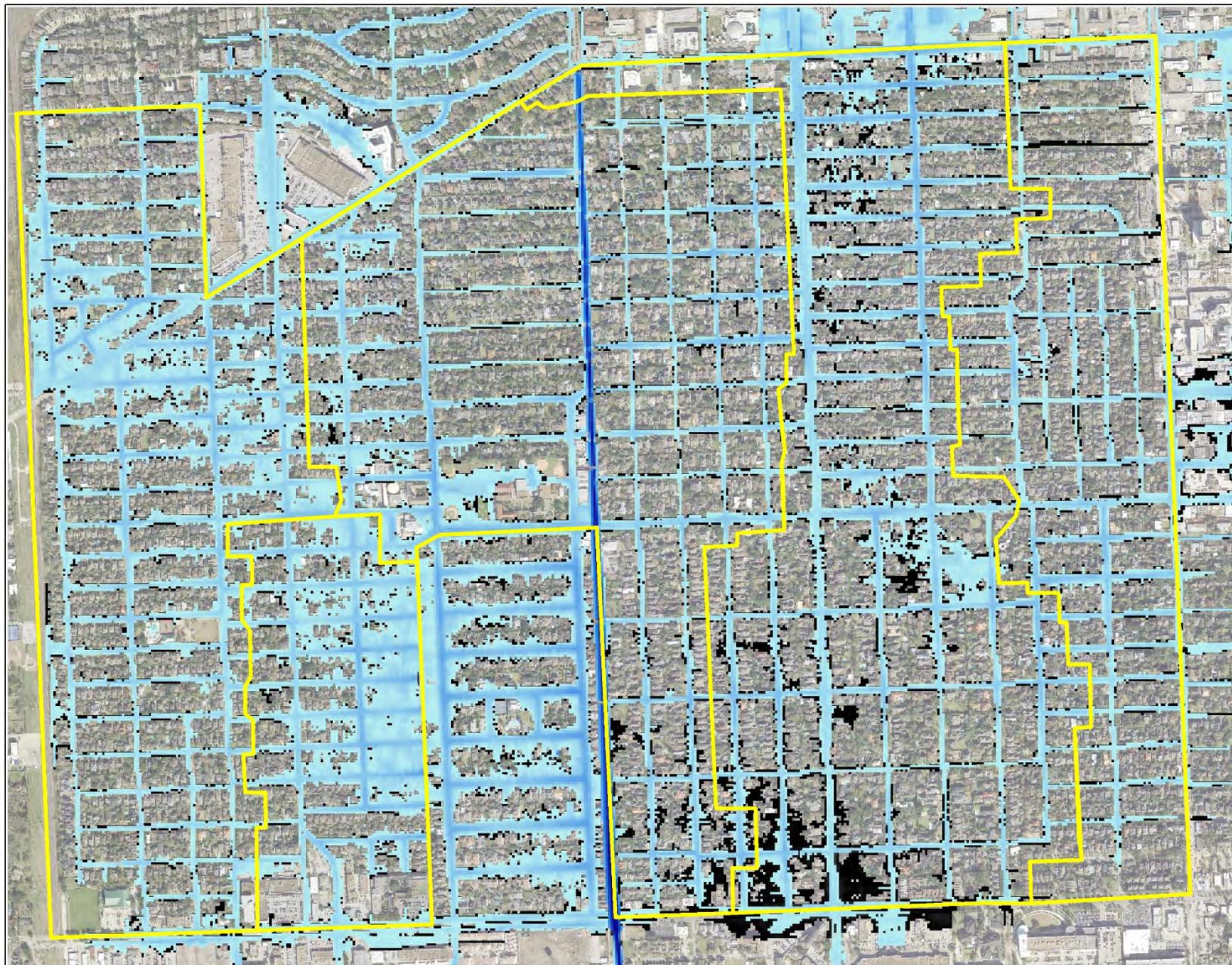


50-Year Inundation Comparison Map

Community Drive trunk line Without Restrictor

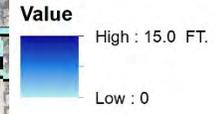
Note

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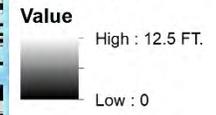


Legend

Proposed 100-Year Scenario



Existing 100-Year Scenario



100-Year Inundation Comparison Map
Community Drive trunk line Without Restrictor

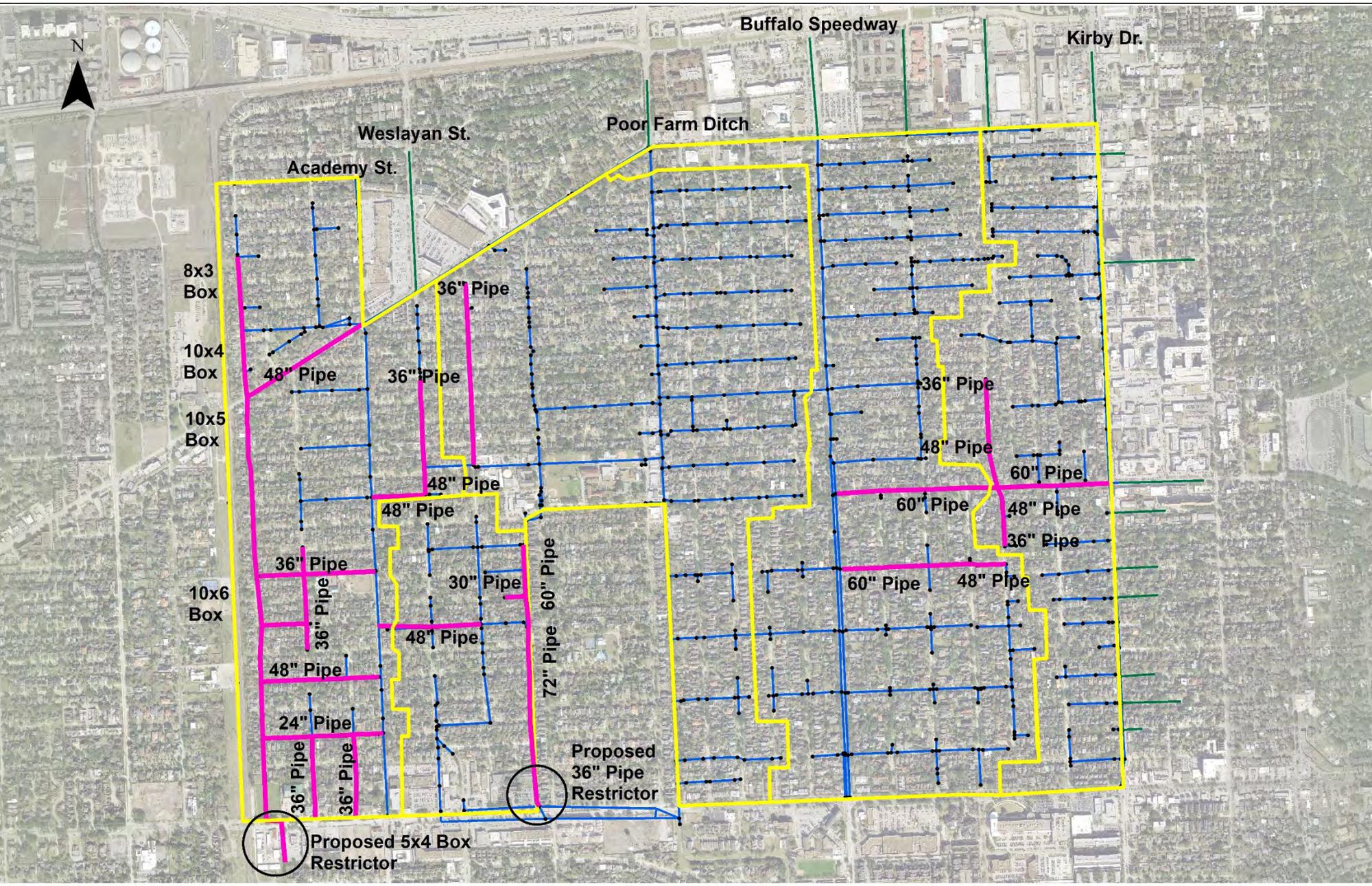
Note

Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions

Proposed Conditions

Flooding Conditions Comparison
Existing Vs Proposed

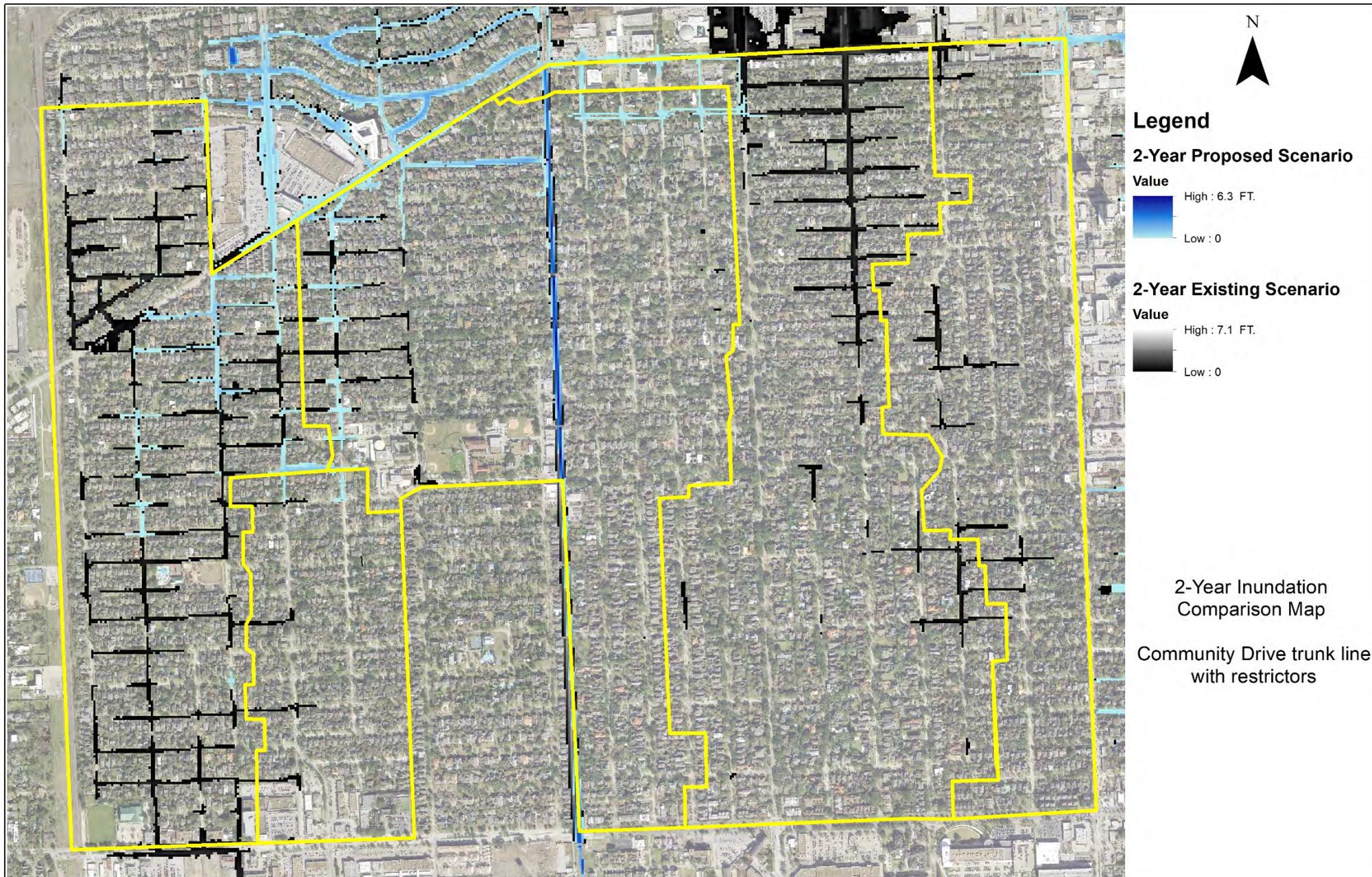
With Restrictor



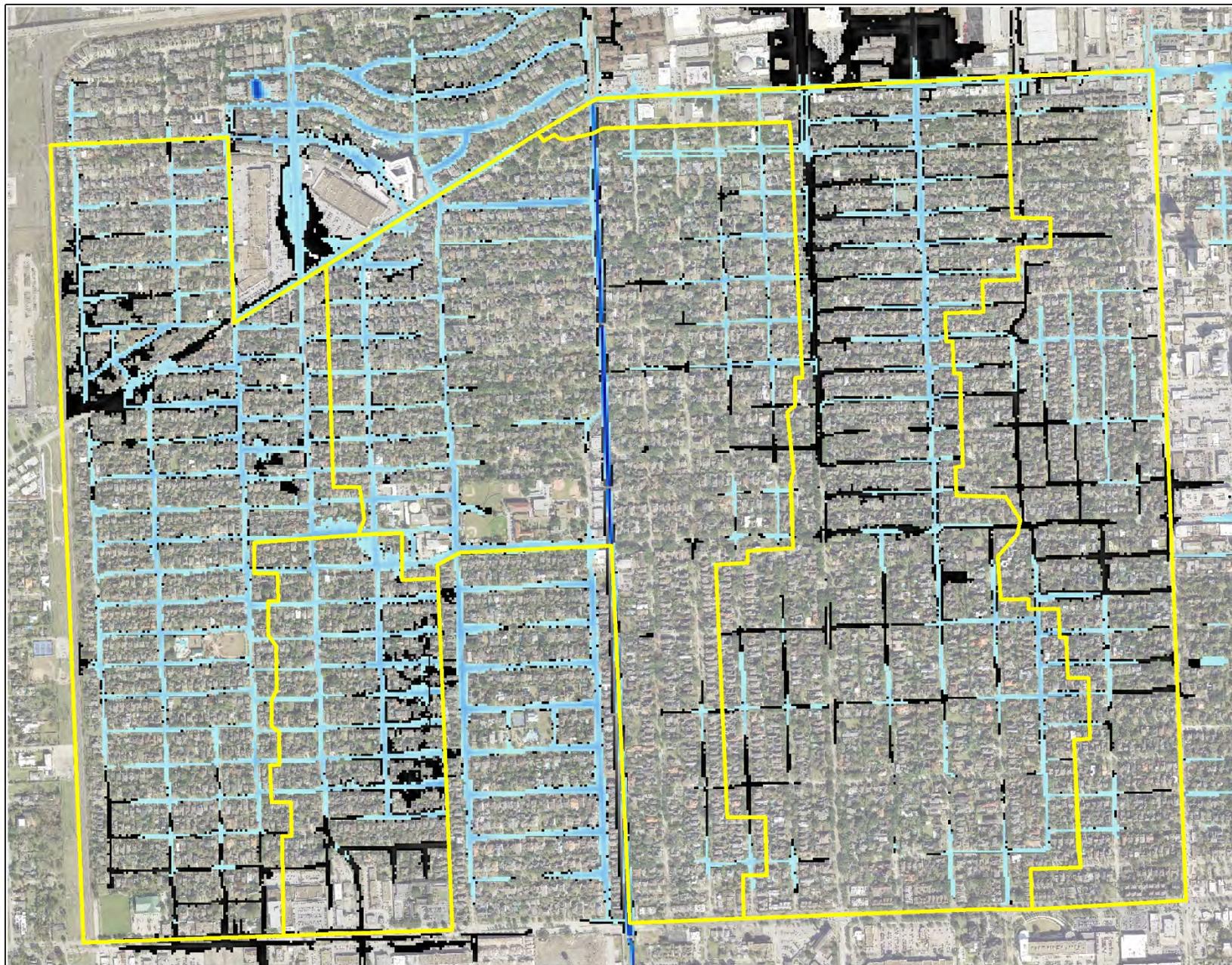
Estimate \$60M*

* Estimated cost for drainage upgrades and associated road replacement for sections as shown

Along Community Drive and shared line at city limit

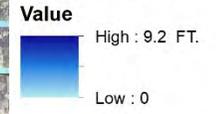


Note
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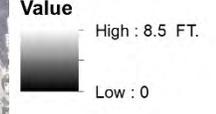


Legend

10-Year Proposed Scenario



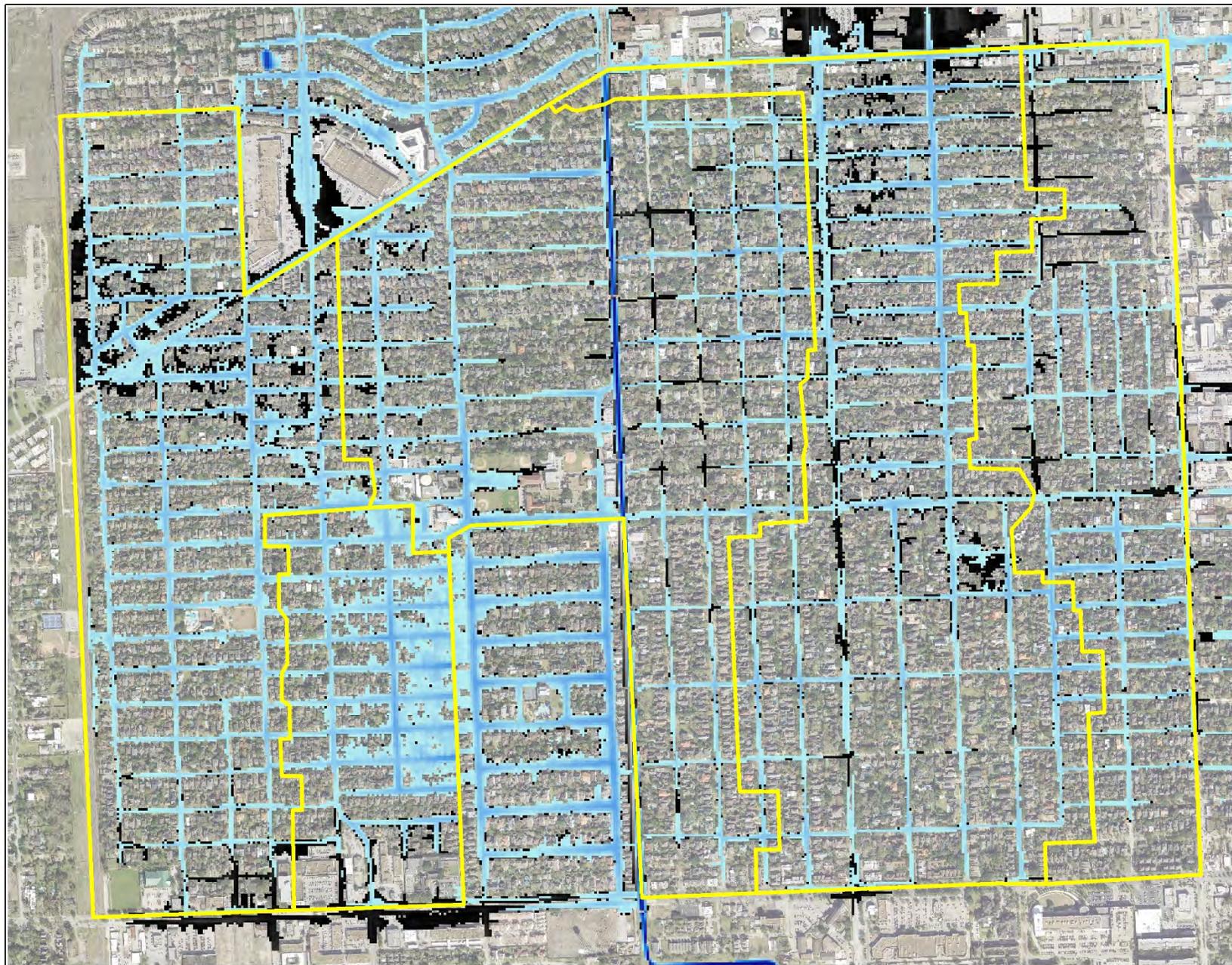
10-Year Existing Scenario



10-Year Inundation Comparison Map
Community Drive trunk line with restrictors

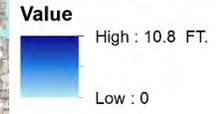


Note
Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions

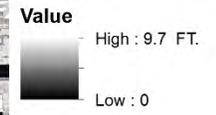


Legend

50-Year Proposed Scenario



50-Year Existing Scenario

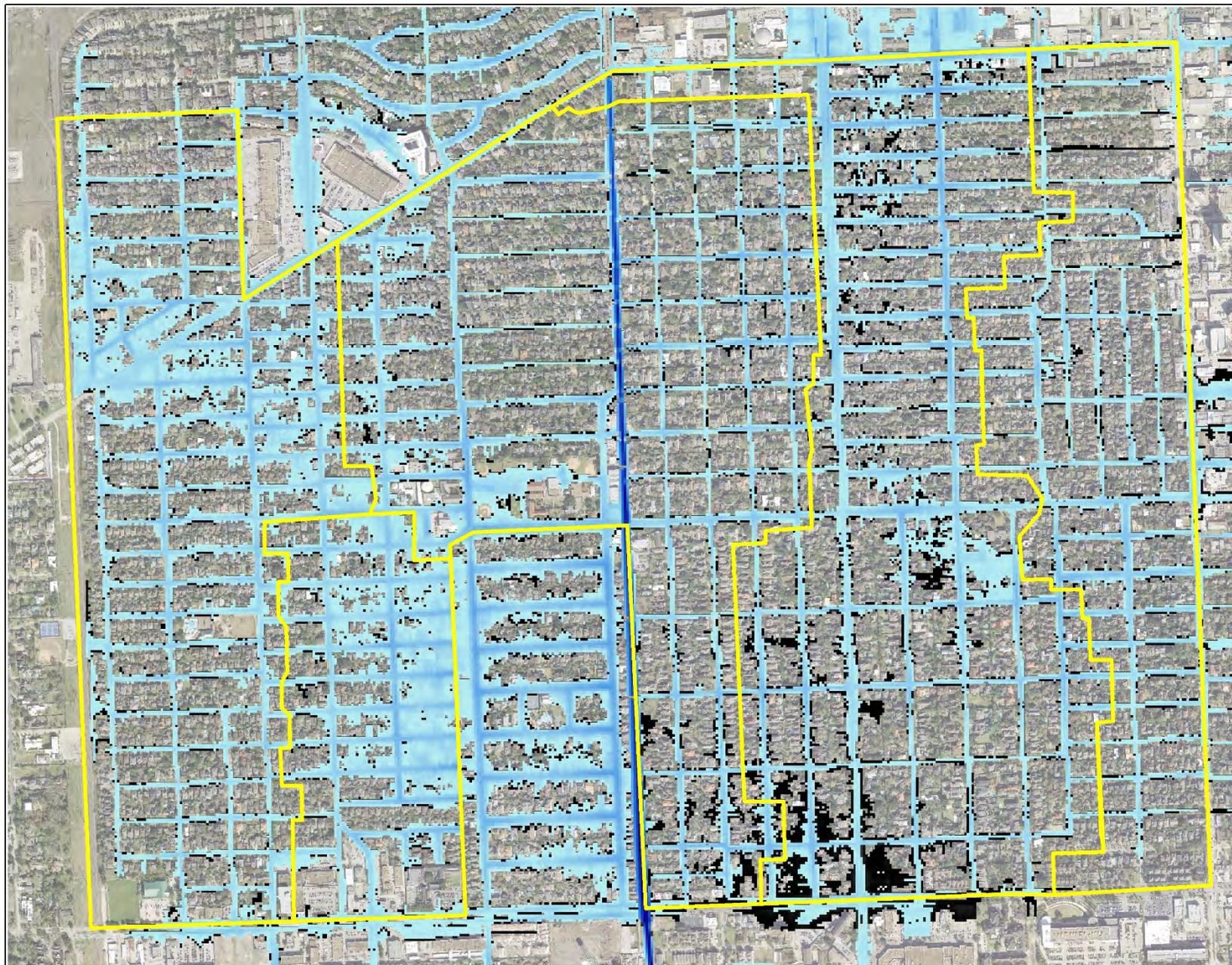


50-Year Inundation Comparison Map

Community Drive trunk line with restrictor

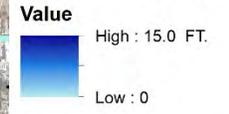
Note

Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions



Legend

Proposed 100-Year Scenario



Existing 100-Year Scenario

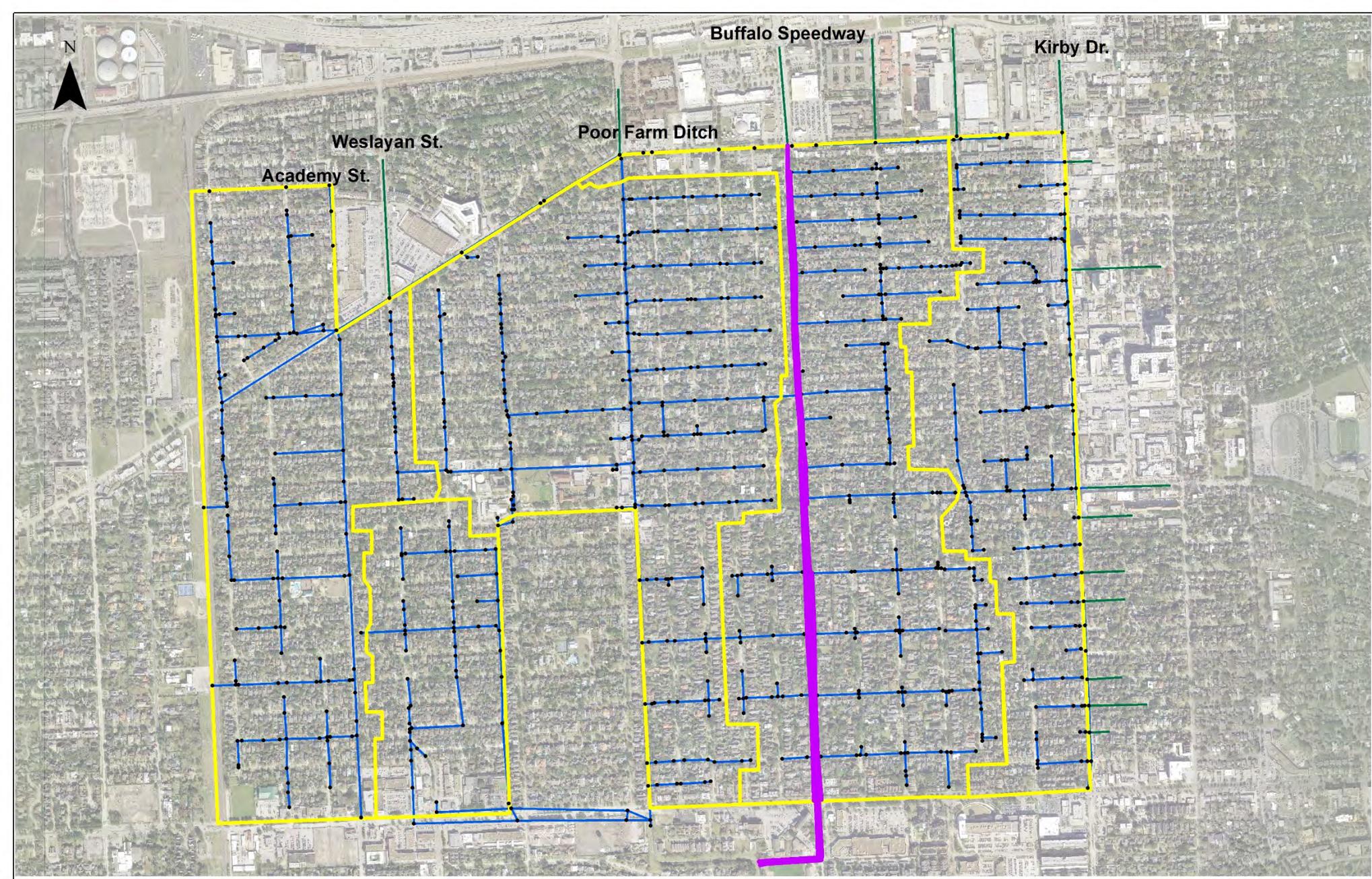


100-Year Inundation Comparison Map
Community Drive trunk line with restrictors

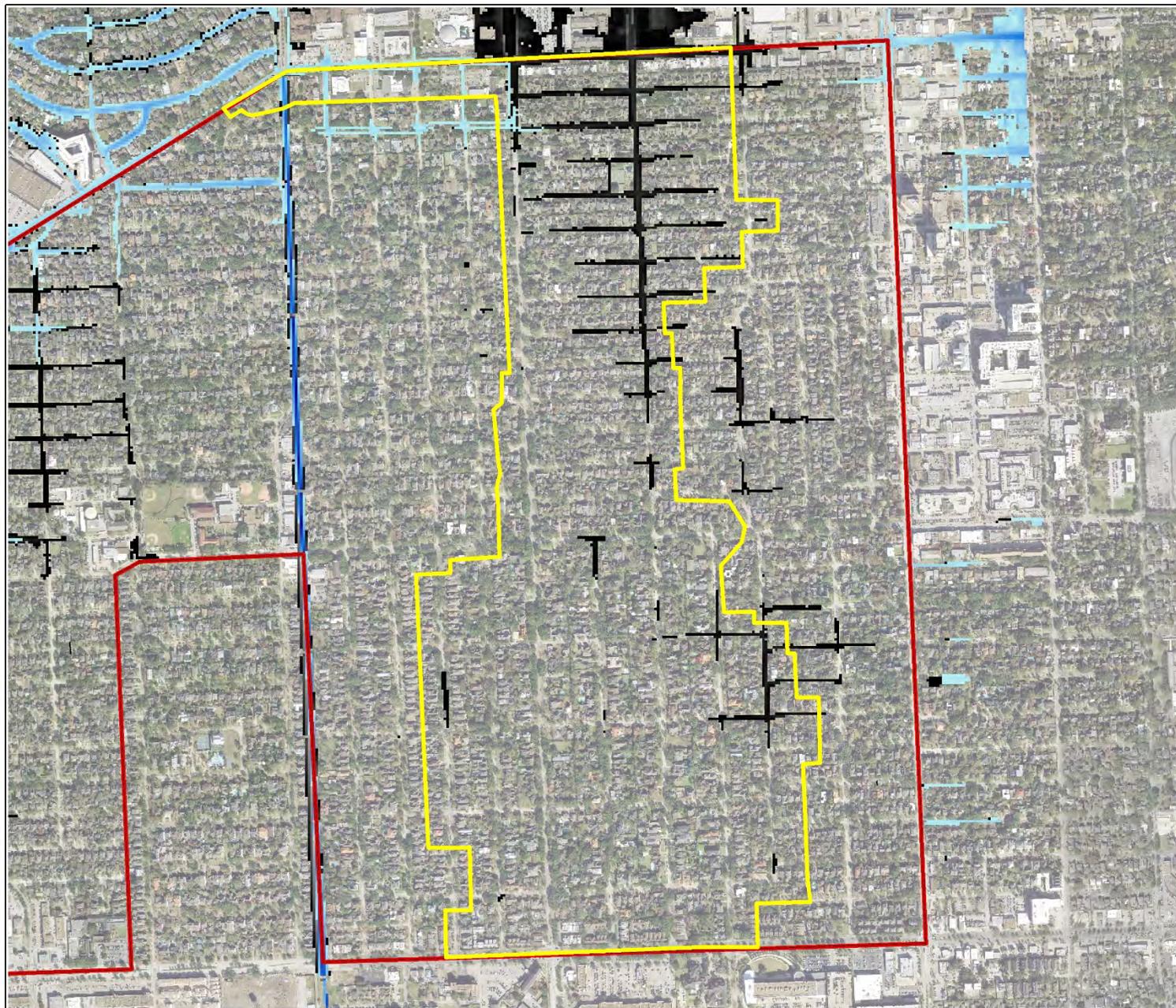
Note

Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions

Buffalo Speedway Improvement



Buffalo Speedway
Improvements



Legend

 Buffalo Speedway Drainage Area

2-Year Buffalo Spdwy Imp.

Value

 High : 6.2575

Low : 0

2-Year Existing Scenario

Value

 High : 7.1 FT.

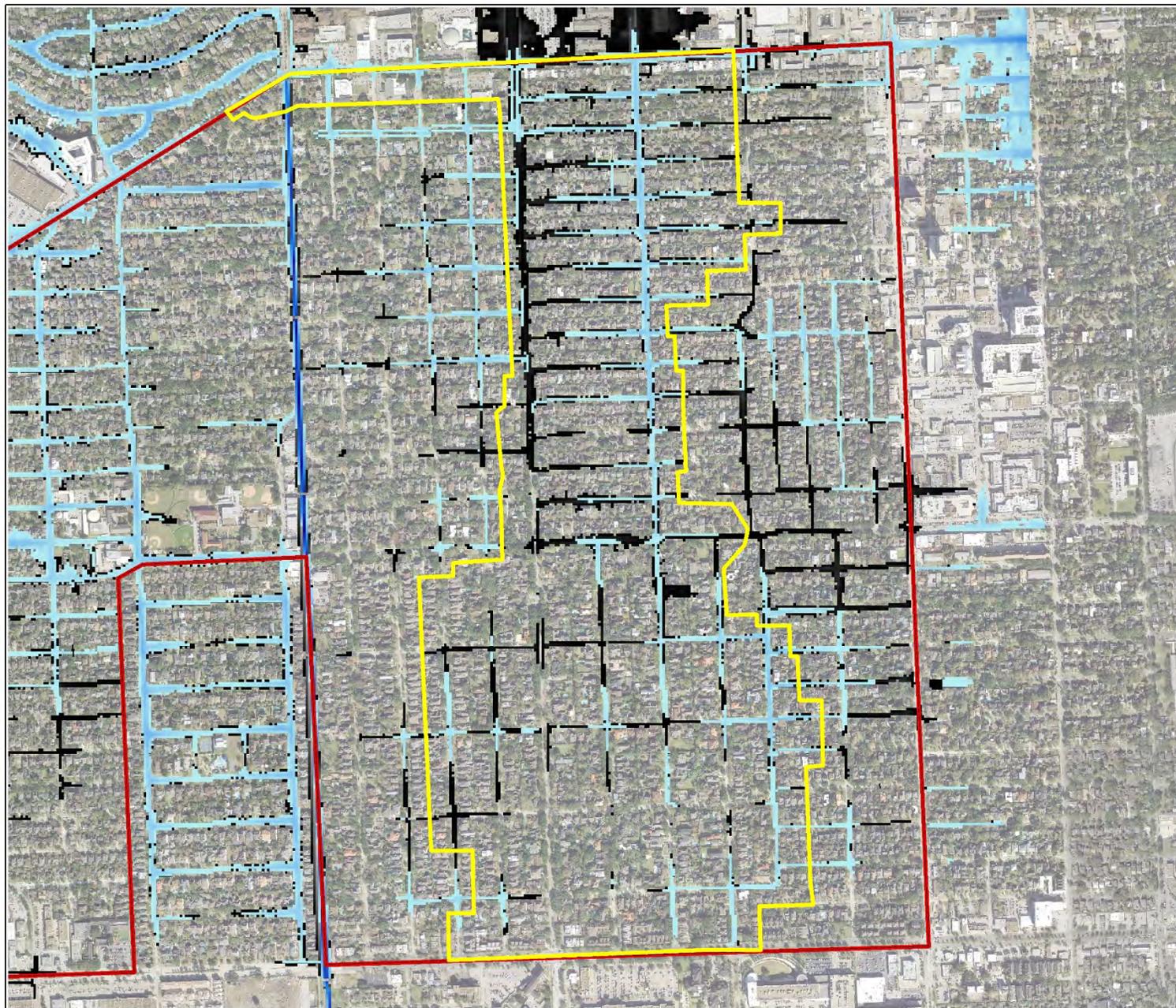
Low : 0

2-Year Inundation Comparison Map

Buffalo Speedway Improvements

Note

Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions



Legend

 Buffalo Speedway Drainage Area

10-Year Buffalo Spdwy Imp.

Value
 High : 9.2689
 Low : 0

10-Year Existing Scenario

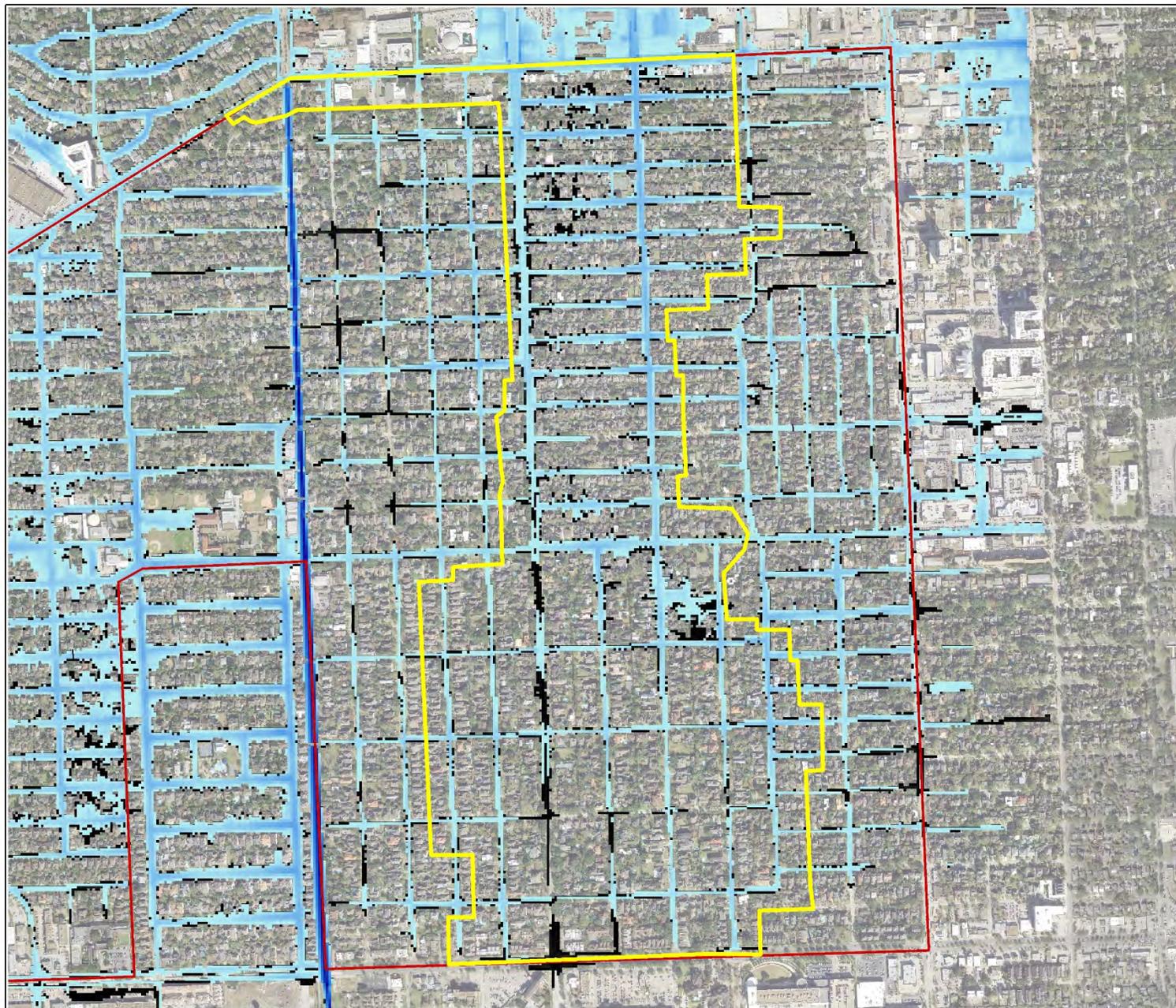
Value
 High : 8.5 FT.
 Low : 0

10-Year Inundation
 Comparison Map

Buffalo Speedway
 Improvements

Note

Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions



Legend

 Buffalo Speedway Drainage Area

50-Year Buffalo Spdwy Imp.

Value
 High : 11.5 FT.
 Low : 0

50-Year Existing Scenario

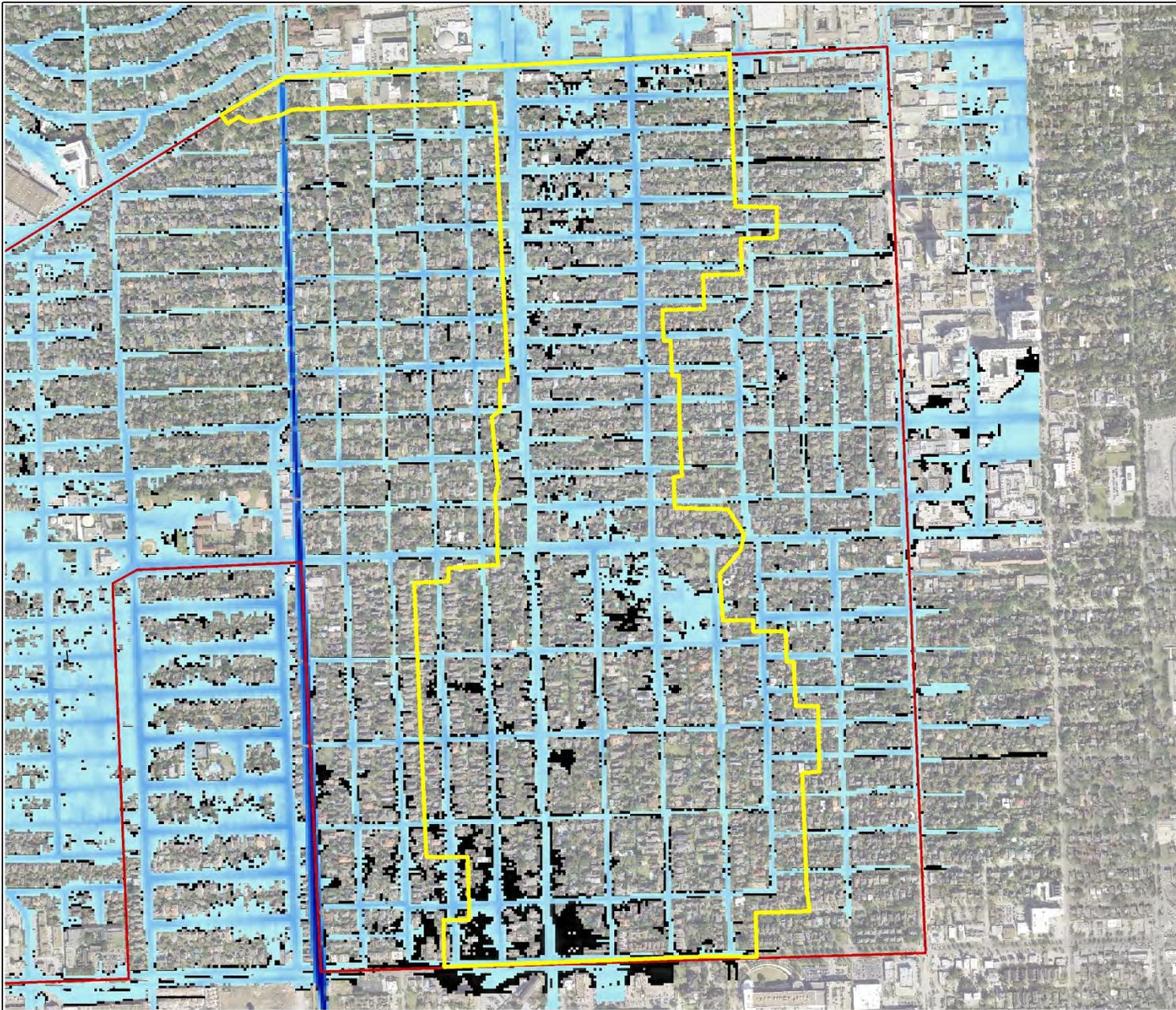
Value
 High : 9.7 FT.
 Low : 0

50-Year Inundation Comparison Map

Buffalo Speedway Improvements

Note

Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions



Legend

 Buffalo Speedway Drainage Area

100-Year Buffalo Spdwy Imp.

Value
 High : 15.0 FT.
 Low : 0

Existing 100-Year Scenario

Value
 High : 12.5 FT.
 Low : 0

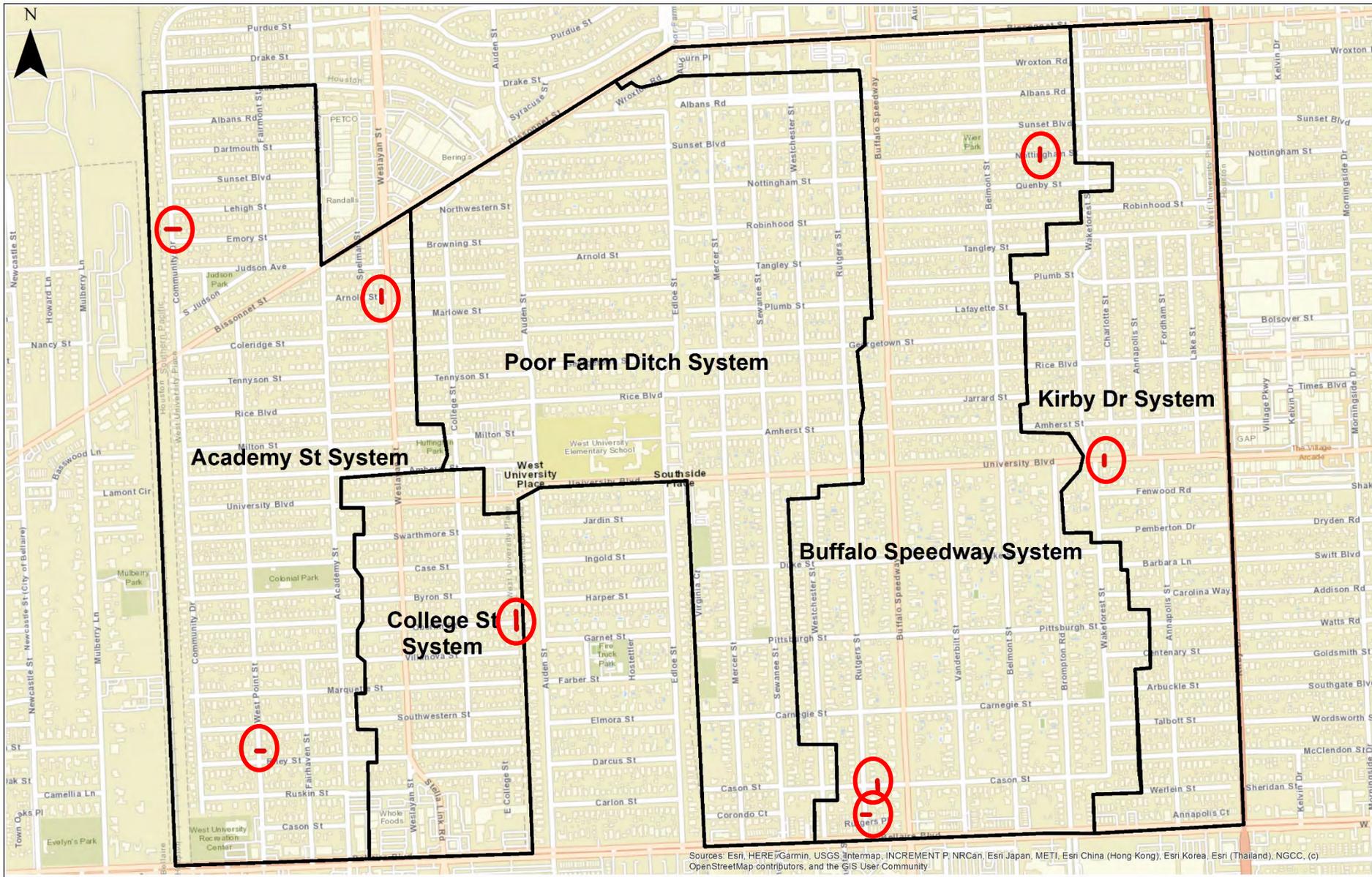
100-Year Inundation
 Comparison Map

Buffalo Speedway
 Improvements

Note

Appearance of Black hatch in the proposed conditions indicates the improvement to the flooding conditions

Water Surface Comparison at Selected Locations



Locations of Cross Sections

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

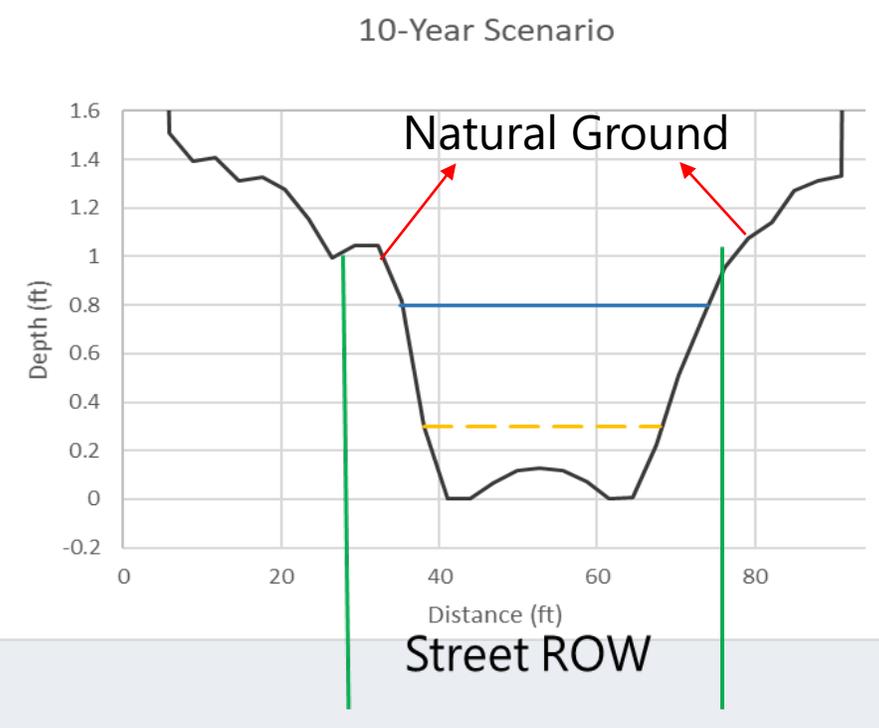
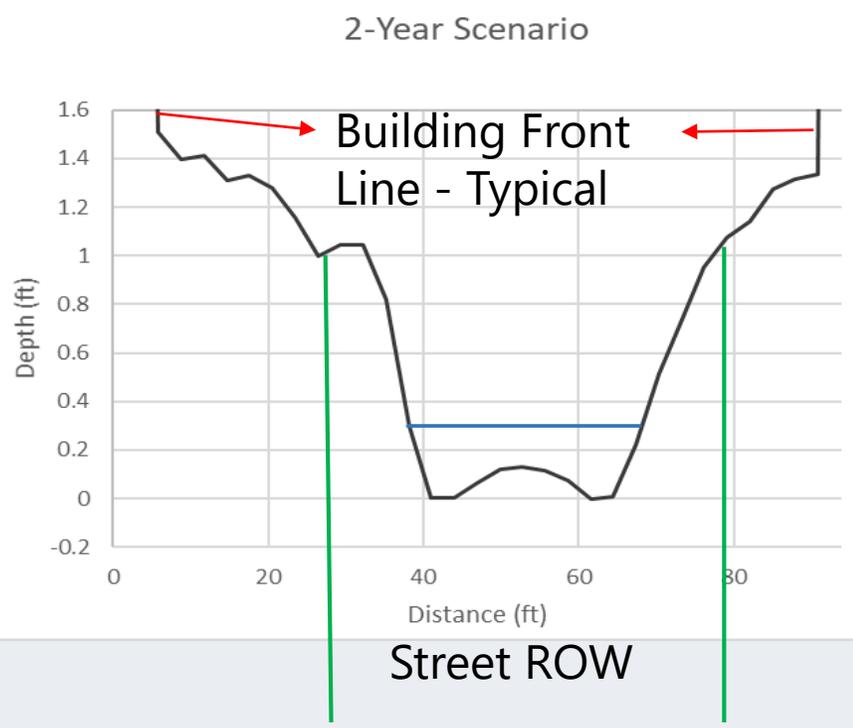
Typical WSEL Drop Vs Horizontal Shift



- At the critical elevation (near door step), the shift is more than the average shift (est.10 ft. for 3 inches drop)
- This is a typical section, not relevant to any storm event – only the relationship based on the slope
- Average shift = 6ft. per 3 inches drop.



WSEL = Water Surface Elevation
 No WSEL line means the WSEL is below the street elevation



- WSEL Existing
- - - WSEL Proposed w/ Restrictor
- - - WSEL Proposed w/o Restrictor

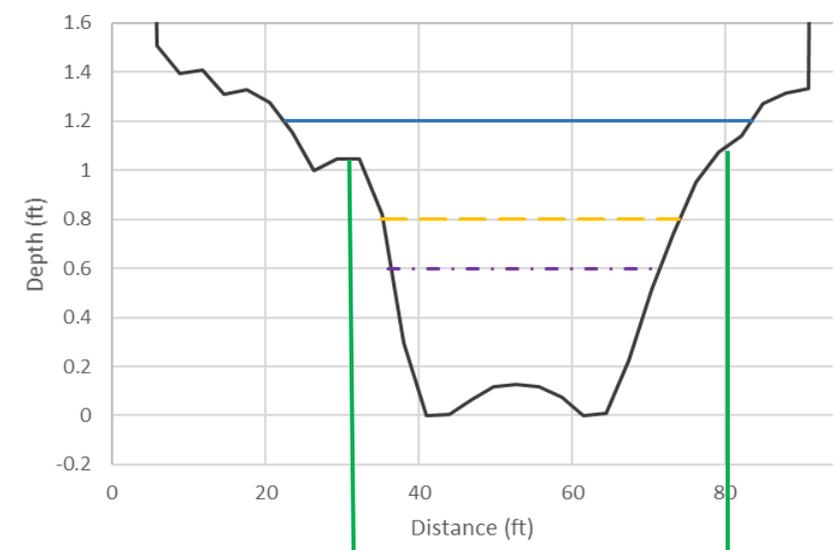
- **Cross Sections were taken building to building from 2018 LiDAR**
- **Vertical Line at the end indicate the face of the structure.**
- **ROW is approximate**



WSEL = Water Surface Elevation

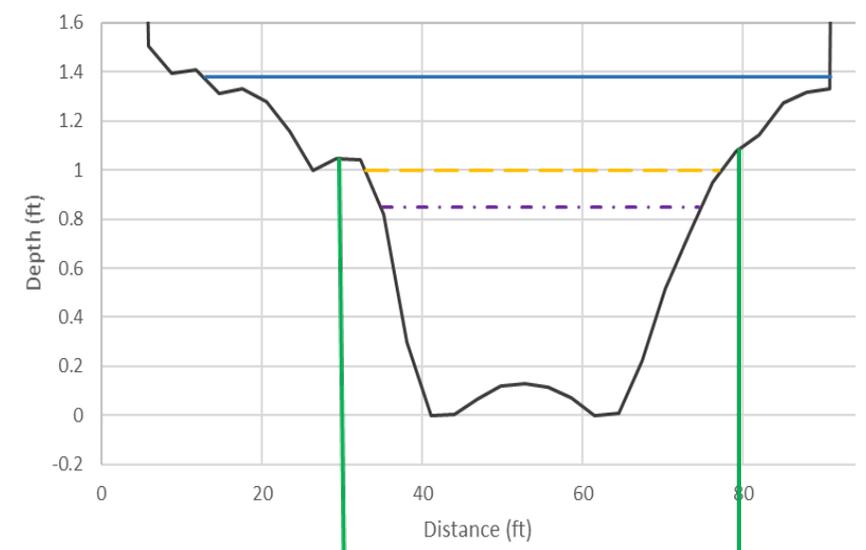
No WSEL line means the WSEL is below the street elevation

50-Year Scenario



Street ROW

100-Year Scenario



Street ROW

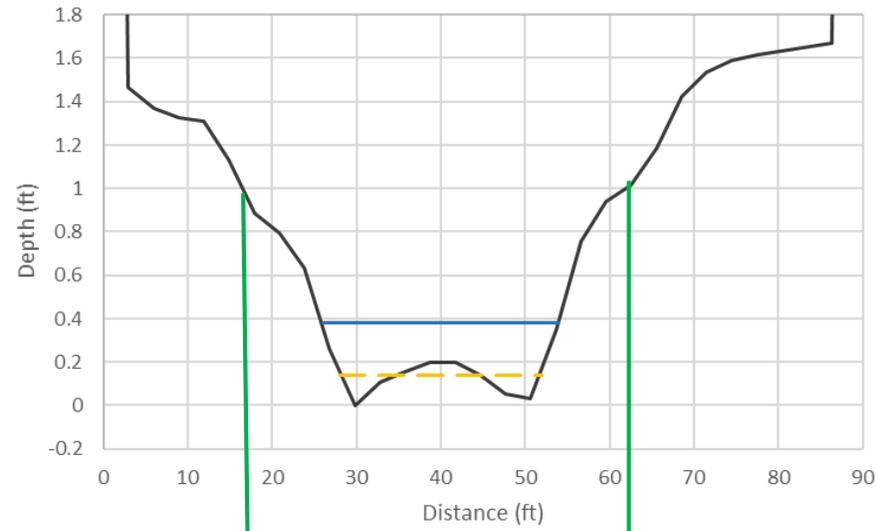
- WSEL Existing
- - - WSEL Proposed w/ Restrictor
- · - · - WSEL Proposed w/o Restrictor

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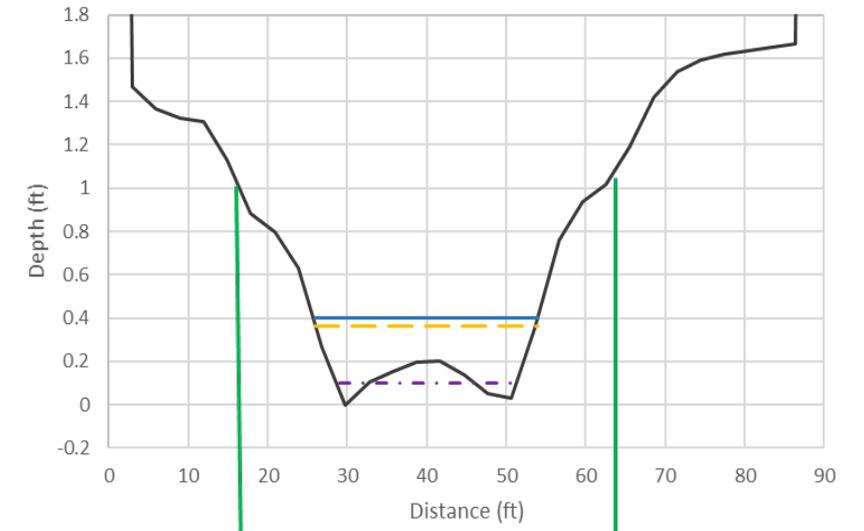


2-Year Scenario



Street ROW

10-Year Scenario



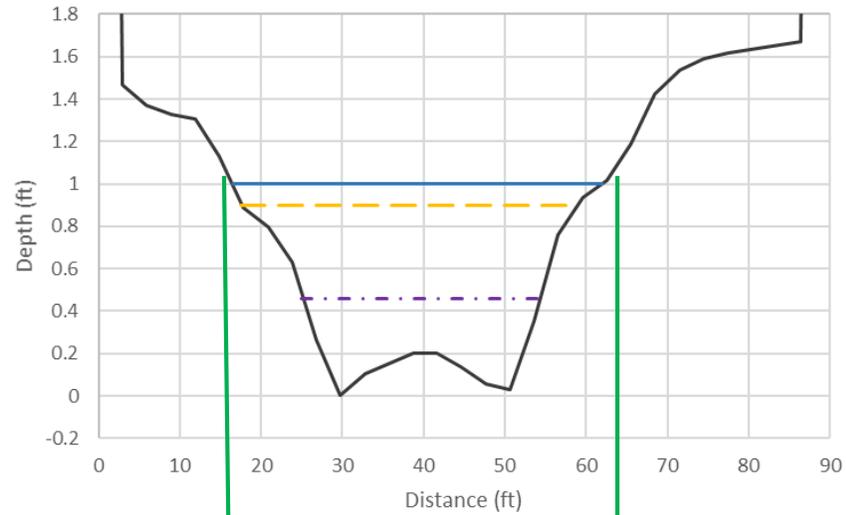
Street ROW

- WSEL Existing
- - - WSEL Proposed w/ Restrictor
- - - - WSEL Proposed w/o Restrictor

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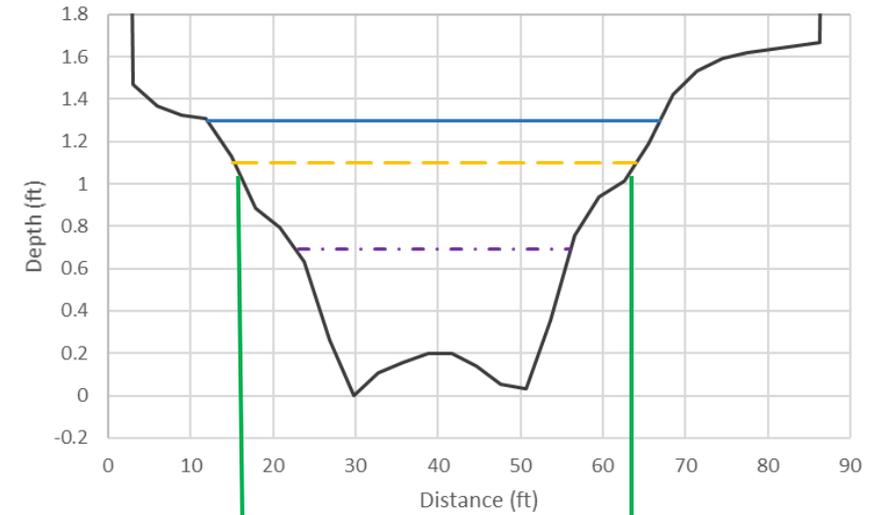


50-Year Scenario



Street ROW

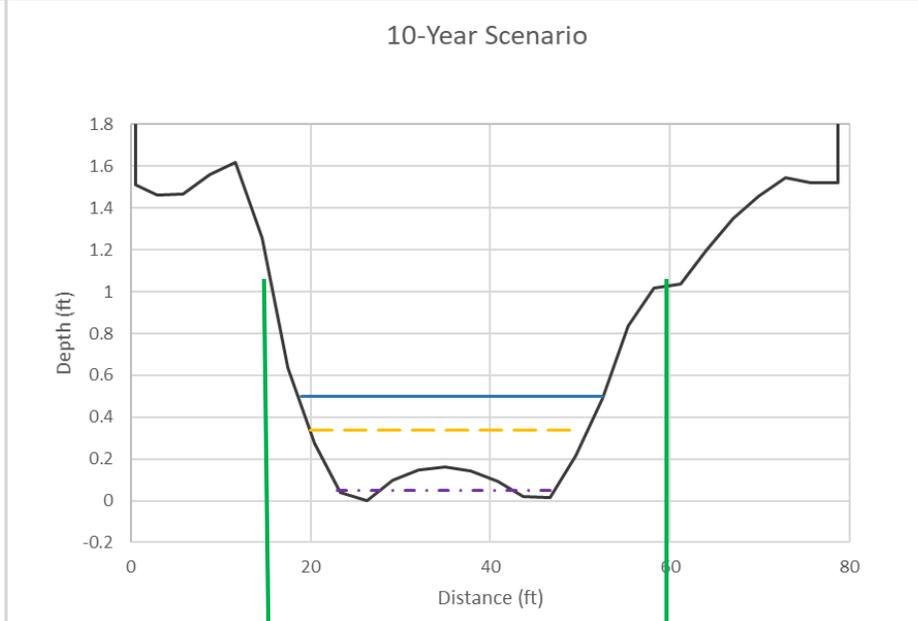
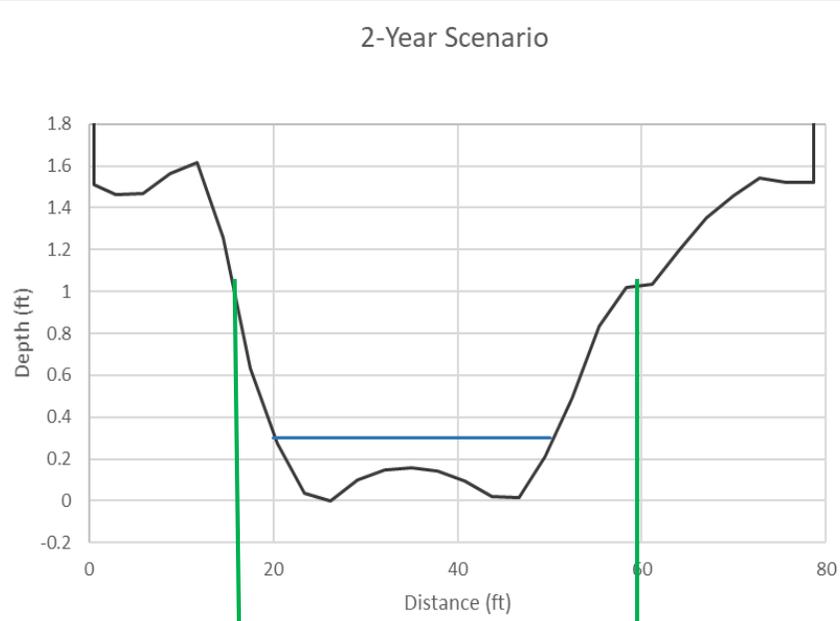
100-Year Scenario



Street ROW

- WSEL Existing
- - - WSEL Proposed w/ Restrictor
- . . - WSEL Proposed w/o Restrictor

WSEL = Water Surface Elevation
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Street ROW

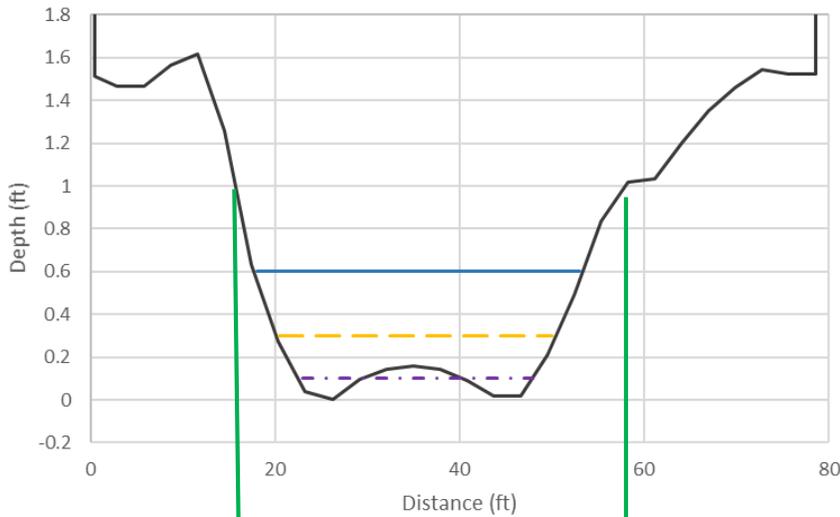
Street ROW

- WSEL Existing
- - - WSEL Proposed w/ Restrictor
- . . . WSEL Proposed w/o Restrictor

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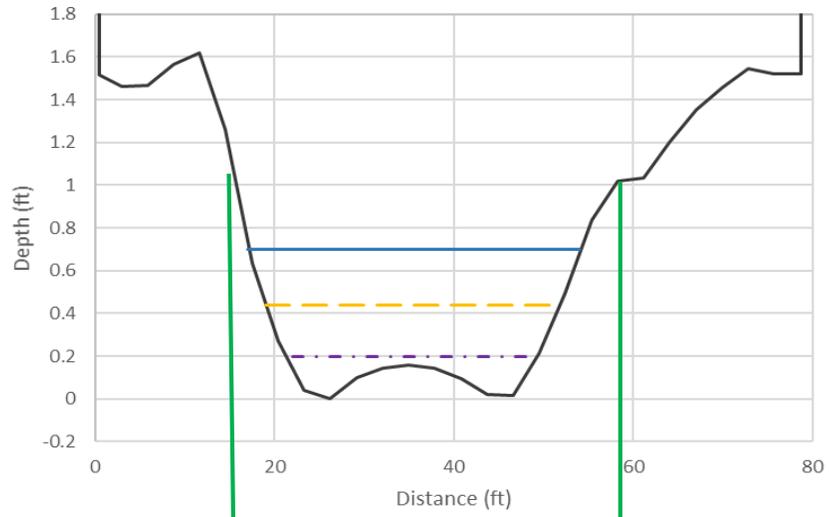


50-Year Scenario



Street ROW

100-Year Scenario



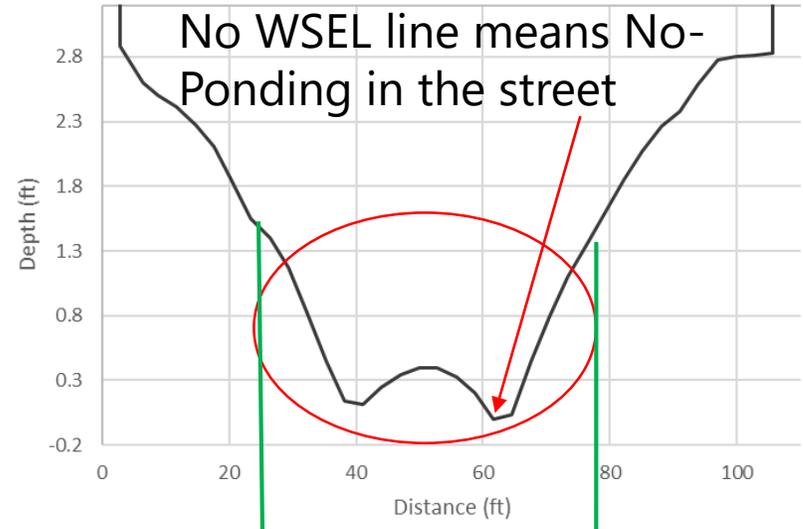
Street ROW

- WSEL Existing
- - - WSEL Proposed w/ Restrictor
- . . - WSEL Proposed w/o Restrictor



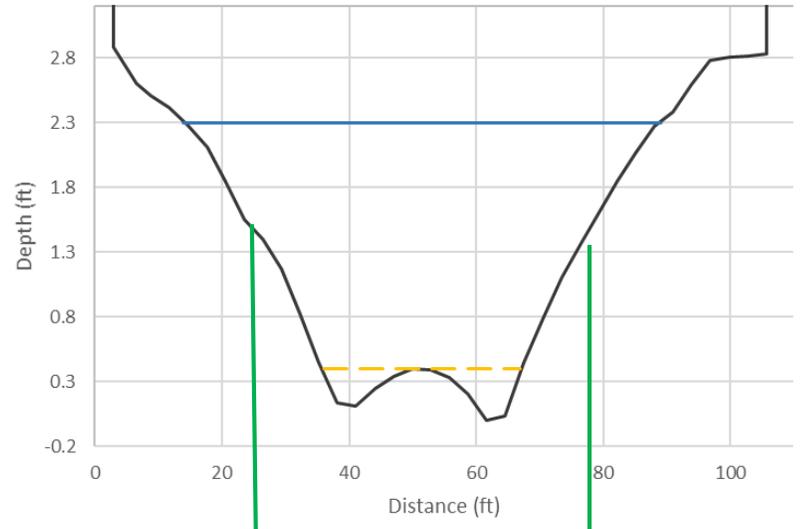
WSEL = Water Surface Elevation
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2-Year Scenario



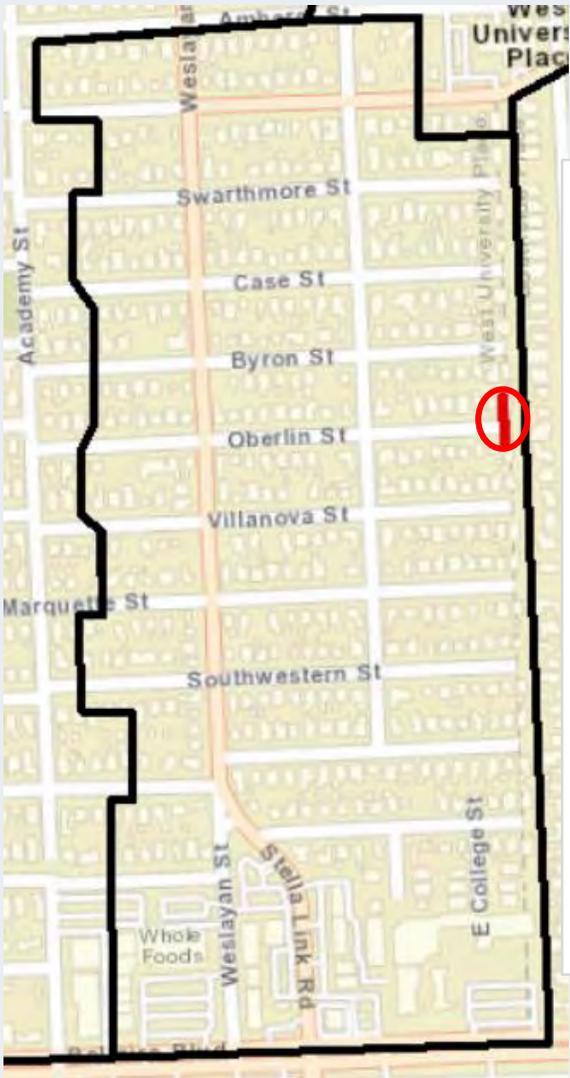
Street ROW

10-Year Scenario



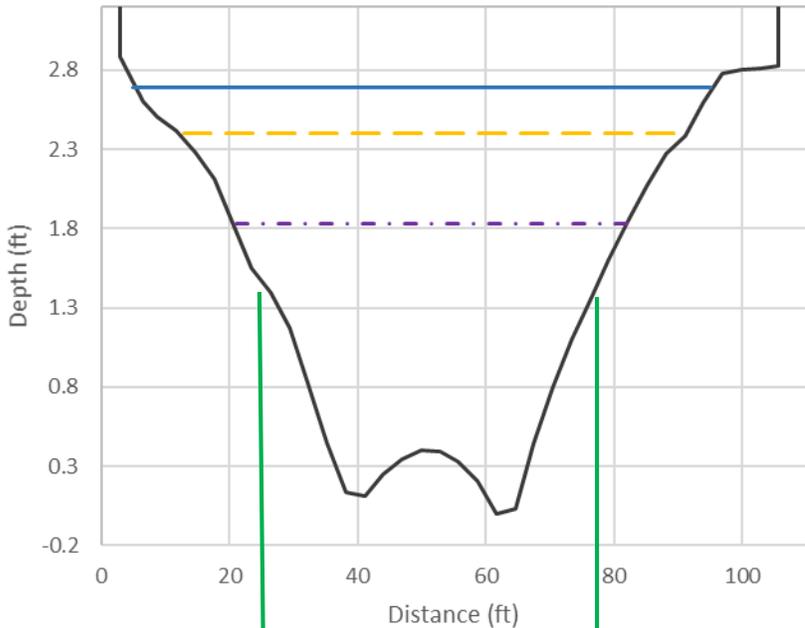
Street ROW

- WSEL Existing
- - - WSEL Proposed w/ Restrictor
- . . . WSEL Proposed w/o Restrictor



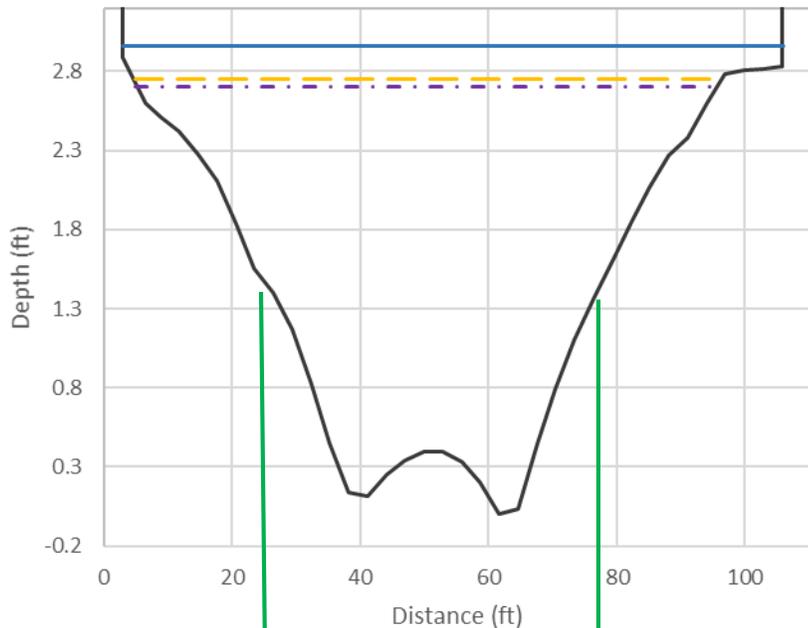
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50-Year Scenario



Street ROW

100-Year Scenario



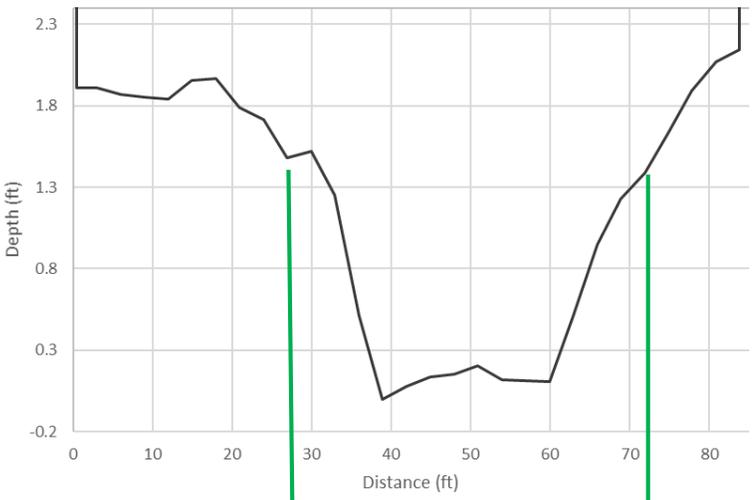
Street ROW

- WSEL Existing
- - - WSEL Proposed w/ Restrictor
- · - · WSEL Proposed w/o Restrictor

WSEL = Water Surface Elevation
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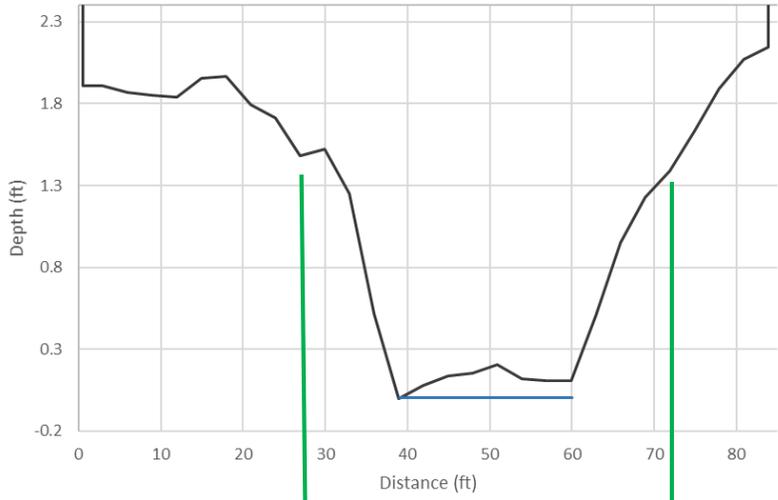


2-Year Scenario



Street ROW

10-Year Scenario



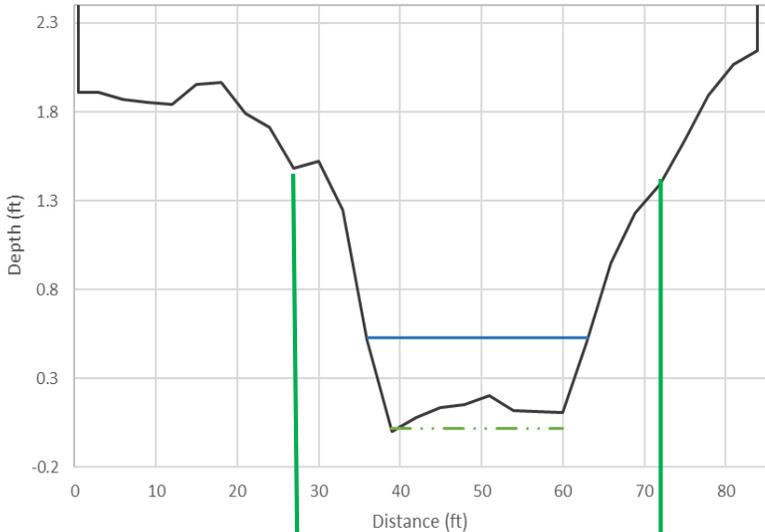
Street ROW

- WSEL Existing
- - - WSEL - Buffalo Speedway
- . - . WSEL - Proposed

WSEL = Water Surface Elevation
 No WSEL line means the WSEL is below the street elevation

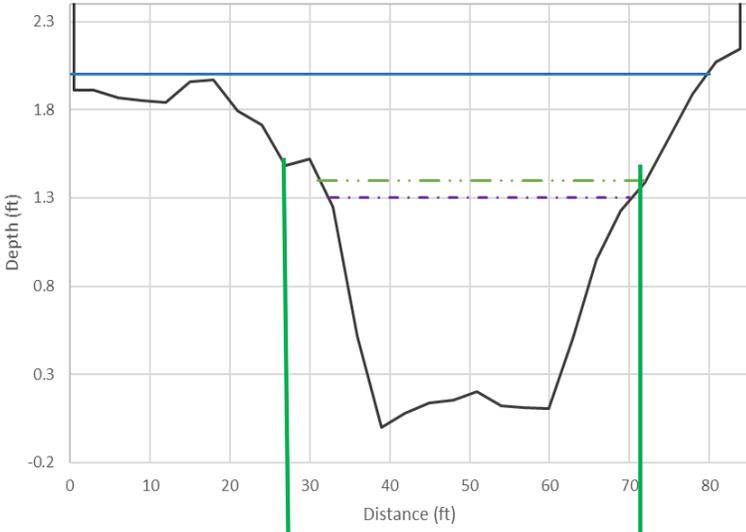


50-Year Scenario



Street ROW

100-Year Scenario



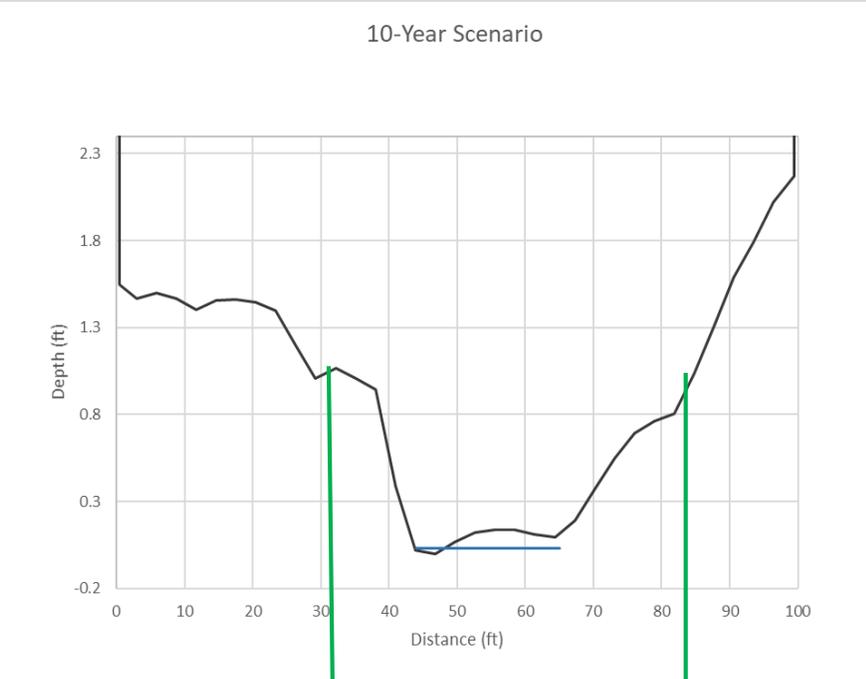
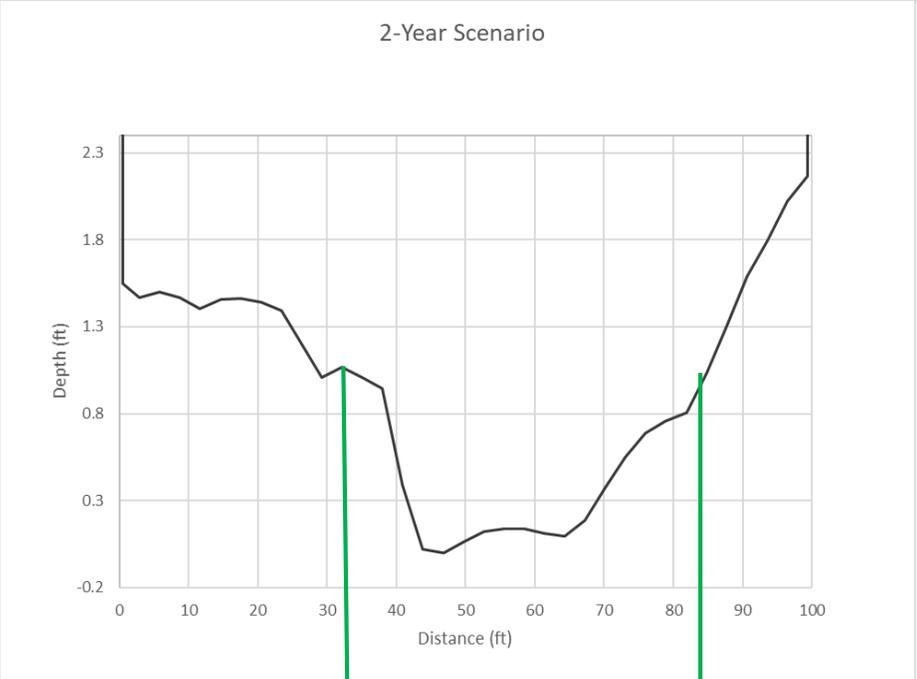
Street ROW

- WSEL Existing
- - - WSEL - Buffalo Speedway
- . - . WSEL - Proposed

WSEL = Water Surface Elevation
 No WSEL line means the WSEL is below the street elevation



- WSEL Existing
- - - WSEL - Buffalo Speedway
- . - . WSEL - Proposed



Street ROW

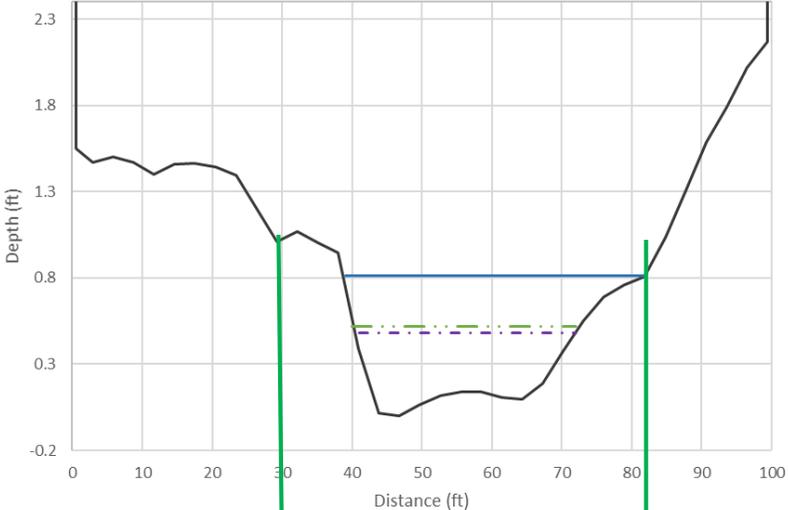
Street ROW

WSEL = Water Surface Elevation
 No WSEL line means the WSEL is below the street elevation



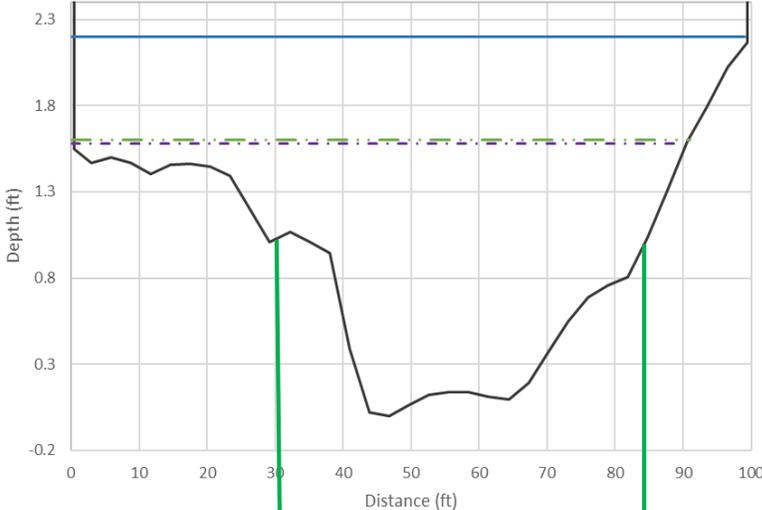
- WSEL Existing
- - - WSEL - Buffalo Speedway
- · - · WSEL - Proposed

50-Year Scenario



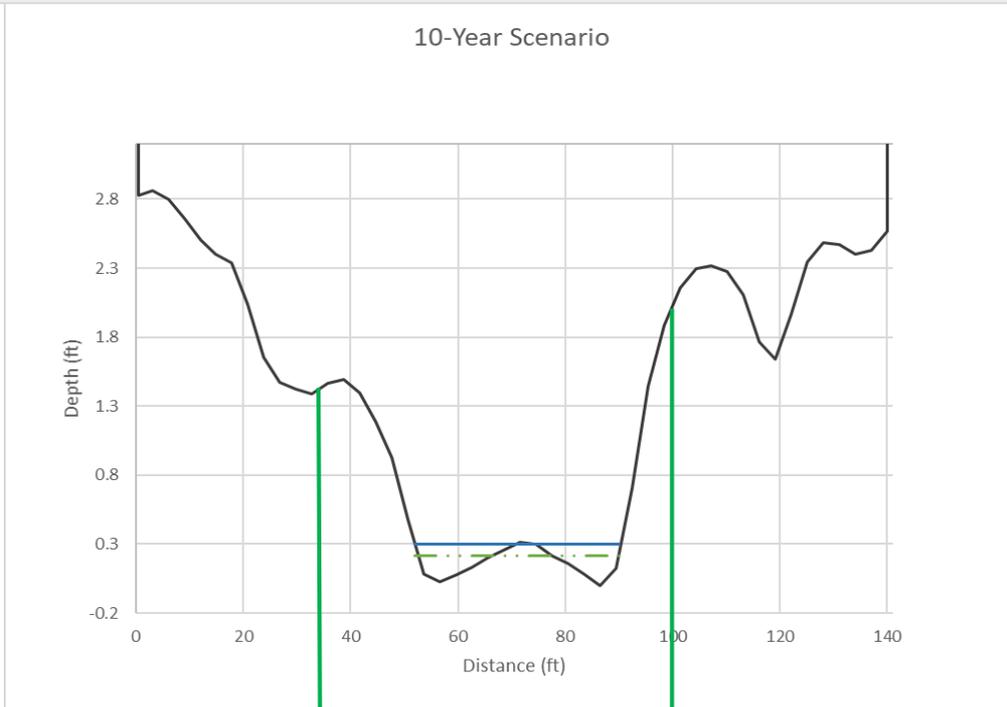
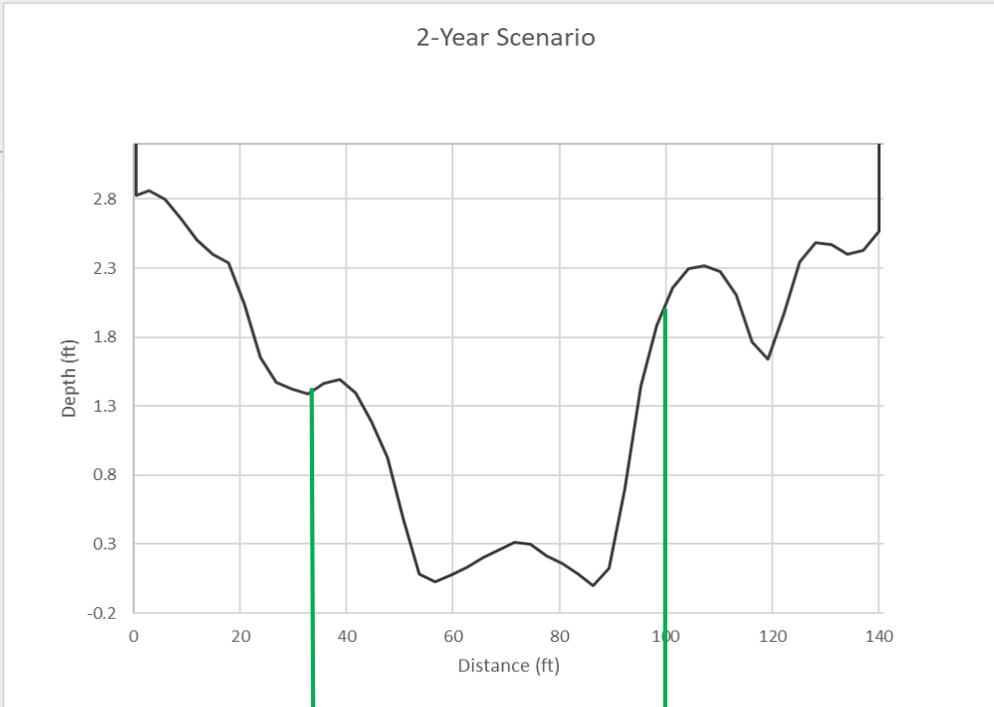
Street ROW

100-Year Scenario



Street ROW

WSEL = Water Surface Elevation
No WSEL line means the WSEL is below the street elevation

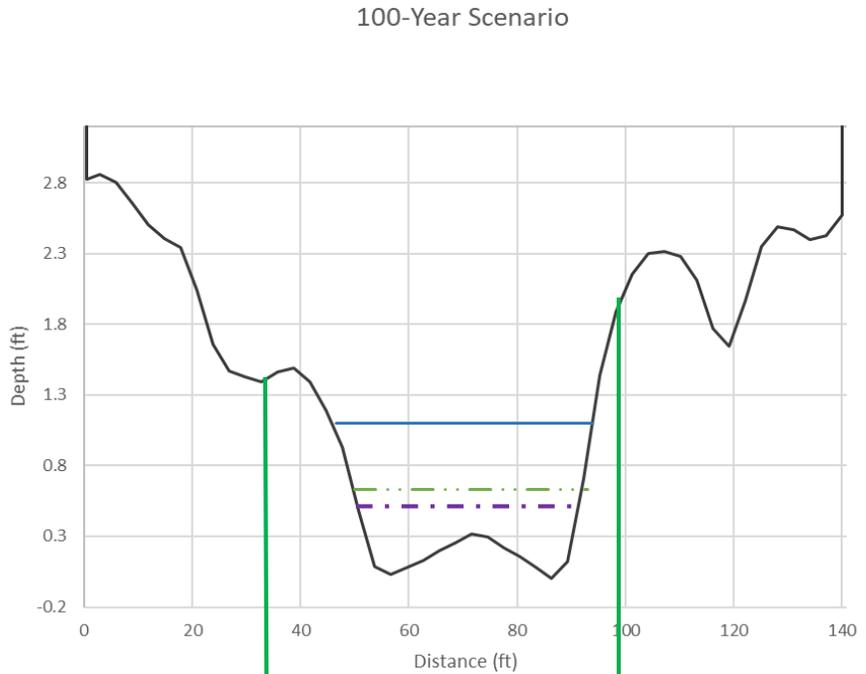
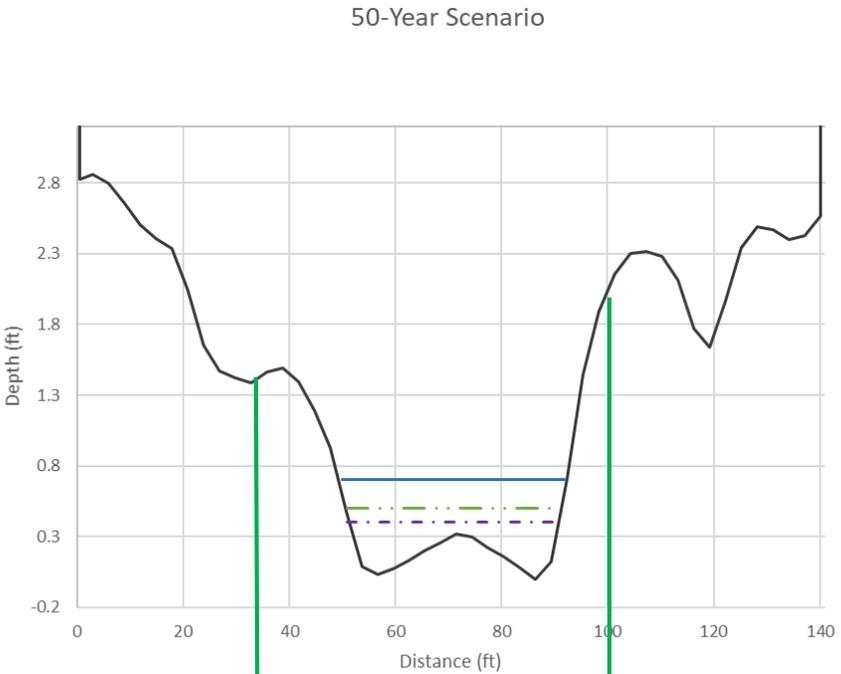


Street ROW

Street ROW

- WSEL Existing
- - - WSEL - Buffalo Speedway
- - - WSEL - Proposed

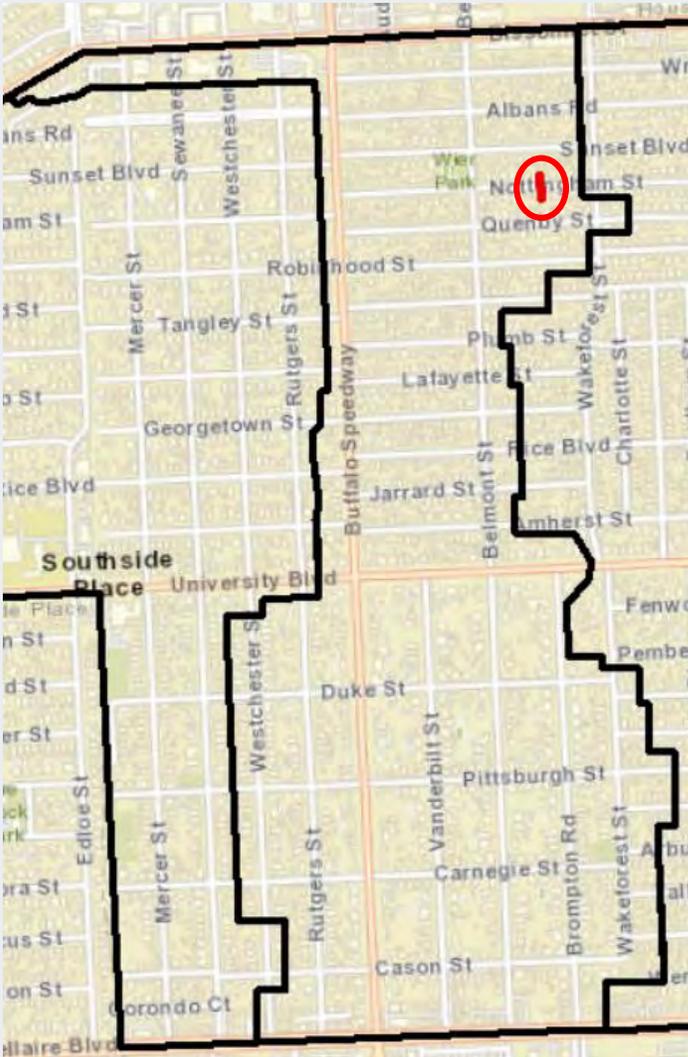
WSEL = Water Surface Elevation
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Street ROW

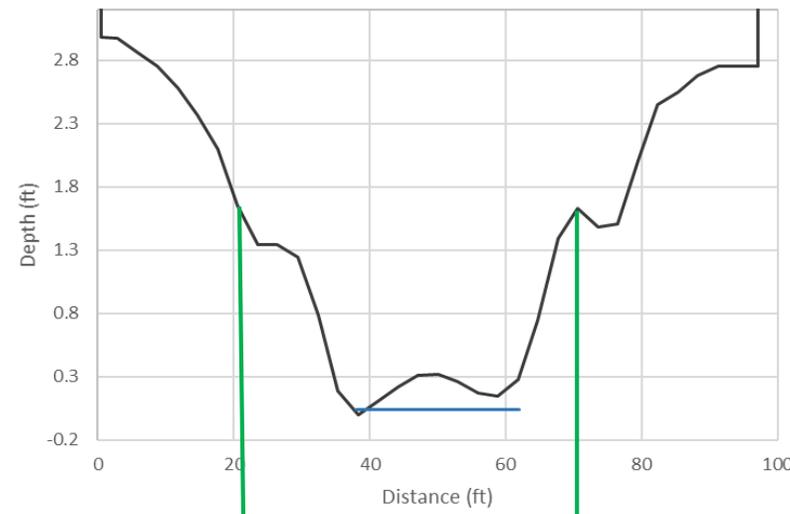
Street ROW

- WSEL Existing
- - - WSEL –Buffalo Speedway
- - - WSEL – Proposed



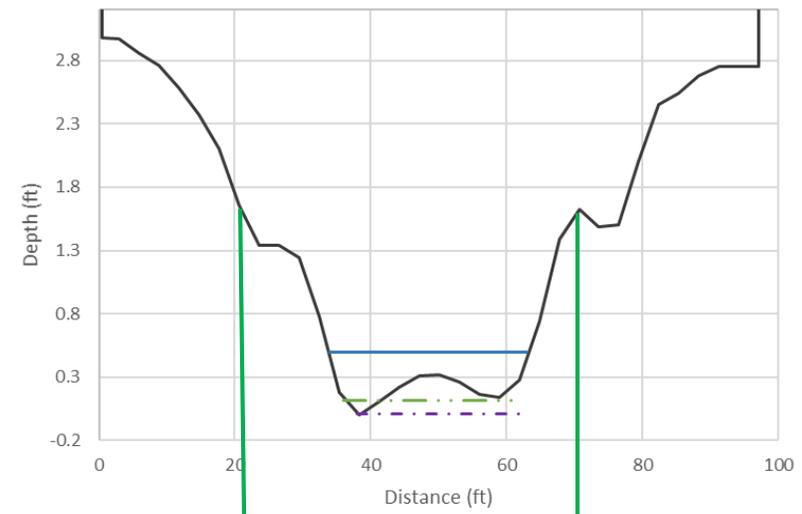
WSEL = Water Surface Elevation
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2-Year Scenario



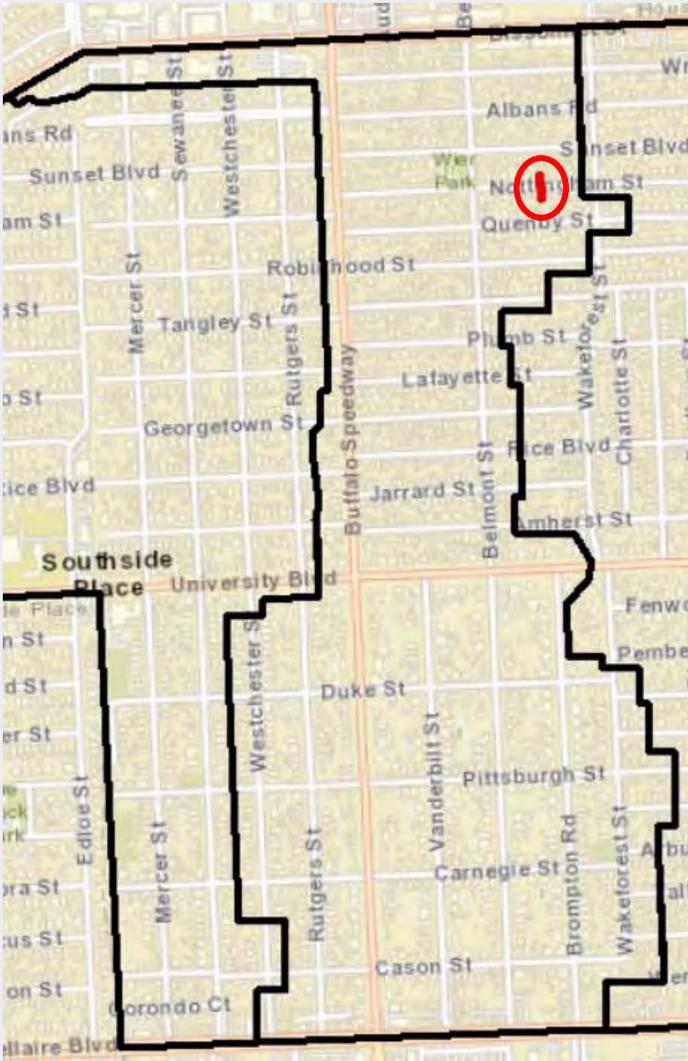
Street ROW

10-Year Scenario

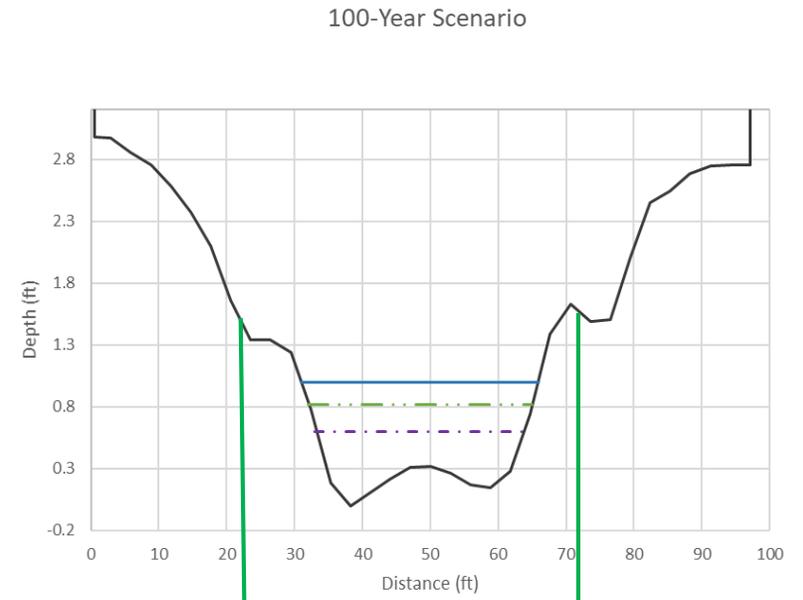
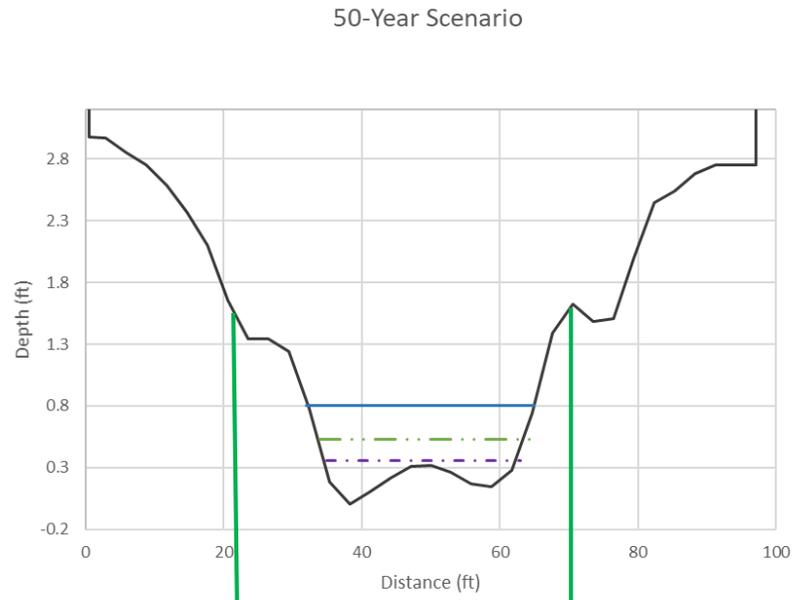


Street ROW

- WSEL Existing
- - - WSEL - Buffalo Speedway
- . . . WSEL - Proposed



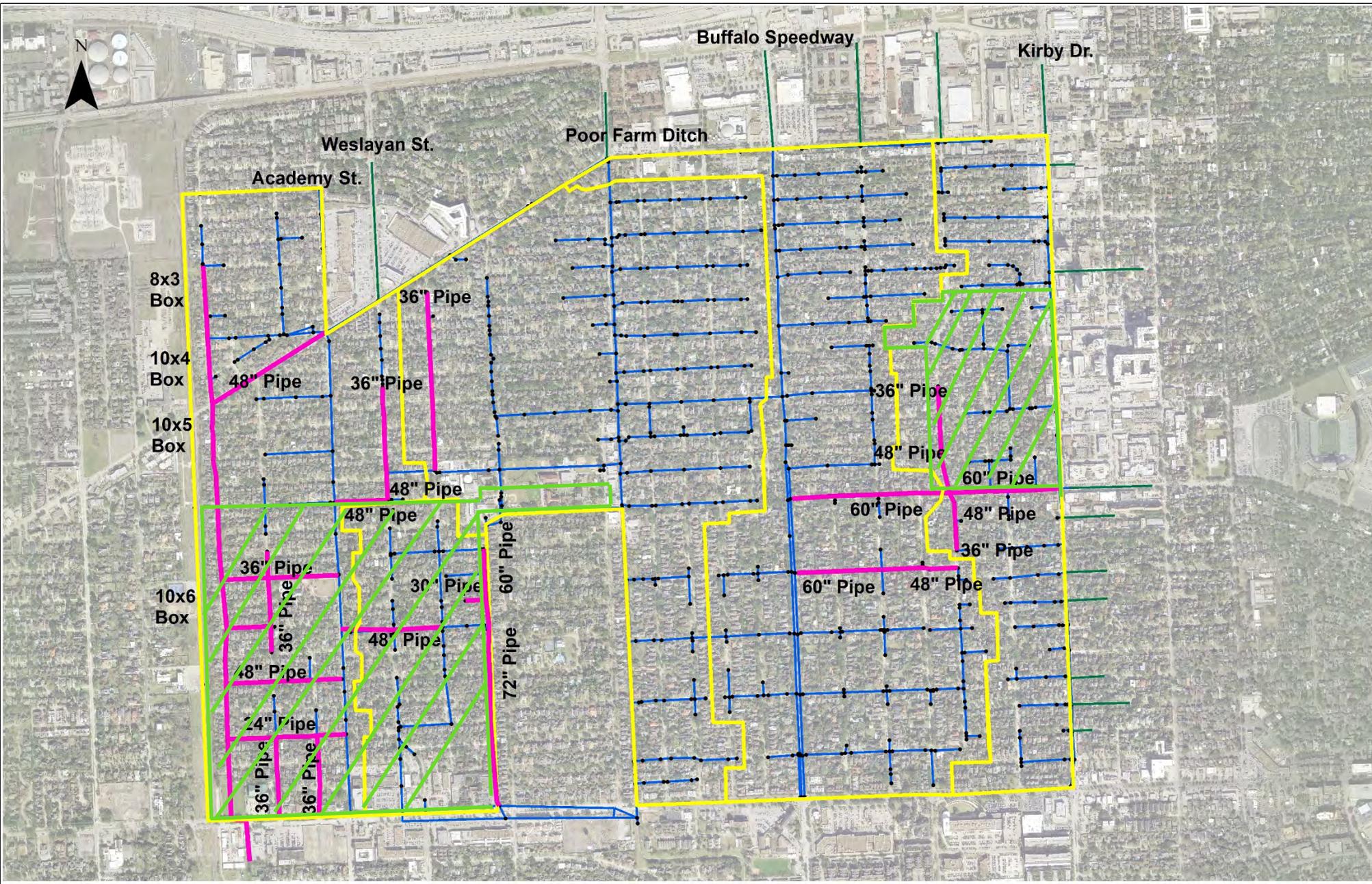
WSEL = Water Surface Elevation
 No WSEL line means the WSEL is below the street elevation



Street ROW

Street ROW

- WSEL Existing
- - - WSEL - Buffalo Speedway
- . . . WSEL - Proposed



Estimate \$60M*

 Priority Areas
1-3P

Est. Cost = \$21M

 New Proposed
Pipes

Est. Cost = \$39M

** Cost is in today's
dollars*

Conclusion

- Proposed storm Sewer Improvements provide nearly 50-year Level-of-Service (LOS)
- Estimated Cost Of Proposed Improvements
 - Estimated cost of road and associated drainage improvements, **\$21M.** Priority Area 1-3 of Infrastructure Program
 - *These roadways will need replacement in the next five years, if not sooner.*
 - Estimated cost of the proposed drainage improvements, total **\$39M.**
 - **TOTAL EST. COST OF IMPROVEMENTS = \$60 Million***
*(*shown in today's dollars)*

Questions & Answers

Thank You

10351 Stella Link Road
Houston, Texas 77025

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hfc@ht-j.com

(O) 832-767-0090
(F) 832-767-0141



The City of West University Place

A Neighborhood City

CITY COUNCIL

Bob Higley, Mayor
Kevin Trautner, Mayor Pro Tem
John P. Barnes, Councilmember
Lauri Lankford, Councilmember
Ed Sobash, Councilmember

STAFF

David J. Beach, City Manager
Alan Petrov, City Attorney
Thelma Gilliam, City Secretary

CITY COUNCIL MINUTES

The City Council of the City of West University Place, Texas, remotely met in a workshop and regular session on **Monday, July 27, 2020**, at **5:30 p.m.** in the Municipal Building located at 3800 University Boulevard.

Agenda items were as follows:

WORKSHOP (5:30 PM)

Call Workshop to Order

Mayor Higley called the workshop to order remotely from the Bill Watson Conference Room at 5:30 p.m. Mayor Pro Tem Trautner, Councilmembers Barnes, Lankford and Sobash were in attendance via video/teleconference.

Staff: City Manager Beach, City Secretary Gilliam, Police Chief Walker, Human Resources Director Urban, and HR Generalists Langdon were physically present in the Council Chambers. City Attorney Petrov attended via video/teleconference.

Consultants: Rachel Skaggs and Joellen Cademartori, with GovHr attended via video/teleconference.

1. Compensation Study / Personnel Policies and Employee Handbook

Matters related to the City's Employee Handbook and discussion regarding a recent Compensation Study conducted by consultants on the City's behalf. **Mr. James Urban, Human Resources Director**

Before beginning the presentation, City Manager Beach noted that for budgetary purposes discussion of the Compensation Study is to receive direction from Council relating to the three options provided to them. He also noted that the reason staff is before Council to discuss personnel policies is because the Charter states that Council has to approve it.

Ms. Skaggs with GovHR gave a brief presentation and then there was a question/answer period.

Mayor Higley moved for staff to incorporate Version 3 of the proposed Compensation Plan into the 2021 Budget.

After discussion of the Compensation Study, HR Director Urban presented changes to the Personnel Policies and Employee Handbook and noted that the changes had been reviewed by City Attorney Petrov as well as the City's employment attorney Susan Bickley.

Mr. Urban said one of the things that interested a couple of the councilmembers was holidays.

Mayor Higley said from a historical standpoint this is an anachronism, a holdover from another era, in a time when West U did not have the number of directors and division leaders it now does and the Council did a lot of the work because it was a much smaller job. He said it is a huge job now and most of the work has gone to the city manager and robust staff so setting holidays as an agenda item is way down in the weeds for Council and is best resolved by people by the City's working men and women to decide what holidays they want and what they want to call them. He said while it is an interesting subject he doesn't know if Council needs to be in it, but rather taking the time to amend the Charter and recognizing and doing away with this ancient appendage.

Councilmember Barnes spoke to say that he thinks the City's choice of holidays reflects the City's policy and image of the City to some degree and thinks it is an anachronism that the City doesn't recognize Martin Luther King Day, which is recognized by every municipality around West U, the state and the "feds" and so the City stands out by omission in that regard. He said it is not a good look for the City for not doing it and may have an impact on the people the City is able to attract from elsewhere.

Mayor Higley responded and said (1) if it was not for the anachronism holidays would not be a policy of the City but rather an election of the employees; and (2) if he was a prospective employee, he would be more impressed if the City would say "it's your holiday" so get together with the other employees and come to Council with holidays you want to see observed.

City Manager Beach pointed out that the City has 10 holidays and for every one added would add approximately \$25,000 to the City's budget due to time worked during a holiday. He said the floating holiday does not have an effect on the budget because the day is chosen by the employee and is taken on a day that is special to him or her.

Mayor Higley asked if all 10 holidays could be floating holidays. City Manager Beach said if Council so chooses, but then there would have to be guidelines and procedures in place to ensure minimal staffing on certain holidays (i.e. Christmas Day).

Councilmember Barnes said he feels strongly that the time has come for the City to recognize Martin Luther King Day and happens to think the City's recognition of Good Friday is in itself an anachronism and proposed replacing the Good Friday holiday with Martin Luther King Day. He said doing so would have \$0 budgetary impact.

Councilmember Sobash said he would like to keep the schedule as it is and add an extra floating holiday. He said he would also like to leave holidays up to staff.

In response to Mayor Higley's question as what happens now, HR Director Urban said holidays will be approved with the personnel manual and an ordinance will be brought before the Council with proposed revisions.

In response to Mayor Pro Tem Trautner's inquiry on the median number of holidays for municipalities. HR Director Urban responded out of the 16 municipalities the consultants surveyed, the number ranged from 8 to 14 so the average would be 11.

Councilmember Lankford said she originally felt the City should have all the Federal holidays, but at that time she didn't realize there would be such a cost impact.

Mayor Higley said this should probably be subject to a Charter review to let the voters vote on what they want to do on holidays and primarily let the employees decide what 10 or 11 holidays they want to call holidays.

Councilmember Sobash said he hasn't heard anyone say how the current schedule is problematic so he is a little reluctant to fix something that is not a problem.

With that discussion ending, HR Director Urban did a "lightning round" of other changes and updates to the following sections of the manual:

- Meaning of S.P.I.R.I.T.
 - Superior Service
 - Professionalism
 - Integrity
 - Results
 - Innovation
 - Teamwork
- Created a Code of Ethics section
- Compensation related policies
- Wellness Program
- Emergency Pay

After a few other questions and answers, City Manager Beach said staff will schedule first and second readings of an ordinance soon to approve the revisions.

A copy of the audio of the discussion is on the City's website or you can contact the City Secretary's office for a copy.

2. Adjourn Workshop

Mayor Higley adjourned the workshop at approximately 6:25 p.m.

REGULAR MEETING (6:30 PM)

3. Call Regular Meeting to Order

Mayor Higley called the Regular Meeting to order at 6:30 p.m. in the Bill Watson Conference Room located in the Municipal Building at 3800 University Boulevard.

4. Roll Call

Mayor Pro Tem Trautner and Councilmembers Barnes, Lankford, and Sobash attended via audio/videoconference.

Staff participants: City Manager Beach, City Secretary Gilliam, and Public Works Director Barrera were physically in attendance. Fire Chief Taylor, Finance Director DuBose, and Chief Building Official Chew attended remotely. City Attorney Petrov attended via video/teleconference.

Others attending remotely: Zoning and Planning Commission Chair Richard Wilson, Evan DuVall with BBG Consultants, Kevin Taylor with BBG Consultants, Nawa Panthi and Hui-Fong Chang with HTJ, LLC, John Robuck with Bok Financial Securities, and Marcus Deitz with Orrick

5. Pledge of Allegiance

Councilmember Lankford led the Pledge.

6. Public Comments

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

Cynthia Johnson, 3805 Tennyson, spoke to thank Council for approving the noise ordinance on first reading and for hearing what she and others said. She said she is looking forward to Council finalizing the ordinance.

Richard Beck, 4116 Rice, spoke to say he is in support of the proposed noise ordinance and requested that Council adopt it. He discussed some of the misinformation out in the community and thanked Council and the Zoning and Planning Commission for their work.

Gregg Thompson, 3758 Plumb, spoke to say he is in the landscape business and is familiar with leaf blowers and the nuisance value associated with them. He said for the record he does not allow blowers at his house for different reasons than the decibel level. He said he is more concerned with the air pollution associated with them. He said he believes stair-stepping to the proposed decibel level will help a lot of the companies. See attached letter, which Mr. Thompson requested be made a part of the record.

Aurelio Diez, 4025 Southwestern, spoke to say he has been following this and thanked the Zoning and Planning Commission and City Council for approving Option B on first reading of the ordinance.

Michael Green, 4115 Swarthmore, thanked Council for voting in favor of the noise ordinance. He said has no doubt the ordinance will improve the quality of life for West U residents.

Perry Nolen, 4203 Milton, spoke in opposition of the changes being proposed to the ordinance. He said everyone cares about noise but he would like to see changes made responsibly without severely impacting small businesses that perform these services. He said Option B is not sensible and should be rejected for reasons documented by the ZPC.

Eddie Matthews, 5906 Fordham, spoke to request Council withdraw the noise ordinance from tonight's consent agenda to allow more careful consideration of ZPC's reasons for its recommendations set forth in its letter of July 9 and the assessments and decisions of past commissions and councils on this issue. He supports ZPC's recommendation to approve Option A and rejects Option B, which ZPC does not support.

Dick Yehle, 6401 Rutgers, spoke to ask Council to take the advice offered by the ZPC seriously and approve the ordinance with Option A and reject Option B on the second reading. He provided another suggestion to get to the same place in a different way and without restarting the approval process.

Bryan Lethcoe, 3907 Ruskin, spoke to say he has two issues with the proposed ordinance – (1) it does not fully consider the costs associated with the ordinance change and (2) Council has basically chosen to disregard the hard work of the ZPC for the sake of mollifying a handful of vocal residents.

Kim King, 6603 Rutgers, thanked Council for approving the proposed ordinance on the first reading and said it is a reasonable compromise.

Paul Scheet, 3602 Carnegie, spoke to say he supports the effort to limit the noise from leaf blowers.

Susie Hairston, 2620 Pittsburgh, spoke to say she is extremely glad City Council has decided to help protect the workers citizens hire and the residents by putting in place an ordinance that will lower the allowed decibel level of leaf blowers. She said although she would like to see the gas-powered leaf blowers banned altogether, this is a step in the right direction.

7. **Information and Updates related to COVID-19**

Matters related to COVID-19. *Recommended Action: Discuss and take any desired action.* **Mr. Dave Beach, City Manager and Mr. Aaron Taylor, Fire Chief and Emergency Management Coordinator**

Chief Taylor reported:

- Since the peak of cases experienced last on July 15, there has been a decrease in the number of cases and positivity rate when looking at the statewide average.
- As of July 26 The Texas Medical Center is still exceeding Phase I ICU capacity and is 21 percent into Phase II capacity.
- There are 29 confirmed cases in West U – 4 active, 25 recovered, and 0 deaths.
- Fire Department is currently managing a potential exposure case and taking necessary protections and precautions.

8. Cash Defeasance of 2017 General Obligation Refunding Bonds

Matters related to the consideration and approval of a resolution calling for the defeasance and redemption of certain outstanding bonds of the City of West University Place, Texas. *Recommended Action: Approve 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. Katherine DuBose and Mr. John Robuck of BOK Financial Securities*

Mr. John Robuck with BOK Financial Securities presented. He has the opportunity to save \$266,000 by paying off some 2017 General Obligation Refunding Bonds, which will also help with the tax rate and lock in interest-cost savings.

In response to Councilmember Sobash, Mr. Robuck said the savings is because the City will no longer be obligated to pay the interest on the loans it is paying off. Councilmember Barnes said the City is basically avoiding the compounding of interest over the next several years.

Councilmember Sobash moved to approve the resolution calling for the defeasance and redemption of the 2017 bonds. Councilmember Barnes seconded the motion. **MOTION PASSED.**

Ayes: Higley, Trautner, Barnes, Lankford, Sobash
Noes: None
Absent: None

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 the City Council Meeting Minutes of July 13, 2020.

B. Quarterly Investment Report

Matters related to accepting the City's Quarterly Investment Report. *Recommended Action: Accept the Quarterly Investment Report. Mr. Harrison Nicholson, Treasurer*

C. Amendment to Lighting Regulations

Matters related to an ordinance amending the City's outdoor lighting regulations. *Recommended Action: Approve ordinance on the second and final reading. Mr. Gerardo Barrera, Public Works Director [see Agenda Memo 9C]*

D. Amendment to Noise Regulations

Matters related to an ordinance amending the City's noise regulations. *Recommended Action: Approve ordinance on second and final reading. Mr. Gerardo Barrera, Public Works Director*

E. Truth in Taxation Resolution

Matters related to a resolution designating the Harris County Tax Assessor-Collector's Office to calculate, sign and submit all necessary information in connection with "Truth in Taxation."
Recommended Action: Approve Resolution. Ms. Katherine Dubose, Finance Director

F. SCADA Programmable Logic Controller Replacement

Matters related to awarding a contract for the replacement of Wastewater SCADA System.
Recommendation: Award contract. Mr. Gerardo Barrera, Public Works Director

Councilmember Sobash requested that Item D be removed from the Consent Agenda.

Councilmember Barnes moved to approve the Consent Agenda as presented with the exception of Item D. Mayor Pro Tem Trautner seconded the motion. **MOTION PASSED.**

Ayes: Higley, Trautner, Barnes, Lankford, Sobash
Noes: None
Absent: None

City Manager Beach asked Councilmember Sobash his reason for requesting removal of this item from the Consent Agenda. Councilmember Sobash responded that on July 13 Council passed the first reading of the noise amendment with Option B and he would like further discussion being that the ZPC recommendation was Option A.

As requested by Councilmember Sobash, City Attorney Petrov explained the process related to second readings and reconsiderations.

Mayor Higley stated that he clearly recollects that Council discussed all of the aspects of the report from the ZPC. Councilmember Barnes said that was his recollection as well and that the discussion included the Chair of the ZPC Richard Wilson and the City's noise consultants.

Councilmember Sobash moved to approve the first reading of the ordinance with Option A that the ZPC recommended. City Attorney Petrov informed Mr. Sobash that another councilmember would have to make that motion because it would be a reconsideration being that he made the same motion at the last meeting and it failed due to lack of a second.

Councilmember Barnes asked Councilmember Sobash if there was something on the merits of Option A other than ZPC's recommendation. Councilmember Sobash said he believes the enforcement issue is real and that A is the superior option.

Councilmember Sobash recommended creating a stair step or a compromise to the adoption of the 70 decibels. He proposed going to a 75 decibel leaf blower limit starting January 2021 through the end of 2022 and then move to a 70 decibel limit starting January 1, 2023.

Councilmember Lankford said she thinks the stair step sort of makes sense. She said she would be in favor of it but not delaying so long in implementing the 70 decibel limit. Mayor Higley agreed.

Councilmember Barnes said there is a 6 months delay from the signing of the ordinance, but he asked what are staff's thought on the merits of stair-stepping. City Manager Beach said any changes will require an educational period so the City would have to re-educate the residents for every step. He said there will be twice the education and twice the learning curve as opposed to going with one step as in the current proposed ordinance.

Mayor Higley said he doesn't think a two-step process is necessary and said if it could get done in 6 months why frustrate residents and the City and leave people confused.

Councilmember Sobash said he thinks a stair-step is a reasonable process to get to 70 decibels. He said he believes the equipment will outpace the schedule and will be a problem that will take care of itself, but also thinks having an ordinance that sets the limit is appropriate and giving time to adopt is a fair compromise.

Mayor Higley said he would consider 9 months (for the ordinance to go into effect after signing) if Councilmember Sobash thinks that is a fairer solution. Councilmember Sobash said the fairness is the transition to this new standard and the impact that it will have to those that have this equipment that becomes obsolete in West U. He said he would like to work with those people to get to this standard and thinks that is a fair way to do it, but is looking for someone else to suggestion other stair-step times.

Councilmember Lankford said seems like companies generally plan year to year when budgeting so she can see taking it to 75 decibels at the 6 months and then in another 6 months go to 70 decibels. She said if 6 months apart, she doesn't think there would need to be two educational programs because residents can be educated to plan the year accordingly.

City Manager Beach said if it is the desire of Council to extend the time in order for people to comply, he suggests a period of 9 months for the ordinance to become effective rather than having the two steps.

Councilmember Barnes moved to approve the noise ordinance with an amendment that the enactment will be a 9 month period instead of the prior 6 months. Mayor Pro Tem Trautner seconded the motion. **MOTION PASSED.**

Ayes: Higley, Trautner, Barnes, Lankford, Sobash
Noes: None
Absent: None

10. Recess Regular Meeting to Convene Executive Session

Executive Session will be held in accordance with Section 551.072 of Chapter 551 of the Texas Government Code.

Mayor Pro Tem Trautner moved to table the Executive Session. Councilmember Barnes seconded the motion. **MOTION PASSED.**

Ayes: Higley, Trautner, Barnes, Lankford, Sobash
Noes: None
Absent: None

11. Adjourn Executive Session and Reconvene Regular Meeting

Matters related to any action taken resulting for the Executive Session

Not applicable. Executive Session was tabled.

12. Recess Regular Meeting to Convene Workshop on Drainage

Matters related to the City's Drainage/Modeling Study. *Recommended Action: Discuss and take any desired action. Mr. Gerardo Barrera, Public Works Director*

City Manager Beach gave a PowerPoint presentation recapping discussions over the past few months regarding the drainage/modeling project. The presentation and discussion included proposed improvements, costs, design phase services and schedule.

John Robuck with Bok Securities reviewed the City's options for the drainage project – issuing General Obligation Bonds (requires a bond election) or issuing Certificates of Obligation (can issue when needed and doesn't require a bond election). Mr. Robuck said there is no difference in costs to the residents with either one, except one has the associated cost of an election.

After discussion, the consensus of Council is to sale Certificates of Obligation for the Buffalo Speedway portion of the drainage project in the amount of \$20m and lock in the bond rate before the November election. Mr. Robuck said he will put together a schedule to have the bonds sold in October.

Regarding drainage improvements in other parts of the City for an amount of \$60m, the consensus of Council is to have a future discussion on how to fund that portion and the steps to get there.

A copy of the presentation is attached and audio of the discussion is available on the City's website or contact the City Secretary's office to obtain a copy.

13. Adjourn Workshop and Reconvene Regular Meeting

With no other business to discuss in the workshop, Councilmember Sobash moved to adjourn. Councilmember Lankford seconded the motion. **MOTION PASSED.**

Ayes: Higley, Trautner, Barnes, Lankford, Sobash
Noes: None
Absent: None

14. Adjourn Regular Meeting

With no other matter before the council, the meeting will adjourn.

Mayor Pro Tem Trautner moved to adjourn the regular meeting at 9:08 p.m. Councilmember Lankford seconded the motion. **MOTION PASSED.**

Ayes: Higley, Trautner, Barnes, Lankford, Sobash
Noes: None
Absent: None

Audio of the Council Meeting is available in its entirety on the City's website or contact the City Secretary's office.

Prepared by: City Secretary Thelma A. Gilliam

Approved by City Council on: _____

Attached: Letter from Gregg Thompson regarding Leaf Blowers
Drainage Presentation

Thelma A. Gilliam

From: Gregg Thompson <gregg@thompsonhanson.com>
Sent: Monday, July 27, 2020 8:28 AM
To: Thelma A. Gilliam
Cc: Dave Beach
Subject: FW: Additional thoughts and suggestions on leaf blower discussion
Attachments: City of West University - Blowers.docx

Good morning Thelma,

As a follow up to my email below to Mayor and Council yesterday, please include that email and attachment in the minutes for the city council meeting tonight.

I will call in from 713-702-5779.

Thank you very much,

GREGG THOMPSON

THOMPSON + HANSON
t 713 839 7056 | c 713 702 5779
1301 N. First Street
Bellaire, Texas 77401

[Website](#) | [Facebook](#) | [Instagram](#)

From: Gregg Thompson <gregg@thompsonhanson.com>
Date: Sunday, July 26, 2020 at 1:15 PM
To: "bhigley@westutx.gov" <bhigley@westutx.gov>, "ktrautner@westutx.gov" <ktrautner@westutx.gov>, "jbarnes@westutx.gov" <jbarnes@westutx.gov>, "llankford@westutx.gov" <llankford@westutx.gov>, "esobash@westutx.gov" <esobash@westutx.gov>
Cc: "Thelma A. Gilliam" <tgilliam@westutx.gov>, Dave Beach <DBeach@westutx.gov>
Subject: Additional thoughts and suggestions on leaf blower discussion

Dear Mayor and City Council,

I wanted to share some of my thoughts and suggestions around the use of leaf blowers from the perspective of a West U resident that also happens to be in the landscape business. Either way, I applaud your efforts to improve the quality of life in West University and I hope that my attached comments provide you with some additional information to improve on what is currently being considered.

Thank you,

GREGG THOMPSON

THOMPSON + HANSON
t 713 839 7056 | c 713 702 5779
1301 N. First Street
Bellaire, Texas 77401

[Website](#) | [Facebook](#) | [Instagram](#)

Requested letter be included with the 07.27.2020 Minutes

Gregg I. Thompson
3758 Plumb St
West University, TX 77005

July 26, 2020

Honorable Mayor & City Council
City of West University Place

Re: Leaf Blowers

Dear Mayor & City Council,

Thank you for your efforts to continue to improve the quality of life within West University. I applaud your initiative to reduce decibel levels associated with leaf blowers and I would like to share additional thoughts that might be helpful towards that end, as well as address what I see as two larger, yet less obvious, problems associated with leaf blowers.

Full disclosure: I have a landscape company that has a number of clients in the City of West University and we operate gas powered leaf blowers that will fall outside of the proposed decibel limit. **I also do not like leaf blowers and I do not allow their use at my house, however, for reasons other than the decibel level.**

As I mentioned in the disclosure, I am not a fan of leaf blowers. They are effective tools when used properly, however, that is not always the case. We have all seen landscape crews spend time in the middle of the street with the blowers on "full blast" yet only dispersing the leaves and debris from the front of their client's house rather than sweeping them up, thus nothing is actually accomplished other than more noise and air pollution. While the decibel level is likely the most obvious nuisance with blowers, there are two other issues that are equally, if not more of, a nuisance yet don't appear to be addressed in the City's current initiative to reduce just the decibel level: 1. The amount of time that the blowers are in the "on" position at each home; and 2. The air pollution, especially air particulates, that result from their use. Electric blowers solve the "exhaust" portion of the air pollution, but they do not address the air particulates issue.

If the City's desire is to reduce decibel level, reduce the amount of time that blowers are in use and reduce the air pollution and particulate matter associated with their use, I would ask you to consider adopting an ordinance that forbids their use in the City streets.

Requested letter be included with the 07.27.2020 Minutes

Following is a short list of some of the pros and cons of eliminating leaf blowers in the streets:

Pros:

1. Immediate reduction in the time spent with the blowers in the "on" position, thus an immediate reduction of noise pollution.
2. Blowers usually operate at "full blast" (highest decibels) when in the streets and much lower settings when in a yard, thus an immediate reduction in higher decibel operations.
3. Easily enforceable after a period of time to "train" landscapers of the new ordinance.
4. Residents can help enforce with photos rather than trying to measure decibel levels.
5. The debris in the street is some of the worst material that you want to release into the air as particulates to be inhaled, ingested or settle back down on cars, pets, people. Streets and curbside are filled with volatile organic compounds, animal waste, vulcanized tire rubber, dried vehicle fluids, dust, pollen, fungi, etc.
6. The curbside can be easily and quickly swept and bagged by a landscape crew.
7. Addresses three problems of 1. Decibel levels, 2. Amount time spent with the blowers operating at each residence, 3. Immediate reduction of air pollution and air particulate matter, rather than just one problem of decibel level.
8. Most likely will not result in any additional cost of "extra time" to the homeowner.
9. Much less debris and pollution goes into the storm sewer, bayous, bay if curbs are swept and City increases street sweeping.

Cons:

1. There will be a period of time to "retrain" homeowners and landscape companies to the new rules, but I think that everyone will like this, including landscape companies.
2. The City will most likely have to increase street sweeping routes at additional cost, but I feel residents will think that is money well spent.

I'm sure that I'm missing more cons, however, I think that addressing the three issues of air pollution, the amount of time that leaf blowers are spent "on", and decibel levels goes a lot farther towards increasing our quality of life rather than just lower decibel settings.

Lastly, I would also ask the city to consider stair-stepping the decibel setting downwards over a period of 2-3 years, rather than immediately dropping it to 70 decibels as I understand is currently being considered. We are starting to see the first round of commercially viable electric blowers that will last more than on just one or two yards. Most of the landscaping companies that I speak to, including mine, are ready to make the move to electric, however, the technology is close but not quite there yet.

Thank you,

Gregg Thompson

City of West University Place Citywide Storm Sewer Analysis

July 27, 2020

Prepared for:

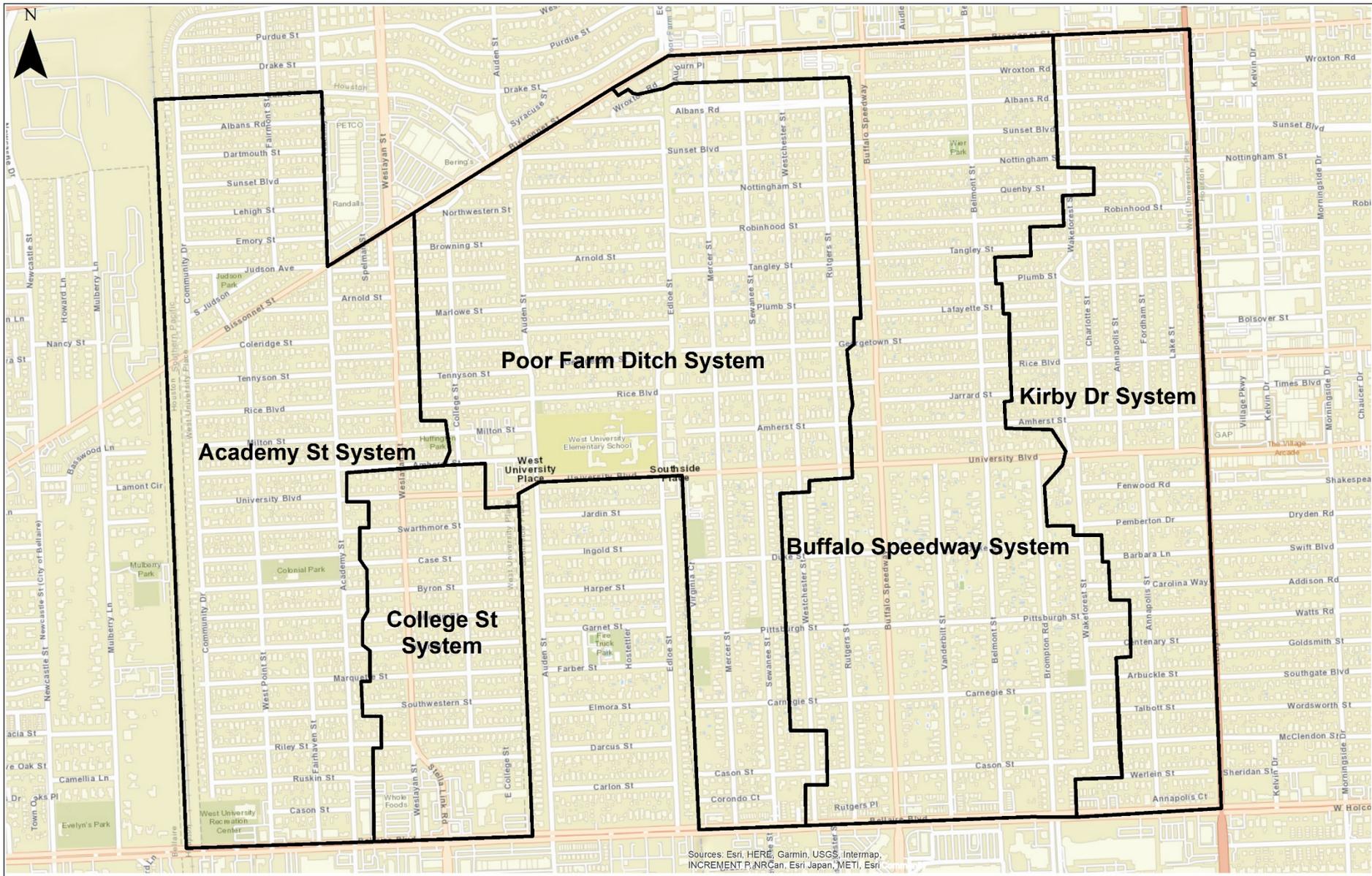


Prepared by:



Agenda

Additional Results Discussion



Major Drainage Systems

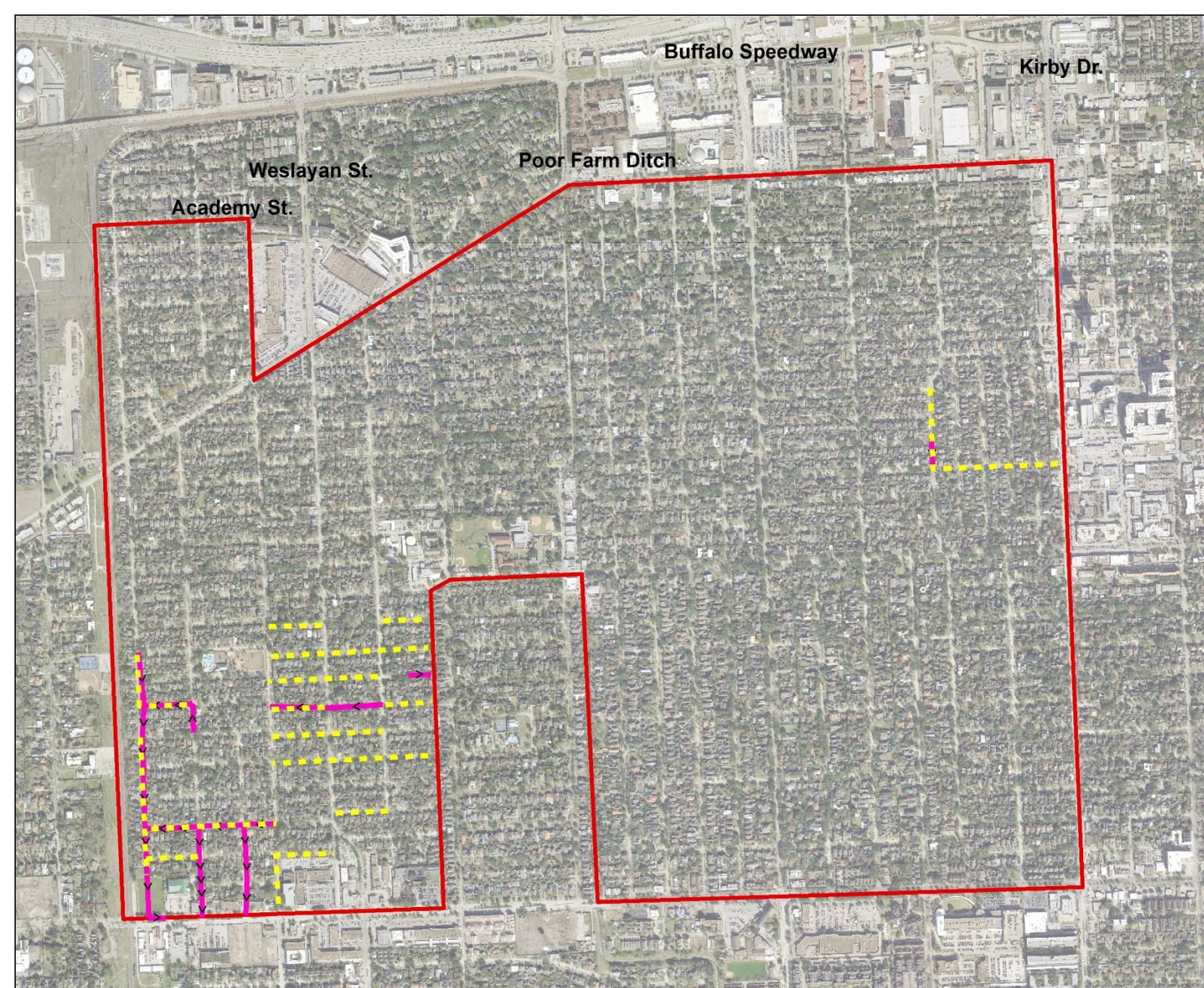
Proposed Improvements and Cost

Reported FEMA Claims

Drainage System	FEMA Flooded Homes
Academy	12
College	34
PFD	26
Buffalo	68
Kirby	9
TOTAL:	149

Total Cost Per Drainage System

Drainage System	Improvements Cost
Academy	\$31,000,000
College	\$15,000,000
PFD	\$2,000,000
Buffalo & Kirby	\$12,000,000
TOTAL:	\$60,000,000



-  N
-  West University Road Rehabilitation
-  Proposed HT&J Drainage Improvements
-  West University Boundary

City of West University Place
Citywide Drainage System Study

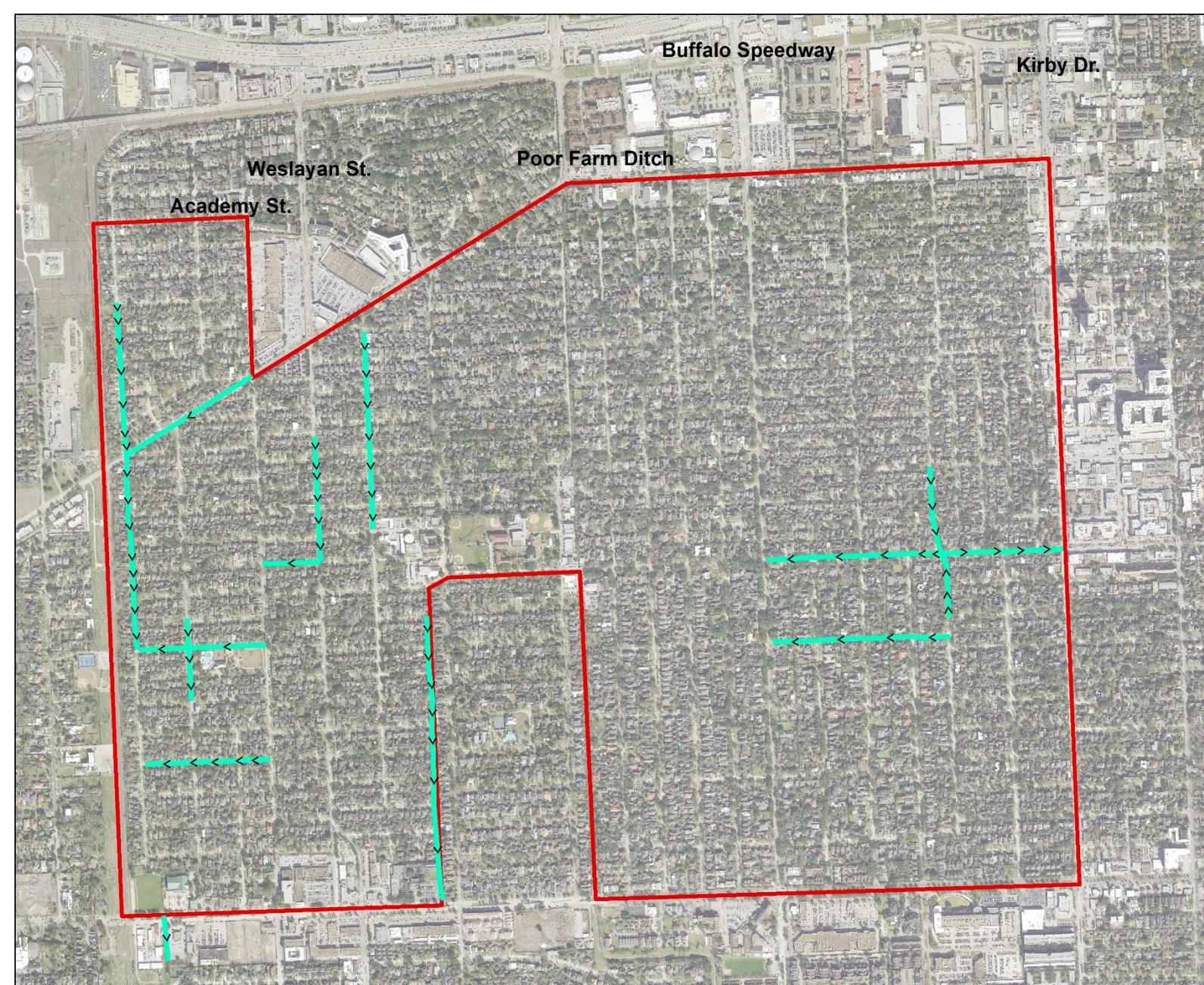
Road Rehabilitation &
Select Drainage Improvements

Estimate
\$31M*

Road Replacement
\$21M

Proposed
Improvements
\$10M

* Includes 4-year
cost escalation



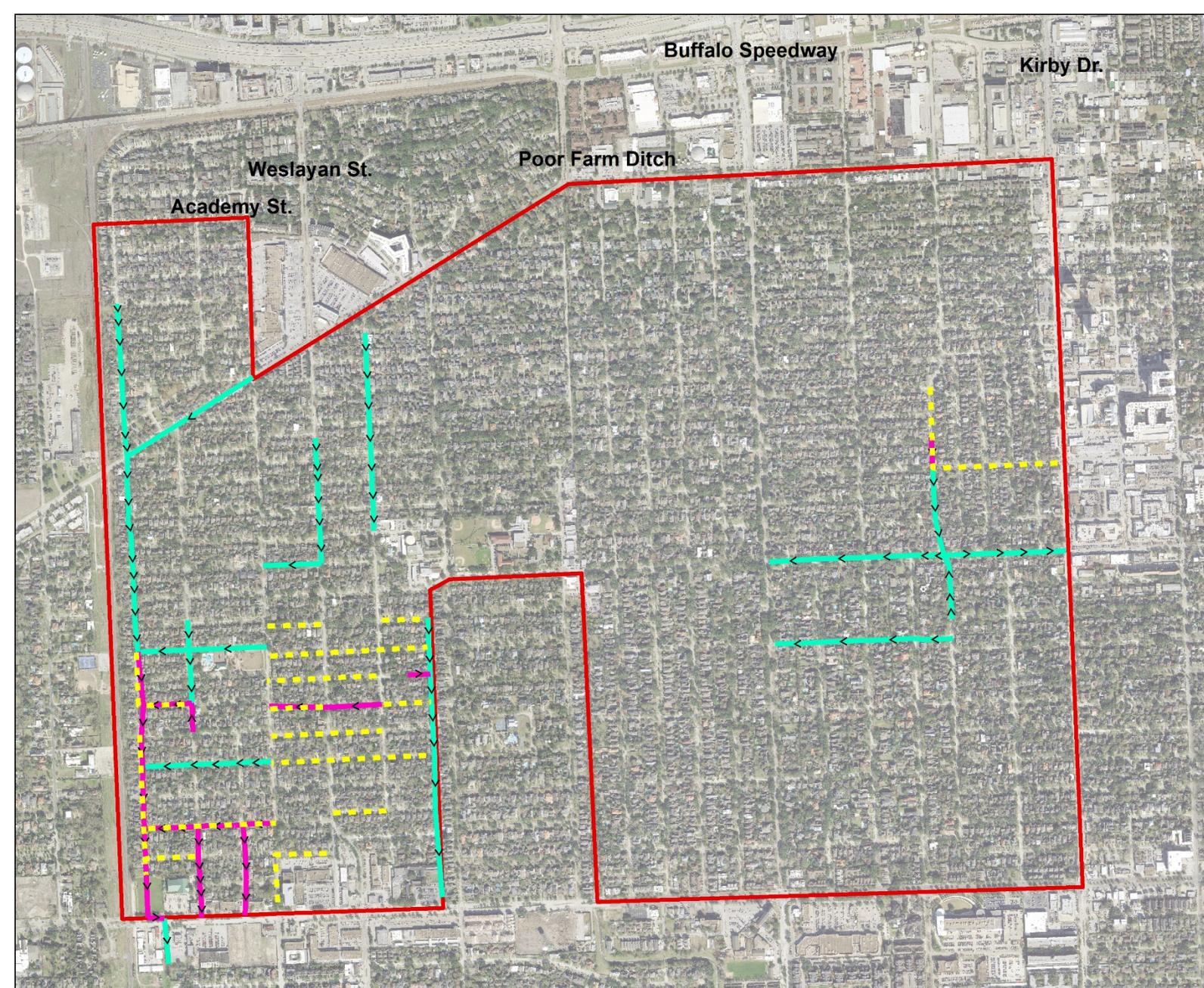
-  Proposed HT&J Drainage Improvements
-  West University Boundary

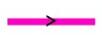
City of West University Place
Citywide Drainage System Study

Road Rehabilitation &
Select Drainage Improvements

Estimate
\$29M*

* Includes 4-year
cost escalation



-  N
-  West University Road Rehabilitation
-  Proposed HT&J Drainage Improvements
-  Proposed HT&J Drainage Improvements
-  West University Boundary

City of West University Place
Citywide Drainage System Study

Road Rehabilitation &
Drainage Improvements

Estimate
\$60M*

* Includes 4-year
cost escalation

Summary of Average Drop in Water Surface Elevation, Inches

System	W/ Restrictor			
	2-Year	10-Year	50-Year	100-Year
Academy	6.6	5.1	2.3	1.8
College	7.0	4.8	1.8	1.2
Poor Farm Ditch	4.8	3.4	1.5	1.0
*Buffalo Speedway	7.2	4.5	3.0	1.7
Kirby	4.2	3.0	1.6	1.0

Average was estimated based on 4 locations within each system

* As designed

Design Phase Services and Schedule

-
- Preliminary Engineering Report 6-8 Months
 - Survey
 - Geotechnical
 - Environmental
 - Landscaping
 - Utility Conflicts and Resolution
 - Design, Permit and Coordination 9-12 months
 - 60%, 90% and 100%
 - Permit coordination starts at 60% design phase
 - Bid and Construction Contract Award 3-4 Months
- Total: 18-24 months

Construction Time 3-4 years.

Questions & Answers

Thank You

10351 Stella Link Road
Houston, Texas 77025

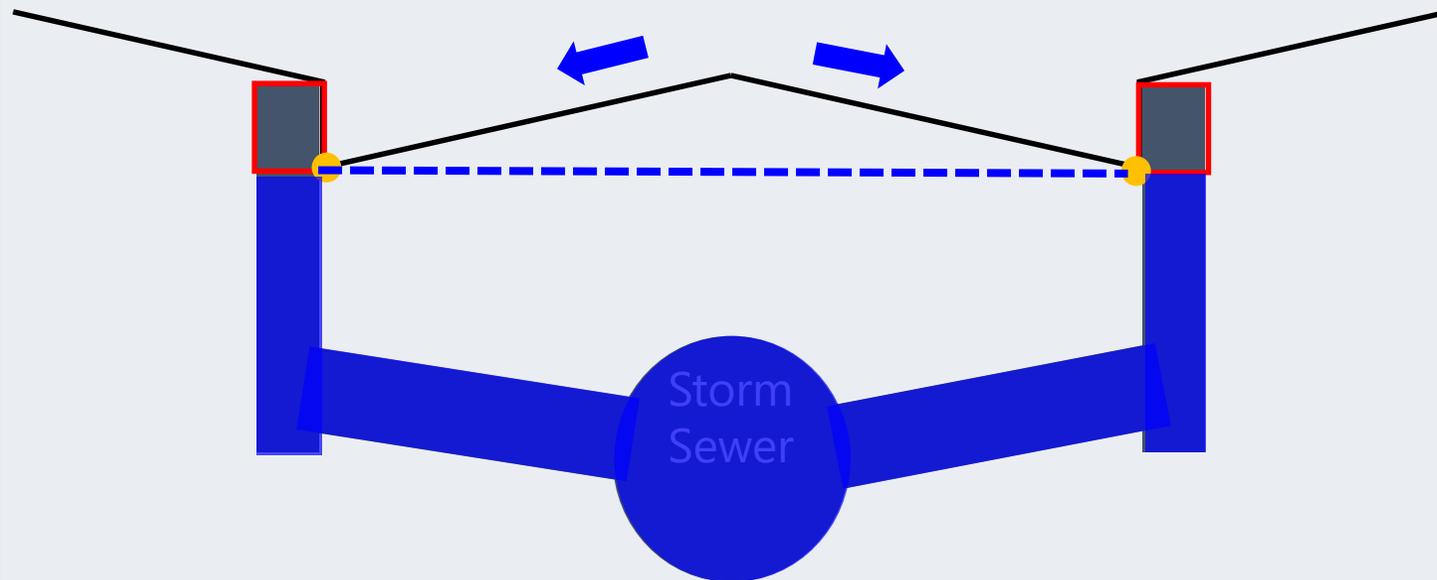
www.ht-j.com
hfc@ht-j.com

(O) 832-767-0090
(F) 832-767-0141

Design Criteria

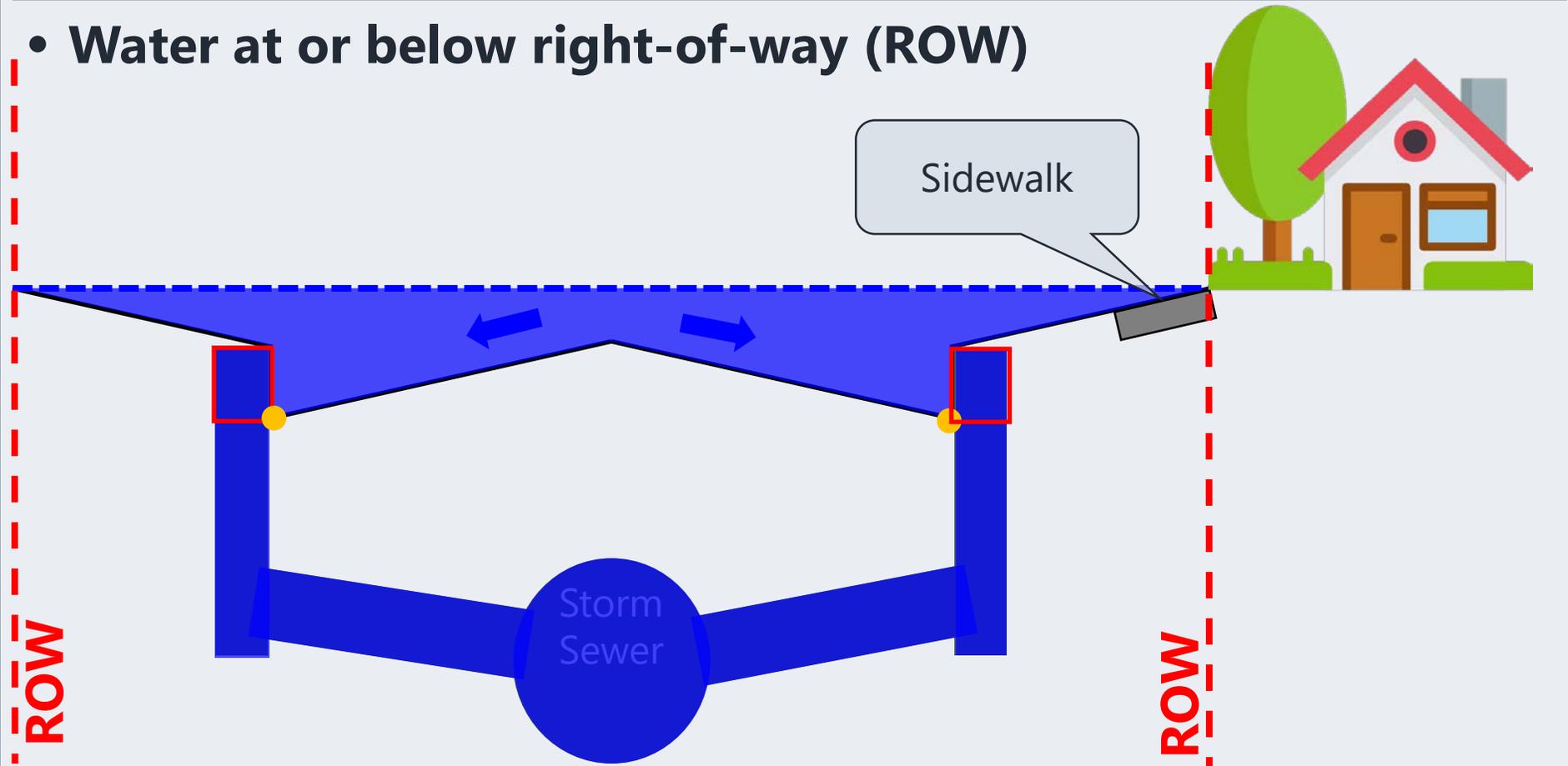
Drainage Design Criteria – 2-year

- **Hydraulic Grade Line (HGL) at or below the gutter**



Drainage Design Criteria – 100-year

- Water at or below right-of-way (ROW)



Benefit Cost Ratio

Based on Estimated Values

- Ratio of the Benefit to the Cost , and value of 1 means Breakeven
- BCR <1 – Project is not financially feasible. BCR <2 – May not be competitive for any Grants
- USACE Methodology
 - Flood Depth –Damage
- Based on FEMA claims 150 homes flooded with average flood depth of 6" (Assume Average loss \$150K)
- Assume loss of 300 Cars During Harvey (Assume average price \$30K)
- Assume Impassable Streets for 3 days
- Assume damage at 20% of Harvey Loss for future 50-Year event
- Drainage Improvement cost is \$39M for BCR analysis

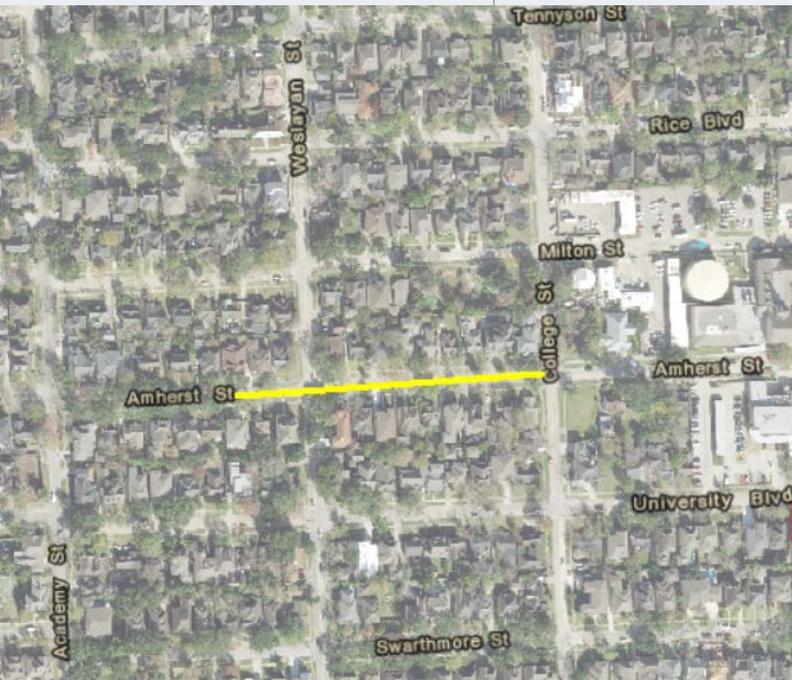
$$\text{BCR} = 1.03$$

No dollar values were assigned for citizens mental and social stresses.

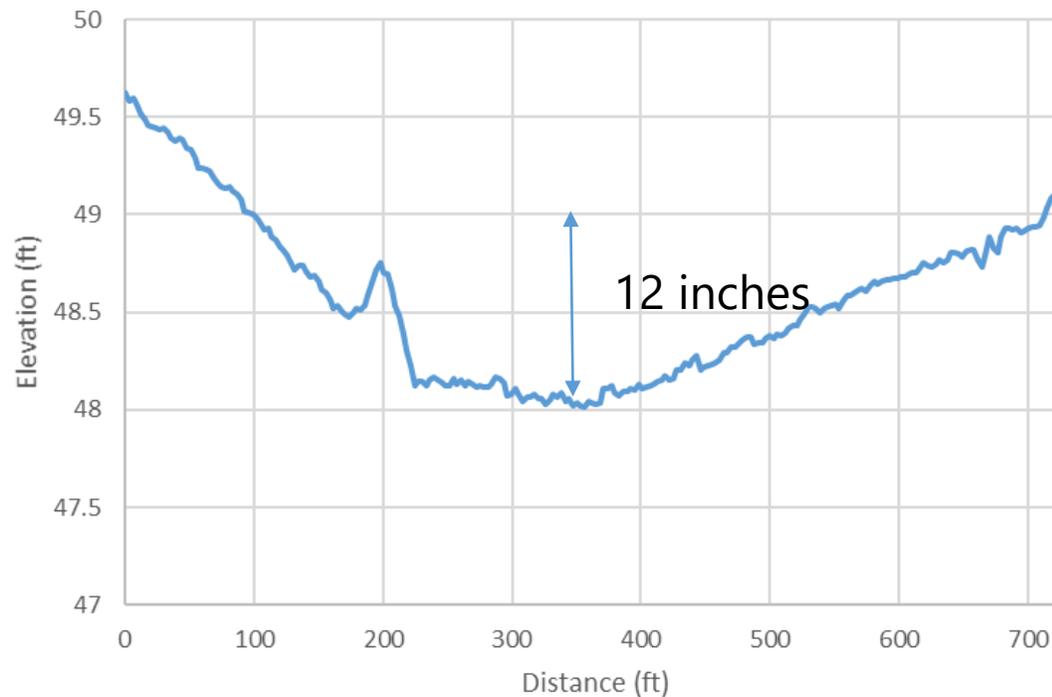
Benefit Cost Ratio– Contd.

Property Damage:	\$ 22,500,000.00
Car Flooded and Damaged	\$ 9,000,000.00
Property Repair Cost	\$ 7,500,000.00
Emergency Response and Damage	\$ 1,000,000.00
Content	\$ 5,625,000.00
Economic Damage (3 days of lost wages)	\$ 4,800,000.00
Total Loss	\$ 50,425,000.00
Cost of Drainage Improvements	\$ 39,000,000.00
Damage After Improvements @20%	\$ 10,085,000.00
Total Benefit	\$ 40,340,000.00
BCR	1.03

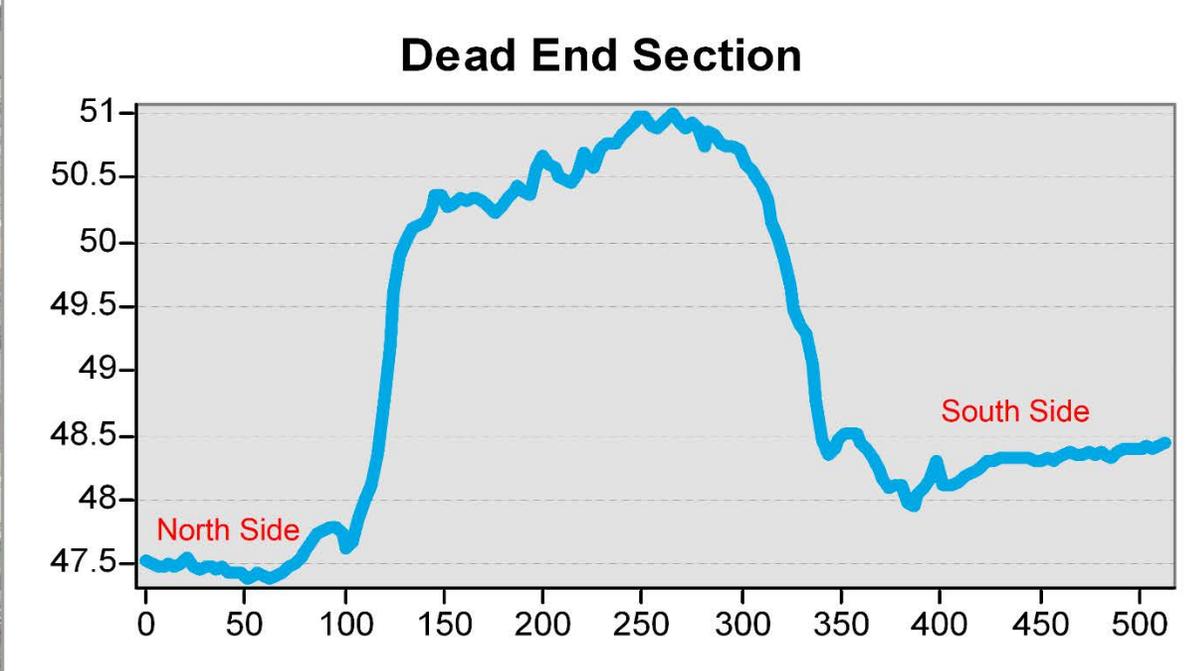
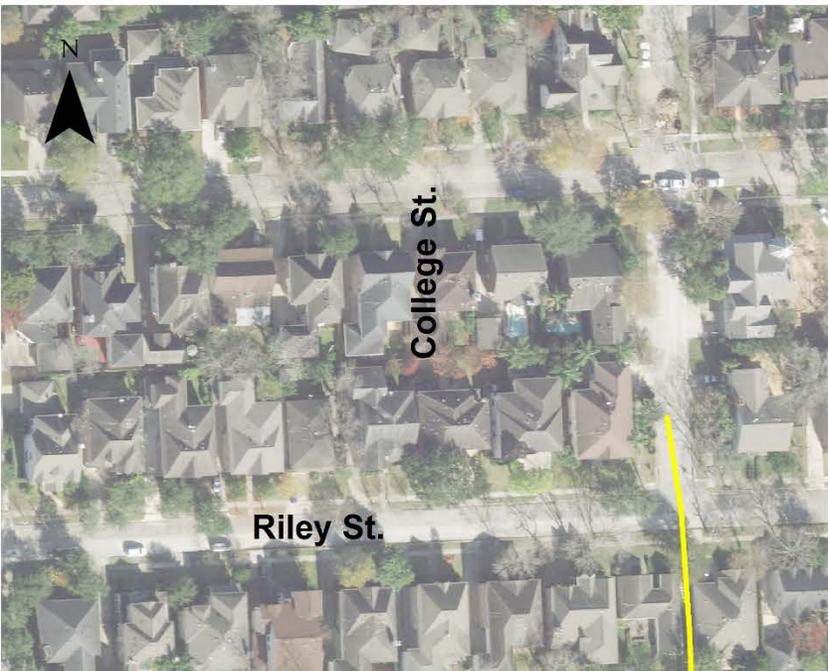
Amherst Street



Profile of Amherst



- Low Spot – Water will accumulate roughly 12 inches before it can spill over.
- Increase pipe size did not help the area
- FF elevation is 12 to 18 inches from the Natural Ground



- South side is higher than North side
- W. College St. slopes towards Ruskin not towards Bellaire.



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

Meeting Date	08.20.2020	Agenda Item	12B
Approved by City Manager	Yes	Presenter(s)	K. DuBose, Director
Reviewed by City Attorney	Yes	Department	Finance
Subject	Resolution declaring City's official intent to reimburse expenditures from proceeds of tax-exempt obligations		
Attachments	Resolution		
Financial Information	Expenditure Required:	None	
	Amount Budgeted:	None	
	Account Number:	None	
	Additional Appropriation Required:	None	
	Additional Account Number:	None	

Executive Summary

On September 24, 2018, City Council approved a reimbursement resolution, which included estimated Buffalo Speedway expenditures totaling \$1,886,900. Due to current cost projections, an additional \$5,000,000 is being requested for Buffalo Speedway and City-wide Street and Drainage Improvements.

Recommended Action

Staff recommends that the City Council adopt the resolution allowing the City to reimburse qualifying capital expenditures incurred prior to bond issuance from tax-exempt bond proceeds or other obligations to be issued by the City.

RESOLUTION NO. 2020-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS, DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF TAX-EXEMPT OBLIGATIONS

WHEREAS, the City of West University Place, Texas (the "City"), is eligible to issue its bonds, obligations and other evidences of indebtedness pursuant to *Section 103(a)* of the *Internal Revenue Code of 1986* (the "Code"); and

WHEREAS, the City is authorized, pursuant to the Code and the regulations promulgated thereunder, specifically *Section 1.150-2*, to reimburse a prior expenditure of the City from the proceeds of bonds or other obligations;

WHEREAS, the City adopted Resolution No. 2018-08 and Resolution 2019-03 to declare its official intent to reimburse certain prior expenditures from the proceeds of tax-exempt bonds or other obligations to be issued by the City; and

WHEREAS, the City desires to declare its official intent to reimburse additional prior expenditures from the proceeds of tax-exempt bonds or other obligations to be issued by the City.

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

1. Findings. It is hereby found and declared that the facts recited in the preamble to this Resolution are true and correct in all material respects.

2. Declaration of Official Intent. It is hereby officially declared that the City intends to reimburse any and all amounts expended by the City after the date of this Resolution, and up to sixty (60) days before the date of this Resolution, for expenses incurred for the purposes listed on the attached Exhibit "A", from the proceeds of tax-exempt bonds, obligations or other evidences of indebtedness which are expected to be issued in connection therewith by the City no later than eighteen months after the later of (a) the date the expenditure is paid, or (b) the date the project is placed into service or abandoned, but in no event more than three years after the original expenditure is paid.

3. **Amount of Reimbursement.** It is reasonably expected that the additional amount to be expended for the purposes described above and reimbursed from the proceeds of bonds, obligations or other evidences of indebtedness will not exceed \$5,000,000.

PASSED, APPROVED, and ADOPTED this ___ day of August, 2020.

(SEAL)

Bob Higley, Mayor
City of West University Place, Texas

ATTEST:

Thelma Gilliam, City Secretary
City of West University Place, Texas

APPROVED AS TO FORM:

RECOMMENDED BY:

Alan Petrov, City Attorney
City of West University Place, Texas

David J. Beach, City Manager
City of West University Place, Texas

City of West University Place
Harris County, Texas

EXHIBIT "A"

**City of West University Place
Reimbursement Resolution**

Buffalo Speedway Street & Drainage Improvements
City-wide Street & Drainage Improvements