



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, November 15, 2016

5:00 PM

Council Chamber

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 Olin Lane, Jr.

B. PLEDGE OF ALLEGIANCE: Mayor Olin Lane, Jr. / Boy Scouts

Boy Scouts Luke Morse of Troop 82 and Sam Sessions of Troop 518 were present as part of working on their Communication merit badges. They assisted Mayor Lane 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 Organizational Development Lea Dunn, Director of Parks Gerry Bradley, Director of Public Works Jacob Speer, Fire Chief Randy Howell, Library Director Sharon Martin, Community Development Director Patrick Baugh, Purchasing Manager Elizabeth Anderson, Director of Finance Tom Tvardzik, and Director of Human Resources Luanne Hanford.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA

[16-192](#)

Consider approval of the purchase of three vehicles for the Public Works Department.

City Manager Corder said that this agenda item is for the planned replacement of three Public Works vehicles: a 2016 John Deere 315SL backhoe for the Streets Division (\$110,135), a 2017 Freightliner M2106 dump truck for the Utilities Division (\$88,289), and a 2017 Freightliner M2106 sanitation truck with a 32 yard side loader body for the Sanitation Division (\$167,731).

The total purchase price for these three vehicles is \$366,155. These vehicles will be purchased via BuyBoard contracts which satisfy competitive bidding requirements.

This purchase was approved.

[16-198](#)

Consider approval of an ordinance establishing the Over-65 and Disabled Homestead exemption for FY2018.

City Manager Corder said that this ordinance establishes the over-65 and disabled homestead exemption for tax year 2017 (FY2018). He said that the exemption is an amount approximating 25% of the average single-family home market value established during the previous tax year. The market value of the average single-family ("A11") home in University Park was \$1,489,862 in calendar 2016. Multiplying the 2016 average value by 25% yields an exemption of \$372,000.

He said that the Finance Advisory Committee approved this item at their October 2016 meeting.

This ordinance was approved.

Enactment No: ORD No.16/025

[16-194](#)

Consider approval of the minutes of the November 1, 2016 City Council meeting, with or without corrections.

The minutes were approved.

Approval of the Consent Agenda

A motion was made by Councilmember Biddle, seconded by Councilmember Armstrong, 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[16-195](#)

Consider approval of the purchase of license plate readers.

Chief of Police Greg Spradlin gave a presentation about the proposed license plate reader (LPR) program. He said that LPR is a camera system that is mounted to a marked squad car or in a fixed location that captures license plate numbers and compares those numbers to official databases of wanted individuals. After a presentation to the City Council in early 2016, Council directed staff to review and investigate the feasibility of purchasing license plate readers for the police department as a crime reduction tool.

Staff received four quotes for LPR services. The Public Safety Advisory Committee reviewed the proposals at their October 2016 meeting and recommended the purchase of one mobile LPR system and one fixed LPR system from Vigilant Solutions at a cost of \$37,590. The fixed system will be mounted on University Boulevard near the North Central Expressway Service Road.

A motion was made by Councilmember Prichard, seconded by Councilmember Biddle, that this purchase be approved. The motion carried by the following vote:

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

[16-196](#)

Consider request to abandon alley right-of-way adjacent to 6517 Hillcrest.

Director of Public Works Jacob Speer gave a presentation about this proposed alley right-of-way abandonment.

He said that SPC Hillcrest, L.P. currently owns the property on either side of the alley immediately west of 6517 Hillcrest and originally offered to purchase the alley right-of-way from the City for \$40 per square foot. The total square footage of the proposed abandonment is 2,250 square feet.

Jacob said that this alley contains water, sanitary sewer, and storm sewer mains as well as natural gas, electric, telecommunications, and other private utilities. All of the existing utilities in this alley are proposed to be relocated as part of the owner's Park Plaza redevelopment plan for the property.

