



# 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 ACTION MINUTES**

The City Council of the City of West University Place, Texas, met on **Monday, January 27, 2020**, in the Municipal Building, 3800 University, West University Place.

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Mayor Higley called the meeting to order at 5:00 p.m. All Council present. City Manager Beach, City Secretary Gilliam, and City Attorney Petrov were also present.

Immediately after the meeting was called to order, Mayor Pro Tem Trautner moved to convene into Executive Session per Section 551 of the Texas Government Code. Councilmember Sobash seconded the motion. **MOTION PASSED.**

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

### **1. Executive Session**

Notice was given that City Council would convene into executive session in accordance with the following provision of Chapter 551 of the Texas Government Code:

**Section 551.071** (Consultation with outside legal counsel regarding review of zoning and land use process).

### **2. Adjourn Executive Session**

Mayor Higley adjourned the executive session at approximately 6:00 p.m.

### **Workshop (6:00 p.m. in the Bill Watson Conference Room)**

### **3. Call to Order**

Mayor Higley called the workshop to order at approximately 6:00p.m. Council and Staff in attendance: Mayor Pro Tem Trautner, Councilmembers Barnes, Lankford and Sobash, City Manager Beach, City Secretary Gilliam, Public Works Director Barrera, Building Official Clay Chew, and Police Chief Walker

### **4. Bees**

Matters related to bees. *Recommended Action: Discuss and provide staff direction if desired.* **Mr. Gerardo Barrera, Public Works Director**

Public Works Director Barrera outlined two options for Council to consider for the proposed ordinance that will come before Council at its February 10, 2020, meeting on first reading.

After discussion with staff, Council agreed that an ordinance styled after Austin, Texas will be sufficient and that the ordinance should include a requirement that will necessitate a beekeeper to register with the City and to get a written consent from the neighbor upon whose property line the beehive will abut if

it comes within 10 feet of said property. In addition, there will be a requirement for a form for the neighbor to rescind the consent if it becomes necessary.

*The audio of the workshop in its entirety is on the City's website or a copy of the audio can be obtained from the City Secretary.*

5. **Adjourn Workshop**

With no further discussion, Mayor Higley adjourned the Workshop at 6:25 p.m.

**Regular Meeting (6:30 PM in the Council Chambers)**

6. **Regular Meeting Called to Order**

Mayor Higley called the regular meeting to order at 6:30 p.m. Council and Staff in attendance: Mayor Pro Tem Trautner, Councilmembers Barnes, Lankford and Sobash, City Manager Beach, City Attorney Petrov, City Secretary Gilliam, IT Director Dang, Public Works Director Barrera, Police Chief Walker, Support Services Sergeant Ly, Fire Chief Taylor, and Building Official Chew

Also present were Chair of the Zoning and Planning Commission Richard Wilson, David Baird with Kendig Keast Collaborative, and Marcus Deitz with Orrick, Herrington & Sutcliffe LLP.

7. **Pledge of Allegiance**

Councilmember Lankford Led the Pledge of Allegiance.

8. **Public Comments**

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

Donna Field, 3132 Nottingham, spoke regarding the subdivision ordinance. She said the language in the ordinance is difficult to read and she wanted clarification on the content, which council and staff provided.

Alida Drewes, 6112 Fordham, spoke on several topics including fire hydrants, sidewalks, communication equipment, hazardous chemicals, and a dog park.

9. **Subdivision Ordinance**

Matters related to an ordinance amending Chapter 74 of the Code of Ordinances relating to subdivisions. *Recommended Action: Approve ordinance on the first of two readings. **Mr. Gerardo Barrera, Public Works Director and Mr. Richard Wilson, ZPC Chair***

Mr. David Baird with Kendig Keast Collaborative presented and stated that his company was instrumental in the rewrite of Chapter 74. He said the main purpose of the rewrite was to make the Chapter more intuitive and take things that were duplicative and conflicting and put them in other areas of the Code to prevent overlaps. He said the biggest addition to the Chapter is the enforcement and remedy section.

Following a short presentation and a period of questions and answers, Council and staff agreed that some of the sections need revising for clarification. Staff will collaborate with Mr. Baird, make the necessary revisions, and, if the ordinance is ready, bring it back before Council for the first of two readings at the next meeting.

Mr. Baird stated that the revisions are not too complicated so it should not be a problem to have the ordinance ready for the February 10 meeting.

**10. Weeds/Property Condition**

Matters related to an ordinance regarding weeds/property conditions. *Recommended Action: Approve ordinance on the first of two readings. Mr. Gerardo Barrera, Public Works Director and Mr. Richard Wilson, Chair*

Mr. Richard Wilson, Chair of the ZPC, presented and stated that the proposed revisions to the ordinance is the work product of efforts by Kendig Keast Collaborative, the Zoning and Planning Commission, comments made at meetings during public comments, and the existing ordinance.

Mr. Wilson said revisions to this ordinance came about due to enforcement issues. He said the revisions allow staff to be able to do their jobs and provide residents with notice of issues before enforcement activity escalates.

Mr. Wilson noted that at the bottom of Page 4, in Section 42-50 (b), the strikethrough on “uncultivated” is an error. He said “uncultivated” is intended to remain in the final ordinance.

Councilmember Lankford stated that Section 42-49 (b)(1) and (b)(2) both state “section” but should state “article.”

Mayor Pro Tem Trautner moved to approve the ordinance relating to weeds subject to the minor amendments that were mentioned. Councilmember Barnes seconded the motion. **MOTION PASSED.**

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

**11. Bond Counsel Selection**

Matters related to approval of the City’s Bond Counsel. *Recommended Action: Approve resolution awarding bond counsel services to Orrick, Herrington & Sutcliffe LLP and authorize the city manager to execute the contract. Mr. Harrison Nicholson, Treasurer*

Mayor Pro Tem Trautner moved to approve a resolution awarding bond counsel services to Orrick, Herrington & Sutcliffe LLP and authorize the city manager to execute the contract. Councilmember Barnes seconded the motion. **MOTION PASSED.**

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

**12. Direct Link Alarm Monitoring Update**

Matters related to a presentation regarding Direct Link. *Recommended Action: None - informational only. Mr. Ken Walker, Police Chief and Ms. Jessica Ly, Sergeant, Support Services*

Chief Walker and Sergeant Ly provided an update on Direct Link. Chief Walker noted that the City is one of the few cities in Texas that the legislature has allowed to operate an alarm monitoring service. He said there are other companies that currently allow services the City does not, so the City has added services to compete.

Sergeant Ly said in order to compete, the City has added the convenience of an “app” that will alarm and disarm the alarm as well as allow for video monitoring.

**13. Consent Agenda**

All Consent Agenda items listed were routine and enacted by one motion. There was no separate discussion.

**A. City Council Minutes**

Approve the City Council Workshop Minutes of January 13, 2020.

**B. Purchase of Fire Truck**

Matters related to the purchase of fire truck. *Recommended Action: Approve purchase of the pumper truck and authorize the city manager to execute the contract. Mr. Aaron Taylor, Fire*

**C. Purchase of Vehicles**

Matters related to the purchase of vehicles. *Recommended Action: Approve purchase of vehicles and authorize the city manager to execute the contract. Mr. Gerardo Barrera, Public Works Director*

**D. Computer-Aided Dispatch Software**

Matters related to a contract to upgrade the Computer Aided Dispatch system. *Recommended Action: Approve the award of a contract upgrade the City’s CAD system and authorize the city manager to execute the contract. Mr. Tim Dang, IT Director*

**E. Quarterly Investment Report**

Matters related to quarterly investment report. *Recommended Action: Accept report. Mr. Harrison Nicholson, Treasurer*

**F. Harris County Interlocal Agreement**

Matters related to an Interlocal Agreement with Harris County for donated electronic accountability devices. *Recommended Action: Approve Interlocal Agreement with Harris County for donated electronic accountability devices. Aaron Taylor, Fire Chief*

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

**Ayes:** Higley, Trautner, Barnes, Lankford, Sobash

**Noes:** None

**Absent:** None

**14. Adjourn Regular Meeting**

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

With no other business before Council, Councilmember Lankford moved to adjourn the meeting 7:30 p.m. Councilmember Sobash seconded the motion. **MOTION PASSED.**

**Ayes:** Higley, Trautner, Barnes, Lankford, Sobash

**Noes:** None

**Absent:** None

*A complete audio of this City Council meeting is available on the City’s website or contact the City Secretary’s office for a copy.*

City Council Meeting Action Minutes, January 27, 2020

Prepared by: City Secretary Thelma A. Gilliam

Approved by City Council on: February 10, 2020