



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, September 20, 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: Councilmember Taylor Armstrong
- B. PLEDGE OF ALLEGIANCE: Councilmember Taylor Armstrong / 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, Director of Human Resources Luanne Hanford, Library Director Sharon Martin, Director of Parks and Recreation Gerry Bradley, Director of Public Works Jacob Speer, Director of Finance Tom Tvardzik, Director of Organizational Development Lea Dunn, Fire Chief Randy Howell, and Community Development Director Patrick Baugh.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA

[16-158](#)

Consider approval of the minutes of the September 6, 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

16-157

Continue a public hearing and consider a request by James E. Strobe, 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.

City Manager Corder introduced this item. Mayor Lane stated that this is a continuation of the public hearing, and that the public hearing will be closed after this evening. He noted that there will be a September 22 work session for the Council to discuss this development further. He said that there will be no public comment at the work session, although he said that written communication may still be submitted. Community Development Director Pat Baugh gave a presentation focusing on traffic study issues.

Pat said that there were several traffic impact analysis recommendations from Kimley-Horn:

Intersections

Tweak signal timing a few weeks after occupancy
Acceptable Level of Service (LOS) goal

Roadways -

Daniel nears capacity westbound, monitor
75% of traffic from Hillcrest/Daniel
25% traffic on western neighborhood streets

Parking - excess parking provided; on street delete

Truck Traffic - restricted to eastern Haynie

Pedestrian Crossings

- Improved and added
- Upgraded to meet ADA and PROWAG
- Signage

Valet Drop off

- Locate further into site

Pat said that the traffic study by Kimley-Horn was reviewed by Lee Engineering and the DeShazo Group, and they made several additional

comments and recommendations. The Kimley-Horn study was commissioned by the developer, so this peer review provides some neutrality to the study recommendations.

Judge John Marshall, 3418 Daniel, spoke in opposition to the proposed development. He said that he does not want a skyscraper in University Park because it would be out of character with the current architecture in the community.

Reed Shawver, 3537 Rosedale spoke in opposition to the development. He had a PowerPoint presentation to accompany his comments.

Rick Tubb, 3407 Haynie, spoke in opposition to the development. He also showed a PowerPoint presentation. He said he is concerned about the scale of the building in relation to the building already on the site and nearby buildings. He wants setbacks of 26 feet or more, just like what's on the site now.

Traci Schuh, 2732 Daniel, spoke in opposition to the development. She believes that the traffic study's conclusions about traffic on Daniel are flawed, and that the traffic on Daniel is far heavier than what is stated in the traffic study. She encouraged the Council to consider that pedestrian and bike traffic was not included in the traffic study.

Dr. Mark Hardin, 3548 Rankin, said he likes University Park because it is an oasis from Dallas' chaos. He said that he thinks the proposed development is a monstrosity and that traffic will worsen if this building is constructed. He asked the Council to vote in favor of the citizen group's recommendations for changing the development.

Paula Hagan, 3728 Granada, said she agreed with Judge Marshall and Dr. Hardin's comments. She said she is in favor of the proposal that was submitted by the neighborhood.

Peter Moir, 6817 Golf Drive, compared the square footage of Snider Plaza and the Chase bank building to that of NorthPark Mall.

Margaret Powell, 3729 Granada, said that additional zoning should be considered. She said the proposed architecture doesn't match nearby buildings.

Yvonne Davis, 3532 Rankin. She said this is a pivotal moment in this community's history. She asked the Council not to approve this project because she believes it will change the character of the community.

Sloan Phillips, 3429 Haynie, said she is opposed to the above-ground parking with this development.

Bill Minick, 3547 Haynie, echoed the comments made by previous speakers and praised staff and the Council for listening and for their assistance. He said that Mr. Strode has not been willing to compromise. He said that he

wanted the Council to consider a sit-down with Mr. Strode, the City, and the neighbors to hammer out a compromise. He said that if the Council approves this proposal, they will be ignoring the petition signed by many neighbors. He said that the developer has offered "nothing but hollow promises" with regard to parking the area. He said he believed his group of residents has been civil and polite during this public hearing process, but said that the group would use more assertive methods to stop this development if Council approves the project at or near its current proposed size.

Julie Broad, 3651 McFarlin and owner of J.D.s Chippery, said she has spoken with fellow merchants in Snider Plaza. She said that the merchants don't understand what is included in the new development. She said she believes that the development does not include enough parking to accommodate the need in Snider Plaza.

Amit Basu, 3531 University Blvd., said he is concerned about the incremental nature of this development. He said he would like to see a more comprehensive study about the effects of the development.

The Mayor recognized developer Jim Strode. Mr. Strode said that he could accommodate a greater setback along Haynie if the on-street parking is removed along Haynie. He expressed his disappointment with the neighborhood group and said that the group is unwilling to accept any new development on this site. He said he has tried everything possible to make this development acceptable to the Council and to the neighborhood.

Rick Tubb asked to approach the podium again to respond to Mr. Strode's comments. He did not like the idea that on-street parking in front of his house might be limited if the developer uses it for landscaping. Mr. Strode said he only wanted to remove the parallel parking spots adjacent to his property.

Mayor Lane closed the public hearing. He said that the Council will continue to accept written correspondence about the development.

[16-159](#)

Continuation of public hearing on FY2017 Budget

Mayor Lane continued the public hearing on the FY17 budget. Director of Finance Tom Tvardzik gave a presentation.

He showed FY17 Budget Highlights including:

- Taxable value increased 8.6% year-over-year, to \$7.4 billion
- Decreased tax rate by 1.017 cents (3.9% decrease, 4th decrease in a row)
- Increased capital project funding by 4% from prior year
- Increased Equipment replacement funding to 100% of actual cost
- Decreased city workforce by one full-time employee
- No market-based compensation adjustment
- Piloting an internal Mile-per-Year Pilot program in the Utility Fund
- Rate increases:

- Water - 4% (Pass-Through)
- Wastewater - 9% (Pass-Through)
- Sanitation - 5% (Planned)
- Storm water - 4% (First since 2004)

He said that the total budget is \$50.3 million with four budgeted funds: General, Utility, Sanitation, and Storm Water.

Colin Kerwin, 3304 Purdue spoke about his concern for the Fireman's Relief and Retirement Fund (FRRF) and its deficit. He said he calculated a \$20 million deficit for the plan, more than twice what he says is reported. He said that he is the global pension fund manager for Exxon Mobil. He said that state statute only requires the City to contribute 12%. He said that our City contributes more than what is legally required. He said that he does not think the City should pursue legislative relief for the rules governing FRRF. He said he hopes the FRRF members vote themselves out of the plan and join the Texas Municipal Retirement System. He said that the City should offer to fund some incentives to help this happen.

Mayor Lane read a statement and closed the public hearing.

16-160

Consider approval of an ordinance adopting the FY2017 Budget

Finance Director Tom Tvardzik said that the total budget of \$50,266,924 is 3.3% higher than last year's \$48,658,980 adopted budget. The four funds that are budgeted are the General, Water and Sewer, Sanitation and Storm Water Funds. The budget was reviewed by the Finance Advisory Committee, the Employee Benefits Committee, and the Property, Casualty, and Liability Insurance Committee, and was the subject of three separate public hearings. The budget will take effect October 1, 2016.

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Randy Biddle, to approve the ordinance adopting the FY2017 budget. 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. 16/020

16-161

Consider ratification of the FY2017 Tax Increase

Director of Finance Tom Tvardzik said that statute requires that adoption of a budget raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the new budget.

Tom read the following language aloud to satisfy the requirement:

**“THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN
LAST YEAR'S BUDGET BY \$760,760 OR 4.3%, AND OF THAT**

AMOUNT, \$347,082 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR."

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Taylor Armstrong, to ratify the property tax increase of \$760,760 as reflected in the FY2017 budget . The motion carried by the following vote:

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

[16-162](#)

Consider approval of an ordinance levying the FY2017 Property Tax Rate

Director of Finance Tom Tvardzik said that like the annual budget, the City's property tax rate is adopted each year in ordinance form by official City Council action. An ordinance has been prepared setting the Tax Year 2016 (FY2017) property tax rate at \$0.248761 (24.8761 cents) per \$100 of taxable value. This tax rate is expected to yield \$18,448,846 when levied against the 2016 certified tax roll.

A motion was made by Mayor Pro Tem Moore, seconded by Councilmember Prichard, that the property tax rate be increased by the adoption of a tax rate of 0.248761 percent, which is effectively a 3.46 percent increase in the tax rate. 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. 16/021

[16-163](#)

Consider approval of an ordinance adopting the FY2017 Pay Plan

Director of Finance Tom Tvardzik said that the FY2017 pay plan proposes no market-based adjustment in FY2017. While the FY2017 budget includes an employee retention payment of \$1,200 per full-time employee (\$600 for permanent part-time), such payment was NOT included in the pay plan as it is intended to be a single-year payment only, and not part of the ongoing employee compensation program. The plan was reviewed and recommended by the Employee Benefits Advisory Committee at their 8/10/2016 meeting.

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Taylor Armstrong, 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. 16/022

[16-164](#)

Consider approval of a resolution adopting fee schedule changes for FY2017

Director of Finance Tom Tvardzik said this resolution amends the City's master fee schedule to include new water, wastewater, sanitation, and storm water rates - as well new rates for alcohol permitting and printing charges at

the City library.

Primary changes for FY2017 are as follows:

- Water rates are increasing 4% across the board, passing through a similar increase from the Dallas County/Park Cities Municipal Utility District, the City's water supplier.
- Sewerage Fees are increasing 8.9% (based on winter average consumption), due to cost increases passed on from Dallas water Utilities.
- Sanitation rates are increasing 5%, to combat longstanding fund balance erosion. The last Sanitation rate increase was in FY2009.
- Storm water fees are increasing 4% to help bolster fund balance for future projects. The rates have remained unchanged since their initial adoption in 2004.
- Alcohol permitting fees aligned with TABC guidelines.

The City's master fee schedule is included as Appendix A to the City Code of Ordinances.

A motion was made by Mayor Pro Tem Moore, seconded by Councilmember Biddle, to adopt this resolution. The motion carried by the following vote:

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

Enactment No: RES No. 16/009

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT