



# The City of West University Place

*A Neighborhood City*

## **CITY COUNCIL**

Susan Sample, Mayor  
Mardi Turner, Mayor Pro Tem  
Bob Higley, Councilmember  
Kellye Burke, Councilmember  
Kevin Boyle, Councilmember

## **STAFF**

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

## **CITY COUNCIL ACTION MINUTES**

The City Council of the City of West University Place, Texas, met in a workshop and a regular meeting on **Monday, January 14, 2019**, in the Municipal Building, 3800 University, West University Place.

### **Workshop Agenda**

**Call to Order.** Mayor Sample called the special meeting to order at approximately 06:02 p.m. in the Council Chambers. Council and Staff in attendance were: Mayor Pro Tem Turner, Councilmembers Burke, Higley, and Boyle, City Manager Peifer, City Secretary Gilliam, City Attorney Petrov, Assistant City Manager/Public Works Director Dave Beach, Police Chief Walker, Fire Chief Taylor, and Human Resources Director Urban

Mike Tanner with SGR Consultants was also present.

### **1. Convene into Executive Session (Council Conference Room)**

Notice is hereby given that the City Council will convene into executive session in accordance with the following provisions of Chapter 551 of the Texas Government Code:

At approximately 6:02 p.m., Councilmember Higley moved to recess the workshop and convene into executive session per Sections 551.071, 551.072, and 551.074 of the Texas Government Code. Councilmember Burke seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Turner, Burke, Higley, Boyle  
**Noes:** None  
**Absent:** None

### **2. Reconvene Workshop**

Matters related to any action resulting from the executive session discussions.

At 6:30 p.m., Councilmember Higley moved to close the executive session and reconvene the special meeting. Councilmember Burke seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Turner, Burke, Higley, Boyle  
**Noes:** None  
**Absent:** None

### **3. Adjourn Workshop**

At approximately 6:31 p.m., Councilmember Higley moved to adjourn the workshop. Councilmember Burke seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Turner, Burke, Higley, Boyle  
**Noes:** None  
**Absent:** None

## Regular Meeting Agenda

**Call to Order.** Mayor Sample called the special meeting to order at approximately 06:02 p.m. in the Council Chambers. Council and Staff in attendance were: Mayor Pro Tem Turner, Councilmembers Burke, Higley, and Boyle, City Manager Peifer, City Secretary Gilliam, City Attorney Petrov, Assistant City Manager/Public Works Director Dave Beach, Police Chief Walker, Fire Chief Taylor, and Human Resources Director Urban

Present for the Zoning and Planning Commission were: Chair Richard Wilson, John Cutrer, Mac Jensen, McEnany, Pete Johnston, Mimi Tsai, and Brian Brantley

Reid Wilson, West U resident and counsel for AT&T, was also present.

City Secretary Gilliam confirmed that the Notice of the meeting was posted as required by law.

Councilmember Higley led the Pledge of Allegiance

### **4. Joint Public Hearing with the Zoning and Planning Commission**

Matters related to a Joint Public Hearing with the Zoning and Planning Commission regarding the AT&T rezoning application. *Recommended Action: Hold public hearing. Mr. Dave Beach, Assistant City Manager/Public Works Director and Richard Wilson, Chair of the Zoning and Planning Commission*

At approximately 6:35 p.m., Mayor Sample called the Joint Public Hearing to order for City Council and Richard Wilson called the Joint Public Hearing to order for the Zoning and Planning Commission.

Reid Wilson and other AT&T representatives gave a presentation on the history, valuations, traffic, etc., which were followed by comments from the following residents in favor or against the proposed zoning:

**Eric Darnauer**, 4016 Ruskin, spoke against the rezoning.

**Katherine Schlacher**, 4107 Ruskin, spoke against the zoning.

**Patricia Darnauer**, 4016 Ruskin, spoke against the rezoning.

**Brennan Reilly**, 3731 Rice, spoke against the rezoning.

**Terence Lynch**, 4112 Ruskin, spoke against the rezoning.

**Marie Lynch**, 4112 Ruskin, spoke against the rezoning.

**Faye York**, 3402 Rice, spoke against the rezoning.

**Dick Yehle**, 6401 Rutgers, supports the application.

**Wendell Odom**, 3106 Plumb, spoke in favor of the rezoning.

**Matthew Morgan**, 2825 Tanglely, spoke in favor of the rezoning.

**John Neighbors**, member of Council when Ordinance 932 was passed, spoke in favor of the rezoning.

**Robert Grossman**, 4103 Ruskin, spoke against the rezoning.

**Darren Chapman**, 4111 Marquette, spoke against the rezoning.

**Ray Viada**, 17 Swallow Tail Court, Houston, Texas (former resident at 6829 Charlotte), spoke against the rezoning.

**Patricia Prat**, market researcher at 3945 Greenbriar, Stafford, Texas, spoke regarding a survey her company performed that was paid for by residents of West U.

**Melinda Yee**, 4108 Ruskin, spoke against the rezoning.

**Linda Yarger**, 4230 Byron, read results of the survey done by Patricia Prat.

**John Trainer**, 4107 Ruskin, spoke against the rezoning.

**Katherine Schlacher**, 4107 Ruskin, was not able to attend meeting. Submitted a letter indicated her opposition to the proposal that City Secretary read into record.

**Julie Ellis**, 4004 Ruskin, was not able to attend meeting. Submitted a letter indicated her opposition to the proposal that City Secretary read into record.

**Marty Simpson**, 4004 Ruskin, was not able to attend meeting. Submitted a letter indicated her opposition to the proposal that City Secretary read into record.

**Peggy Osbourn**, 4104 Cason, spoke against the rezoning.

**Richard Cole**, 2904 Sunset, spoke against the rezoning.

**David Cole**, 4104 Cason, spoke against the rezoning.

**Beverly Loftis**, 4212 Marquette, spoke against the rezoning.

**Jennifer Black**, 4040 Ruskin, spoke on behalf of herself and 12 other residents in support of the rezoning.

**Brian Black**, 4040 Ruskin, spoke in favor of the rezoning.

**Jean Cukser**, 3201 University, spoke against the rezoning.

**Ricky Behrend**, 4137 Riley, spoke against the rezoning.

**David Symer**, 4033 Amherst, spoke against the rezoning.

**Amar Patel**, 4020 Ruskin, spoke against the rezoning.

**Annabelle Relf**, 4039 Riley, spoke in favor of the rezoning.

**John Tsertos**, 4103 Riley, spoke in favor of the rezoning.

**Jeff Relf**, 4039 Riley, spoke in favor of the rezoning.

**Bruce Watkins**, 4220 Ruskin, spoke against the rezoning.

**Helen Schilling**, 6022 Fordham, spoke against the rezoning.

**Bob Kelly**, 3720 Plumb, spoke against the rezoning.

**Lisa Groten**, 6415 Westchester, spoke against the rezoning.

**John Buerger**, 4036 Ruskin, in favor of the rezoning.

**Karla Buerger**, 4036 Ruskin, in favor of the rezoning.

**Concerned resident**, Cason/Ruskin, submitted a letter read into record by the City Secretary that was in favor of the rezoning.

**Denise Casada**, 4140 Cason, spoke about the issue, but didn't state whether she was in favor or against the rezoning. She just wanted to ask that everyone have grace.

**Alida Drewes**, 6112 Fordham, spoke about rezoning and other issues.

**Mimi Tsai**, member of the Zoning and Planning Commission and resident at 4032 Marlowe, spoke to say that in 2017 the Commission (ZPC) approved the Comprehensive Plan (Plan) and she read the following sentences from the Plan: *The Purpose:* The Comprehensive Plan is designed to promote the general health, safety and public welfare of the residents of West University Place. *First sentence of Mission Statement:* In as much as the City is almost completely developed, and most of its land area is devoted to single-family residential uses, the Plan's goal is to maintain and encourage the traditional single-family residential character of West University Place as a friendly, safe, economical stable and attractive community.

With no more comments from the public, Chair Richard Wilson moved to close the public hearing of the Zoning and Planning Commission at 10:40 p.m. Commissioner Cutrer seconded the motion. **MOTION PASSED.**

**Ayes:** Wilson, Cutrer, Jensen, McEnany, Johnston, Tsai, Brantley  
**Noes:** None  
**Absent:** None

Councilmember Burke moved to close the City Council public hearing at 10:40 p.m. Councilmember Higley seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Turner, Burke, Higley, Boyle  
**Noes:** None  
**Absent:** None

**5. Public Comments**

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

No comments from the public other than those who spoke during the public hearing.

**6. Bank Depository Contract**

Matters related to a resolution awarding a contract to JPMorgan Chase Bank to be the City's bank depository. *Recommended Action: Approve resolution awarding the banking service contract to JPMorgan Chase Bank. Mr. Harrison Nicholson, Treasurer*

Councilmember Higley moved to approve the resolution awarding the banking service contract to JPMorgan Chase Bank. Mayor Pro Tem Turner seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Turner, Burke, Higley, Boyle  
**Noes:** None  
**Absent:** None

7. **Consent Agenda**

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

A. **City Council Minutes**

Approve City Council Action Minutes of December 10, 2018, December 18, 2018, December 19, 2018, and December 24, 2018. *Recommended Action: Approve Minutes.* **Ms. Thelma Gilliam, City Secretary**

Councilmember Higley moved to approve the Consent Agenda as presented. Councilmember Burke seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Turner, Burke, Higley, Boyle  
**Noes:** None  
**Absent:** None

8. **City Manager Position**

Matters related to discussion and possible appointment of a city manager. *Recommended Action: Discuss and take any desired action.*

Mayor Sample moved to appoint Assistant City Manager/Public Works Director David Beach to the position of City Manager. Mayor Pro Tem Turner seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Turner, Burke, Higley, Boyle  
**Noes:** None  
**Absent:** None

9. **It's Time Texas**

Matters related to the It's Time Texas Community Challenge, an 8-week competition that mobilizes communities and others toward the common goal of transforming the community's health. **Mayor Susan Sample**

Mayor Sample spoke about the challenge and encouraged residents to participate.

10. **Adjourn**

With no other business before the Council, Mayor Pro Tem Turner moved to adjourn the meeting at 10:50 p.m. Councilmember Burke seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Turner, Burke, Higley, Boyle  
**Noes:** None  
**Absent:** None

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

Council Approved: January 29, 2019