



Meeting Minutes
City Council

Tuesday, August 1, 2017

5:00 PM

Council Chamber

PRE-MEETING WORK SESSION(S)

3:30 - 4:00 P.M. The City Council met in open work session to discuss SB 1004 relating to the deployment of network nodes on City right-of-way. No action was taken. Council Conference Room, 2nd floor, City Hall.

4:00 - 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 Olin Lane, Councilmember Taylor Armstrong, Mayor Pro Tem Dawn Moore, Councilmember Randy Biddle and Councilmember Gage Prichard

- A. INVOCATION: Fire Chief Randy Howell
- B. PLEDGE OF ALLEGIANCE: Fire Chief Randy Howell / Boy Scouts
- C. INTRODUCTION OF COUNCIL: Mayor Olin Lane, Jr.
- D. INTRODUCTION OF STAFF: City Manager Robbie Corder

Staff in attendance included Community Information Officer Steve Mace, Director of Information Services Dale Harwell, Chief of Police Greg Spradlin, Communications Specialist/Deputy City Secretary Amanda Hartwick, City Secretary Christine Green, Fire Chief Randy Howell, Director of Public Works Jacob Speer, Director of Human Resources Alicia Dorsey, Library Director Sharon Martin, Director of Organizational Development Lea Dunn, Director of Parks and Recreation Gerry Bradley, and Community Development Director Patrick Baugh.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA

[17-139](#)

Consider approval of a resolution to deny proposed Oncor rate increase.

City Manager Corder said that this is a resolution to deny a proposed Oncor rate increase. Oncor is requesting an 11.8% increase in residential rates and a 0.5% increase in street lighting rates. With this rate increase, a residential customer using 1000 kWh per month would see a bill increase of about \$6.68 per month. The City belongs to a 158-member Steering Committee of Cities Served by Oncor ("Steering Committee"). The Steering Committee's attorneys recommend that all members adopt this resolution denying the rate change. Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas.

This resolution was approved.

Enactment No: RES No. 17-010

[17-142](#)

Consider approval of a park reservation request from the HPISD Hi-Lites Club.

City Manager Corder said that this is a request from the Highland Park High School Hi-Lites Club to use Caruth Park on August 27 for their annual picnic.

This request was approved.

[17-143](#)

Consider approval of the minutes of the July 18 City Council meeting, with or without corrections.

The minutes were approved.

Approval of the Consent Agenda

A motion was made by Councilmember Armstrong, seconded by Councilmember Biddle, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Mayor Lane, Councilmember Armstrong, Mayor Pro Tem Moore, Councilmember Biddle, and Councilmember Prichard

IV. MAIN AGENDA

[17-117](#)

Public Hearing on the 2016 Water Quality Report

Director of Public Works Jacob Speer gave a presentation. As required by state and federal regulations, the City produces an annual report regarding its drinking water quality. University Park residents were given a web link to the report via their utility bills. The City is also required to conduct two public hearings to allow residents to comment on the report. As in past years, the City's drinking water quality meets or exceeds all federal (EPA) requirements.

During their review of the 2016 Water Quality Report, the Texas Commission on Environmental Quality (TCEQ) asked the City to make some minor changes to the report. These changes will require a new 2016 Water Quality Report which will be provided to residents via the City website. A direct link to the report will be provided on utility bills. Printed reports are available at City Hall and the Peek Service Center.

Mayor Lane opened the public hearing. There were no speakers, so he closed the public hearing.

[17-119](#)

Consider approval of a contract with TexasBit, Inc for asphalt overlay.

Director of Public Works Jacob Speer gave a presentation about the next two agenda items to mill and overlay the asphalt on several streets in need of resurfacing. They are taking advantage of two County contracts for these services that satisfy bidding requirements.

For this year's project, staff would like to use two companies to provide the mill and overlay services.

TexasBit, Inc. has a contract with Dallas County for asphalt overlay services that is available to the City through an existing interlocal agreement. The proposal from TexasBit, Inc. is for \$809,843.19 for 12,358 tons of asphalt installed.

Dustrol, Inc. has a contract with Tarrant County for street milling services that is available to the City through an existing interlocal agreement. The proposal from Dustrol is in the amount of \$308,192.85 for a total of 108,856.2 square yards.

The total for both contracts is \$1,118,036.04.

A motion was made by Mayor Pro Tem Moore, seconded by Councilmember Armstrong, that this contract be approved. The motion carried by the following vote:

Aye: 5 - Mayor Lane, Councilmember Armstrong, Mayor Pro Tem Moore, Councilmember Biddle, and Councilmember Prichard

[17-120](#)

Consider approval of a contract with Dustrol, Inc. for street milling services.

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Taylor Armstrong, to approve this contract. The motion carried by the following vote:

Aye: 5 - Mayor Lane, Councilmember Armstrong, Mayor Pro Tem Moore, Councilmember Biddle, and Councilmember Prichard

[17-133](#)

Consider approval of a contract for Traffic Engineering Design Services for FY2018 Signal Replacement.

Director of Public Works Jacob Speer gave a presentation. He said that traffic signals are scheduled to be replaced at Preston and Villanova, Preston and Centenary, and Hillcrest and Caruth. Binkley and Barfield provided a proposal for traffic engineering services to replace these signals. Following direction received at the pre-meeting session discussion, Jacob said that he will ask Binkley and Barfield for a revised scope of work to include a study of the need for a traffic signal or best location for a traffic signal in the area of Preston/Villanova and Preston/Wentwood. He will bring this request back to the Council at the August 15 meeting.

[17-140](#)

Consider approval of a Detailed Site Plan for Planned Development Number 26 - Park Plaza Project.

Director of Community Development Patrick Baugh gave a presentation. He said that the detailed site plan conforms with the concept plan that was ratified by the Council on November 1, 2016 after PD-26 was created.

The concept plan set the parameters for the Park Plaza Project: a multiple occupancy structure for office, retail and restaurant uses totaling 119,000 square feet in six stories above grade with a maximum height of eighty-six feet (86'). Parking is a four-level, below grade garage and a two-level above grade attached parking structure that will provide a minimum of 626 parking spaces. Proposed parking totals 642 spaces in three levels below grade

Staff recommends approval of the Detailed Site Plan as it conforms with the concept plan.

Councilmember Armstrong asked Pat to confirm that all of the parking and height numbers in the concept plan are the same in the detailed site plan. He also wanted to confirm that any microwave dishes would be screened from view. He asked about the landscaping screening the garage and wanted to be sure that the owner would replace any vegetation that dies or doesn't look good. City Manager Corder said that this would be covered in the site plan.

Councilmember Randy Biddle asked if the masonry bands on the building exterior that were shown on the concept plan would be stone and extend all the way around the building. The architect said "yes", the bands will extend all the way around the building.

Alexandra Wagner, 3729 Binkley, spoke about the site plan. She asked the Council to delay approval of the site plan to allow for community review and approval of the site plan.

A motion was made by Councilmember Randy Biddle, seconded by Councilmember Taylor Armstrong, to approve this ordinance. The motion carried by the following vote:

Aye: 5 - Mayor Lane, Councilmember Armstrong, Mayor Pro Tem Moore, Councilmember Biddle, and Councilmember Prichard

Enactment No: ORD No. 17-023

[17-141](#)

Consider approval of a contract for a public safety radio consultant and cost share agreement with the Town of Highland Park.

Fire Chief Randy Howell gave a presentation. He reminded the Council of the presentation he gave at the June 20 pre-meeting session regarding concerns about the age and condition of the public safety radio system. The City would like to partner with the Town of Highland Park to hire a consultant to research a new radio system. He said that staff developed a cost sharing agreement with the Town of Highland Park to have Black & Veatch provide radio consulting services. The City and Town will share the consultant fee of approximately \$85,000 on a 50/50 basis.

A motion was made by Councilmember Gage Prichard, seconded by Mayor Pro Tem Dawn Moore, to approved this cost sharing agreement. The motion carried by the following vote:

Aye: 5 - Mayor Lane, Councilmember Armstrong, Mayor Pro Tem Moore, Councilmember Biddle, and Councilmember Prichard

V. PUBLIC COMMENTS

Herschel Prengler, 3736 Granada, spoke. He commented that the traffic signal at Daniel and Hillcrest was too long and he wanted the signal to go to blinking.

VI. ADJOURNMENT