



# City of University Park

City Hall  
3800 University Blvd.  
University Park, TX 75205

## Meeting Minutes City Council

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Tuesday, December 2, 2025

5:00 PM

Council Chamber

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### PRE-MEETING WORK SESSION(S)

*4:00 - 4:20 P.M. The City Council met in open work session to receive an update on Centennial Park Phase III. No action was taken. Council Conference Room, 2nd floor, City Hall.*

[25-275](#) Centennial Park Phase III Update

*4:20 - 5:00 P.M. The City Council met in open work session to receive agenda item briefings from staff. No action was taken. Council Conference Room, 2nd floor, City Hall.*

### I. CALL TO ORDER

*Rollcall*

**Present:** 5 - Mayor Tommy Stewart, Mayor Pro Tem Mark Aldredge, Councilmember Phillip Philbin, Councilmember Bob Myers and Councilmember Melissa Rieman

A. INVOCATION: Director of Information Services Andy Atencio

B. PLEDGE OF ALLEGIANCE: Director of Information Services Andy Atencio / Boy Scouts

Scouts Hanson Lou, Maximilian Taylor, and Mateo Cura of Troop 518 were present as part of earning their Citizenship in the Community and Communication merit badges. They assisted Mayor Stewart and the City Council in leading the Pledge of Allegiance.

C. INTRODUCTION OF COUNCIL: Mayor Tommy Stewart

**D. INTRODUCTION OF STAFF: City Manager Robbie Corder**

Staff in attendance included City Attorney Rob Dillard, Director of Information Services Andy Atencio, City Secretary Christine Green, Community Information Officer Paige Ruedy, Special Projects Coordinator Amanda Hartwick, Chief of Police Bill Mathes, Police Department Student Intern Elise Green, Fire Chief Randy Howell, Assistant City Manager Shanna Sims-Bradish, Purchasing Manager Elizabeth Anderson, Director of Finance Tom Tvardzik, Director of Human Resources Talia Gregory, Director of Parks & Recreation Sean Johnson, and Director of Engineering Katie Barron.

**II. AWARDS AND RECOGNITION**[25-255](#)

Proclamation - 30th Anniversary - Half Shells Restaurant

Mayor Stewart read a proclamation declaring November 15, 2025 as Half Shells Day in University Park. Mary Bealmer received the proclamation on behalf of the restaurant.

**III. CONSENT AGENDA**[25-277](#)

Consider approval of Change Order to GMP #2 - Fondren Building

City Manager Corder said that this is a Change Order to the Guaranteed Maximum Price for the Fondren Building with CGC General Contractors.

This change order is for the Furniture, Fixtures, and Equipment (FF&E) in the total amount of \$274,947.99.

He said that the total cost for renovations of the public safety building at 5620 Fondren will be \$4.2 million,

**This change order was approved.**

[25-274](#)

Consider approval of the minutes of the November 18, 2025 City Council meeting, with or without correction

**The minutes were approved.**

*Approval of the Consent Agenda*

**A motion was made by Councilmember Philbin, seconded by Mayor Pro Tem Aldredge, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

**IV. MAIN AGENDA**

[25-279](#)

Consider approval of a resolution adopting the FY26 Capital Projects Budget

Director of Finance Tom Tvardzik presented the FY26 Capital Projects Budget. He said that this budget represents the first year of the City's five-year capital planning framework, which outlines planned and ongoing improvements, related personnel expenditures, anticipated revenues, and funding strategies necessary to support long-term infrastructure investment. He said that the Capital Projects Review Committee reviewed this budget at their meeting on October 27 and recommended it for approval.

He said that the total project expenditures for FY26 are \$26,237,682.

Councilmember Philbin asked if the City is taking on any new debt as part of this budget. Tom said no.

**A motion was made by Councilmember Melissa Rieman, seconded by Councilmember Bob Myers, to adopt this resolution. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

Enactment No: RES No. 25-025

[25-280](#)

Consider approval of an ordinance amending the FY26 budget and authorizing the transfer of \$3,000,000 from Fund 02 to Fund 42 for FY26 Mile-Per-Year program

Director of Finance Tom Tvardzik said that this ordinance amends the FY26 budget by transferring \$3,000,000 from the Water and Sewer Fund (Fund 02) to the Utilities Capital Projects Fund (Fund 42) for the FY26 Mile-Per-Year (MPY) water and sanitary sewer replacement program.

He said that the reason for this request is to fully fund the FY26 MPY program in accordance with recent changes to capital budgeting strategy requiring funding to be identified before a project is commenced. He said that the Capital Projects Review Committee recommended approval of the FY26 MPY project plan at its meeting on October 27, subject to adequate funding being secured for its completion.

**A motion was made by Mayor Pro Tem Mark Aldredge, seconded by Councilmember Phillip Philbin, to adopt this ordinance. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

Enactment No: ORD No. 25-038

25-278

Consider award for construction services for Curtis Park retaining wall failure design repairs to Stoic Civil Construction

Director of Parks & Recreation Sean Johnson said that this is a contract award for retaining wall repairs at Curtis Park. He said that a section of wall failed early this year. The wall is 70+ years old. The project consists of full replacement of failed section plus an additional 80 feet of replacement. Director of Engineering Katie Barron said that Walter P. Moore firm designed a replacement wall. The City will use the City of Garland's contract with Stoic Civil Construction for restoration of the wall. She said that staff identified the site plan and area of disturbance to minimize impact on the park during the construction project. She said that Stoic Civil Construction has good references with the City of Garland. The total project cost is \$314,859.60 including a contingency for any unforeseen work related to the project. The City's Self-Insurance Fund will fund this project.

Mayor Pro Tem Aldredge said that Katie and Sean have done an excellent job. He asked them to get the project started as quickly as possible so that it can be complete as quickly as possible.

Councilmember Philbin asked what the new wall will look like. Katie said that the existing wall is just blocks stacked with some mortar to hold them together. The new wall will be dyed to look like the existing wall. There will be large concrete blocks stacked 7-8 feet tall. Councilmember Rieman asked for more information about where the replacement wall will begin and end, and what the decision process was like to have the new wall go to the bend. Katie said that this bend is the natural spot to end the repair from an appearance perspective.

Councilmember Rieman asked if they need to drain the pond to do the work. Katie said that they will do some water control around the area of repair.

**A motion was made by Councilmember Phillip Philbin, seconded by Councilmember Melissa Rieman, to approve this contract award. The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

[25-276](#)

Consider a resolution casting a vote for the DCAD Board of Directors representative

City Manager Corder said that this resolution will cast a ballot for two open seats on the Dallas Central Appraisal District Board of Directors. He said that the City has six total votes. Mayor Stewart said that he would like to use the City's votes to give one vote to each of the following candidates:

Kevin Carbo, Sr.  
Clyde Hairston  
Elishima Myles  
William David Palmer  
America Rodriguez  
Yemi Salaud

**A motion was made by Mayor Tommy Stewart, seconded by Councilmember Melissa Rieman, to approve this resolution to cast one vote each for the following individuals: Kevin Carbo, Sr., Clyde Hairston, Elishima Myles, William David Palmer, America Rodriguez, and Yemi Salaud.**

**The motion carried by the following vote:**

**Aye:** 5 - Mayor Stewart, Mayor Pro Tem Aldredge, Councilmember Philbin, Councilmember Myers, and Councilmember Rieman

Enactment No: RES No. 25-026

## **V. PUBLIC COMMENTS**

None

## **VI. ADJOURNMENT**

As there was no further business, Mayor Stewart adjourned the meeting.

Considered and approved this 16th day of December, 2025:

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Tommy Stewart, Mayor

ATTEST:

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Christine Green, City Secretary