Jacob said that the property owner has also proposed to subtract an area at the northeast corner of his property where the City has maintained a right-turn lane as part of its street system for decades from the area of the alley abandonment. Thus, payment for the alley abandonment would be reduced by the value of the land used as a public street. Staff believes the City has a prescriptive right to the land where the street exists. Therefore, staff does not recommend compensating the owner for land the City has already obtained by prescription. An easement dedication in this area could better define the uses and responsibilities.

He said that the City received an appraisal from Charles Dannis of National Valuation Consultants, Inc. in the amount of \$225 per square foot for the property, resulting in a value of \$506,250 for the proposed abandonment.

Jacob said that the property owner felt that the valuation was too high and obtained a second appraisal from Michael W. Massey & Associates of McKinney in the amount of \$144.44 per square foot, resulting in a value of \$325,000 for the proposed abandonment.

Jacob said that staff supports the proposed alley abandonment subject to the proposed relocation of all existing utilities and requests direction from Council regarding valuation.

Dawn Moore made a motion to direct staff to get more information about the property appraisals and the extreme difference in valuations and return with an ordinance at the December 6 City Council meeting. Councilmember Gaga Prichard seconded the motion. The motion carried by the following vote:

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

16-197

Consider proposal from R.L. Goodson Consulting Engineers to provide a drainage study for a portion of University Park.

Director of Public Works Jacob Speer gave a presentation. He explained that the City experiences urban street flooding during intense rain events. Several such events over the past year have caused residents to ask Council and staff for a solution to this recurring problem. The majority of the concerns have come from residents living in the northeastern portion of the City.

Jacob said that R.L. Goodson Consulting Engineers provided a proposal for a drainage study for that area of the City most affected by recent storms. The study will model both the storm sewer pipe flows and surface water flows. This modeling will also allow staff to analyze the effects of various storm events and various design improvements. With the information from this study, we will be able to identify and prioritize system improvements for the greatest benefit and most efficient use of funds.

The study will cost \$125,000 and could be the first of a multi-phase study of drainage throughout the entire City.

Councilmember Prichard asked how long this study might take. Jacob said that the engineers told him about nine months.

Elizabeth Helton, 3505 Purdue said that her first floor is under repair from flooding from the July 5 storm. She told the Council how costly the flooding has been to her family and to her neighbors. She urged the Council to move forward with this study so a remedy can be implemented.

Larry Nance, 3317 Colgate, said that rain microbursts have caused up to four feet of water in the street. He supports the recommendation for a study.

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

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

[16-199](#)

Consider approval of an ordinance amending the FY2016 budget to provide for transfers to Capital Projects.

Director of Finance Tom Tvardzik gave a presentation about this transfer to Capital Projects

He said that during fiscal 2016, two payments were received that were either contributions to a specific capital project or compensation for the abandonment of City right-of-way. Each of these payments was recorded as "Other Revenue" within the General Fund. In order to make these funds available for capital projects, they must be transferred to the appropriate Capital Projects fund.

He said that this is a routine item annually.

A motion was made by Councilmember Taylor Armstrong, seconded by Councilmember Randy Biddle, to adopt 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. 16/026

[16-200](#)

Consider approval of an ordinance amending the FY2017 budget to carry forward FY2016 encumbrances.

Director of Finance Tom Tvardzik said that each year City staff prepares a budget amendment to bring forward funds encumbered at the end of the prior fiscal year. Encumbrances are commitments to purchase specific goods or services, generally evidenced by an open and approved purchase order. They are budgeted, authorized transactions that have not been concluded by year end. Approval of these FY2016 encumbrances (open purchase orders) moves the corresponding budget amount from FY2016 to FY2017, thereby making the funds available for expenditure in the current fiscal year.

The total amount of encumbrances brought forward to FY17 is \$342,492. This encumbrance carry-forward is presented to the Council each year as a routine item.

A motion was made by Councilmember Randy Biddle, seconded by Mayor Pro Tem Dawn Moore, 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. 16/027

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT