



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, March 21, 2017

5:00 PM

Council Chamber

PRE-MEETING WORK SESSION(S)

4:00 - 4:15 P.M. Presentation of Video, The City of University Park - Our community through the years

4:15 - 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: Director of Organizational Development Lea Dunn

B. PLEDGE OF ALLEGIANCE: Director of Organizational Development Lea Dunn / Boy Scouts

Boy Scouts Jack Hamick, Daniel Shawver, Drew Brown, and Harrison Crow of Troop 82 were present as part of earning their Communication and Citizenship in the Community merit badges.

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, City Secretary Christine Green, Communications Specialist/Deputy City Secretary Amanda Hartwick, Police Captain Jim Savage, Library Director Sharon Martin, Director of Human Resources Alicia Dorsey, Director of Public Works Jacob Speer, Director of Organizational Development Lea Dunn, Director of Parks and Recreation Gerry Bradley, Fire Chief Randy Howell, Director of Finance Tom Tvardzik, and Community Development Director Patrick Baugh.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA

[17-37](#)

Consider approval of the minutes of the March 7, 2017 City Council meeting, with or without correction.

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

[17-38](#)

Consider an ordinance abandoning a portion of the 4100 block of Glenwick right-of-way in exchange for alley easements in the 4100 block of Hyer / Lovers and Hyer / Glenwick alleys

Director of Public Works Jacob Speer gave a presentation.

He said that at the March 7 meeting, Council directed staff to prepare an ordinance to abandon Glenwick street right-of-way to the HPISD in exchange for rededicated alley rights-of-way in the Lovers / Hyer and Hyer / Grassmere alleys. The abandonment of street right-of-way will allow for the use of portions of the street right-of-way for private purposes as proposed in the Seay Tennis Center site plan.

This ordinance trades the Glenwick street right-of-way for rededicated alley rights-of-way in the 4100 block of Hyer. The City will abandon a 9,500 square foot (190' x 50') portion of the Glenwick street right-of-way to the HPISD. The District will dedicate the determinable easements with rights of reverter to the City as rights-of-way. The dedication in the Lovers/Hyer alley would be 3,018 square feet and the Hyer/Grassmere dedication would cover 4,573 square feet. The combined area of the alley dedications is 7,591 square feet.

At the request of the HPISD, the alley easement dedication incorporates a reverter clause which allows ownership of the dedicated property to revert to the Highland Park Independent School District if a Determining Event occurs. A Determining Event occurs upon redevelopment of the property and alternative easement dedications to the City by HPISD.

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. 17-008

[17-39](#)

Consider adoption of City Council Initiatives for 2017.

Director of Organizational Development Lea Dunn gave a presentation. She said that this is a formal adoption of the initiatives formulated at the City Council Retreat in January.

The following summary is a listing of the initiatives:

Community Engagement - Merge all elements of community engagement into one, and continue efforts to inform and engage public. Utilize social media when appropriate to direct the public to information so as to make informed decisions.

Facilities and Capital Improvements - Continue to pursue Miracle Mile solutions. Assign parking development and reinforce UP boundaries to a Master Plan study. Continue to pursue solutions to address Peek Service Center.

Governance - Work with Council liaisons and Committee chairs to develop an annual agenda for Council approval. Further define governance and how the committees should be utilized.

Redevelopment and Neighborhood Character - Pursue an update to the 1989 Master Plan. Continue to re-evaluate the City's code enforcement philosophy.

Library Friends - Work with the Council liaison to clarify roles.

UP Public Arts Committee/Committee Development - Pursue a Public Art policy and campaign for Council consideration.

Sister Cities - Provide additional information for City Council consideration.

Signage, Park Connectivity, City Entrance Signs - Include these items in a Master Plan study, should City Council elect to pursue such a study.

Mayor Lane asked several boy scouts who entered the chamber to introduce themselves. Collin Taylor, William Trautman, Lucas Trautman said they were from Troop 80 and were working on their Communication and Citizenship in the Community merit badges.

A motion was made by Councilmember Gage Prichard, seconded by Councilmember Randy Biddle, to approve these initiatives. The motion carried by the following vote:

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

17-40

Consider purchase of property on the 3400 block of Haynie for additional parking in the Snider Plaza Retail Area.

City Manager Corder said that the City is under contract to purchase 2 ½ lots currently owned by Strode Property Company (SPC). The available property for purchase represents a total area of 22,500 square feet with addresses of 3424 Haynie (1/2 lot), 3428 Haynie and 3432 Haynie. The purchase price for these properties is \$3,250,000, which matches the square foot cost (\$144.44 per square foot) of the alley that was recently sold as part of the Park Plaza development. All of the properties are currently zoned for multi-family, and have existing structures that are in various states of disrepair. The proposed contract requires the seller (SPC Hillcrest LP) to demolish all structures and remove the debris.

During the 60-day inspection period, staff worked with the Commercial Retail Advisory Committee and the SMU Land Sale Committee on the potential purchase of the property and its anticipated use to construct a below-grade parking facility. The recommendations of both committees are summarized below.

SMU Land Sale Committee: Proceed with purchase of property utilizing funds from the SMU Land Sale Reserve.

Commercial Retail Advisory: Proceed with the purchase of the property with the following stipulations:

1. Engage Snider Plaza property and business owners in a series of meetings to determine overall need and the optimal financing needed to pay for the improvements.
2. Enter into an access agreement with SPC to potentially share driveways, ramps, and other common facilities associated with underground parking garages.
3. Ensure the western wall of the underground parking facility for the Park Plaza development is designed to allow for the future construction of, and access to, an abutting city-owned parking facility.

A motion was made by Councilmember Biddle, seconded by Councilmember Armstrong, 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

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT