



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, September 6, 2016

5:00 PM

Council Chamber

EXECUTIVE SESSION

3:00 - 4:00 P.M. Pursuant to TGC§ 551.072, the City Council met in closed session to discuss development agreements for 6517 Hillcrest. No action was taken. Executive Conference Room, 1st Floor, City Hall.

PRE-MEETING WORK SESSION(S)

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: Mayor Pro Tem Dawn Moore

B. PLEDGE OF ALLEGIANCE: Mayor Pro Tem Dawn Moore/ Boy Scouts

Boy Scout Henry Wicklund of Troop 82 was present as part of earning his Communications merit badge. He assisted Mayor Pro Tem Moore and the City Council in leading the Pledge of Allegiance.

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, Director of Human Resources Luanne Hanford, Community Development Director Patrick Baugh, Director of Public Works Jacob Speer, Director of Parks & Recreation Gerry Bradley, Organizational Development Director Lea Dunn, Library Director Sharon Martin, Fire Chief Randy Howell, Director of Finance Tom Tvardzik, and Driver Engineer Cecil Barton.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA**16-147**

Consider renewal of Property, Liability & Worker's Compensation insurance with TML-IRP

City Manager Corder said that this agenda item is to consider a renewal of the City's Property, Liability, and Worker's Compensation insurance. The City has insurance coverage with the Texas Municipal League Intergovernmental Risk Pool (TML-IRP) via an interlocal agreement. The City has had coverage with TML-IRP since 2005. For 2016-17, TML-IRP submitted a renewal proposal for \$284,429, an overall increase of 8%. The Property, Casualty & Liability Insurance Committee reviewed the proposal at its August 16 meeting and recommended approval.

This insurance renewal was approved.

16-149

Consider approval of a park reservation request and route through University Park for the Susan G. Komen 3-Day Walk

City Manager Corder said that this is a park reservation request for the Susan G. Komen Foundation for its annual 3-day walk to raise funds for breast cancer research. The planned route is the same as in past years, including walking through Curtis Park and a rest stop at Goar Park. The event is Sunday, November 6, 2016 from 7:30 a.m. to approximately 11 a.m. and is anticipated to have 1,000 participants. Staff recommends approval of this request.

This reservation request was approved.

16-151

Consider approval of the minutes of the August 16, 2016 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

16-145

Continue a public hearing and consider a request by James E. Strode, for a change of zoning from three different adjoining districts into a single, mixed-use Planned Development District, including consideration of an illustrative Conceptual Site Plan. The subject tract is approximately 1.58 acres, situated between Daniel and Haynie Avenues and West of Hillcrest Ave., and described as part of lot 6 and all of lots 7 thru 12, Block 3, University Park Addition.

Mayor Lane resumed the public hearing.

Community Development Director Patrick Baugh gave a presentation. He explained the proposed concept plan. He said that within the mandated notification area, there were 10 responses in favor of the development and 12 opposed.

Mayor Lane stated that he has not seen the traffic study peer review. He said that this public hearing will stay open through the next City Council meeting. He called the applicant to make a statement. Mr. Jim Strode, representing the owner SPC Hillcrest, gave a presentation about his proposed development.

Bill Minick, 3547 Haynie said he is a graduate of SMU and has lived here for 20 years. He said he is representing a group of residents calling themselves "University Park Residents Committed to Neighborhood-Friendly Development". He said his group has retained traffic and architectural firms to help them guide their wants for the development. He said he is happy to announce that his group has developed a compromise proposal amongst themselves, and he submitted a copy of this compromise proposal to each council member.

He said that this proposal would continue the policy of underground parking in Snider Plaza, like that required by the City at developments at Highland Park Presbyterian Church, Park Cities Baptist Church, the Medical Building in Snider Plaza, the Park Cities YMCA, and Highland Park Methodist Church.

Mr. Minick said that the neighborhood would support a two-story commercial structure to be built on the surface parking lot, even with windows facing Haynie as long as the underground parking is required for the development. He said there are nearly 600 signatures on the compromise proposal and he thinks that many others will sign it.

He said that he appreciates that the public hearing will be continued to allow residents additional time to meet with the developer and he hopes that they can work together to create a project that is a benefit not a burden to the community.

Danielle DiMartino Booth, 3417 Haynie, said she has four children. She said she is also speaking on behalf of Sloan Phillips, another mother who lives on Haynie. She said that all of their children ride their bikes to school. She said that she is concerned about their safety if this development goes forward.

She said that the neighborhood-hired consultants have already found flaws in the traffic study conducted by the developer. She said she wants their traffic consultant to be allowed to confer with the City's peer reviewers. She asked that the public hearing be continued to the next meeting to allow the neighborhood to see the City's peer review of the traffic study.

Frank Fleming, 3326 Rosedale, said he did his own unofficial traffic study. He said he was travelling west on Lovers Lane and he said that traffic going eastbound on Lovers Lane was bumper to bumper during the evening rush hour. He said he wants the development limited to the size for which it is currently zoned.

Carrie Green, 3120 Southwestern, said that she is a lifelong resident of University Park. She said she thinks it's possible to have a successful building in UP without overbuilding. She said she wants to keep the small town feel of University Park for her children by avoiding big developments. She said that she thinks the building could provide a height advantage for a potential shooter.

George Muszejnski, 3728 Granada, asked if the Fire Department has the equipment to fight fires if such a large building were built. Mayor Lane said, yes, the Fire Department is equipped to service such structures.

Julie Broad, 3651 McFarlin, and owner of J.D.'s Chippery on Daniel, said she isn't sure where she stands about the proposed development. She said that there will be more cars and traffic in Snider Plaza if there's a building constructed across the street. She said that any development must address parking and traffic in Snider Plaza. She said her primary concern is that adequate parking be provided for Snider Plaza users.

Karl Kuby, owner of 6601-05 Snider Plaza, said the Kuby's store has been in business for 55 years. He said the number one complaint of customers is parking. He said that Mr. Strode, the developer, is offering parking spots for Snider Plaza. He said this developer is willing to work with the City of University Park and he supports Strode's proposal.

Catherine Cook, 7000 Baltimore, said she owns the Learning Express store in Snider Plaza. She said her customers, mostly women, would prefer above ground parking for safety reasons. She said she supports the development.

Jean Bateman, 4034 Marquette, said she has resided here for 42 years. She said she built her home directly across from a commercial space (The Plaza at Preston Center) with the awareness that they would not have control over its development. However, she said she and her husband enjoy easy access to restaurants and retail. She said she likes the contemporary glass structure proposed by Mr. Strode. She said this development will increase the City's tax base and that she thinks it is time to bring UP into the 21st century.

Bruce Stensrud, 7301 Turtle Creek, said that he and his wife have lived here for 30+ years. He said he read about the previous owner and his failed

attempt at redeveloping this property. He said he was excited to learn that Mr. Strode had purchased the property because he feels that his developments are premier and well-done. He also noted that Mr. Strode and his partners are local residents.

Lynn Newman, 3337 Bryn Mawr, said he has lived here for 54 years. He said that the current building on the site is an eyesore. He said he knows several of the Strode property representatives very well and feels confident that they will do a good job. He said that he believes the parking garage with above-ground parking will look good, similar to the SMU Law School parking lot across Hillcrest. He said that he believes Strode will be part of the Snider Plaza parking solution.

Rachel Davis, 4348 Potomac, said she bought her house 19 years ago. She said that she lives very close to Highland Park Village. She said she knew when she bought the house that she would be dealing with the traffic from the shopping center as well as Bradfield Elementary and has been fine with it. She noted that the other homeowners near Snider Plaza also knew that they were purchasing homes near the shopping center.

Mayor Lane said that the public hearing will be continued at the next City Council meeting on September 20.

[16-148](#)

Consider an ordinance establishing No Parking on St. Andrews

Director of Public Works Jacob Speer gave a presentation. He said that this ordinance will establish no parking along the east curb line of St. Andrews between Shenandoah and Shannon. During discussions with residents regarding the Residential Parking District around the Park Cities YMCA, staff received a request to designate the east curb line of the 6100 block of St. Andrews as No Parking Anytime. This request was illustrated on the petitions distributed to residents, and staff received no comments against the No Parking designation. Staff recommends approval of this ordinance.

A motion was made by Councilmember Biddle, seconded by Councilmember Armstrong, that this ordinance be adopted. 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. 16/019

[16-152](#)

Public Hearing - FY2017 Budget

Director of Finance Tom Tvardzik gave a presentation about the FY17 budget.

He said that the proposed FY2017 budget of \$50,346,924 is 3.5% higher than the adopted FY2016 budget of \$48,658,980.

Highlights of the proposed budget include:

- A fourth annual decrease in the property tax rate to 24.8761 cents per \$100 of taxable value (from 25.893 cents in FY2016).
- An 8.6% increase (year-over-year) in the City's property tax base.
- A 4% increase in "pay-as-you-go" capital project funding, to \$5.9 million.
- An increase in equipment replacement funding to 100% of cost, from 95% in FY2016. Funding for a mile-per-year pilot program.
- A 6% increase in water rates, effectively passing through a similar increase from the Dallas County/Park Cities Municipal Water District.
- A 9% increase in Wastewater rates, due to increased costs from Dallas Water Utilities.
- A 4% increase in Stormwater fees.
- A 5% increase in Sanitation rates. This is the second year of a planned two-year fee increase process.
- A net decrease of one full-time position.
- No market based compensation increases.
- Rollout of a one-time employee retention payment to all full-time employees.

He showed a slide about "Property Tax Basics", that $\text{Tax Rate (x) Property Value} = \text{Revenue}$.

He gave a description of how City staff balances the budget by determining total expenditures, determining non-property tax revenue, and calculating property tax revenue.

Tom recommended reading the City Manager's budget memo as it provides a good narrative overview of the proposed FY17 budget. There were no speakers, so Mayor Lane closed the public hearing.

[16-155](#)

Second Public Tax Rate Hearing

Director of Finance Tom Tvardzik gave a presentation about the FY2017 Proposed Tax Rate.

He said that the Texas Tax Code requires the City to calculate and publish the effective tax rate (ETR). The ETR provides the City with the same amount of tax revenue as the previous year, based on the same properties. However, it does not provide for any increase in the cost of running the City. These rates are calculated by the city's tax collector, the Dallas County Tax Office.

The City is also required by statute to provide notice and hold at least two public hearings before adopting an annual property tax rate that exceeds either the ETR or the "rollback rate" (RTR, which is ETR plus 8%).

The applicable tax rates for the 2016 tax year (FY2017) are as follows:

- 2016 ETR = 24.0447 cents per \$100 of taxable value
- 2016 RTR = 25.9682 cents per \$100 of taxable value
- 2015 University Park property tax rate = 25.893 cents per \$100 of taxable value.

At its meeting of August 8, 2016, the City Council adopted a 2016 maximum proposed tax rate of 25.893 cents per \$100 of taxable value. As this rate exceeds the ETR, public hearings must be held. Notice of the hearings was placed in the August 12, 2016 edition of The Park Cities News.

As noted in the published item, the maximum proposed rate should be considered a "not-to-exceed" rate. City Council may adopt a final tax rate at or below (but not higher than) the rate in the notice.

Mayor Lane asked if there were any speakers. Speaker Carrie Green asked if it was true that if DCAD sets the tax rate based on new construction that the school district's new construction does not factor into the tax rate. Tom Tvardzik explained that the new school construction will not factor into the equation of valuation because the school is non-taxable and its value will be deducted from the list of taxable properties. Mayor Lane closed the public hearing.

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT