



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, October 18, 2016

5:00 PM

Council Chamber

EXECUTIVE SESSION

3:00 - 4:00 P.M. Pursuant to TGC§ 551.071, the City Council met in closed session to discuss legal issues regarding pending zoning case. No action was taken. Executive Conference Room, 1st Floor, City Hall.

PRE-MEETING WORK SESSION(S)

4:00 - 4:30 P.M. The City Council met in open work session to receive a report from Director of Public Works Jacob Speer regarding the City's stormwater system. No action was taken. Council Conference Room, 2nd floor, City Hall.

4:30 - 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

Present: 5 - Mayor Olin Lane, Councilmember Taylor Armstrong, Mayor Pro Tem Dawn Moore, Councilmember Randy Biddle and Councilmember Gage Prichard

A. INVOCATION: City Attorney Rob Dillard

B. PLEDGE OF ALLEGIANCE: City Attorney Rob Dillard / Boy Scouts

Boy Scouts Benjamin Gravel and Jasper Chen of Troop 82 were present as part of earning their Communication merit badge. They assisted City Attorney Rob Dillard 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, Police Captain Jim Savage, Communications Specialist / Deputy City Secretary Amanda Hartwick, City Secretary Christine Green, Purchasing Manager Elizabeth Anderson, Library Director Sharon Martin, Director of Parks Gerry Bradley, Community Development Director Patrick Baugh, Fire Chief Randy Howell, Director of Human Resources Luanne Hanford, Director of Finance Tom Tvardzik, and Director of Public Works Jacob Speer.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA**16-175**

Consider approval of an Interlocal Agreement between the City of University Park and Parkland Health & Hospital System

City Manager Corder said that this interlocal agreement (ILA) will allow the City of University Park to contract with BioTel Medical Control to provide paramedics 24 hour access to a Parkland Hospital Emergency Room physician to assist with patient care and legal direction.

The City of Dallas had previously acted as a clearing house for all Dallas County municipalities receiving this service.

This ILA will facilitate a contract with BioTel to be executed at a later date.

This interlocal agreement was approved.

16-177

Request Approval to Award Contract for Roadway Materials

City Manager Corder said that this is a bid for crushed stone and other materials used daily by the Infrastructure Maintenance Department for street repair projects throughout the City. The City received four bids.

Staff recommends awarding the contract to DFW Materials for an estimated annual cost of \$251,296.

Staff also recommends awarding Turf Materials as a secondary provider of these materials. Their estimated annual cost, if all quantities are ordered, is \$300,300.

This contract award was approved.

[16-178](#)

Consider approval of University Park Preschool Association (UPPA) request to hold its annual Holiday Hayrides event

City Manager Corder said that the University Park Preschool Association (UPPA) has requested to hold its annual Holiday Hayrides fundraiser. This event will be held December 7, 8 and 11 and will have seven flatbed trailers driving passengers to view the holiday lights in University Park.

The Police Department recommends approval of the Holiday Hayride event with the following stipulations:

- There must be two adult chaperones on each trailer throughout the hayride
- There must be a UPPD lead vehicle and follow-up vehicle behind the last trailer to ensure non-participating vehicles do not cause a safety issue
- The UPPD lead and follow-up vehicles will be staffed by off-duty police officers hired for this event

This reservation request was approved.

[16-180](#)

Consider approval of contract with U.T. Southwestern Medical Center for paramedic continuing education

City Manager Corder said that this is a contract for FY17 with UT-Southwestern to provide continuing education for the City's paramedics at a cost of \$9,227. The FY16 contract amount was \$50,822. This year's cost reduction of \$41,595 reflects the cancelation of a shared continuing education instructor with UT-Southwestern.

This contract was approved.

[16-181](#)

Consider approval of the FY17 Interlocal Agreement with Dallas County for continued participation in the Household Hazardous Waste Program

City Manager Corder said that this is an interlocal agreement with Dallas County for the disposal of Household Hazardous Waste.

University Park residents may use the Home Chemical Collection Center (located at 11234 Plano Road in Dallas) to dispose of their paint, herbicides, pesticides, etc. University Park's annual contribution to the program is \$25,000.

This interlocal agreement was approved.

Enactment No: RES No. 16-010

[16-174](#)

Consider approval of the minutes of the September 29 and October 4, 2016 City Council meetings, with or without corrections.

The minutes were approved.

Approval of the Consent Agenda

A motion was made by Councilmember Biddle, seconded by Mayor Pro Tem Moore, 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

[16-172](#)

Consider an ordinance to create Planned Development 26 (PD-26) for Park Plaza, a mixed use development for Office, Retail and Restaurant Occupancies.

City Manager Corder introduced Director of Community Development Director Patrick Baugh to give a presentation about the proposed planned development. Pat covered the timeline of public hearings and work sessions as well as the proposed concept plan.

Mayor Lane remarked about the lengthy public process that has occurred. He said that he and several other councilmembers had spent many hours speaking with citizens and shop owners to hear their concerns and feedback.

Mayor Lane made a motion that the above ordinance enabling this project be approved with the following parameters:

1. The building will be reduced from seven floors to six floors
2. The building height will be reduced to 86 feet from the reference point of Hillcrest and Daniel. This represents a 25% reduction from what was approved by the Planning and Zoning Commission.
3. The size of building will not exceed 119,000 square feet, down from the 127,880 square feet that was in the presentation.
4. The project have a minimum of 136 above grade parking spaces that will be free for use for the first hour. Mayor Lane said this offering is a key item because it helps solve a problem that has been going on for more than 20 years in the shopping center. He believes this solves the patron parking shortage in Snider Plaza.
5. Walls on both sides of the parking area will be a maximum of 31 feet and the Haynie wall will still be solid.
6. There will be 494 parking spaces provided underground for use by the tenants of the building.
7. The exit from Haynie will be eastbound only.

Councilmember Armstrong seconded the motion. The Mayor asked if there was any discussion.

Mayor Pro Tem Dawn Moore announced that she intended to vote "no" on this ordinance, not because she is against the project - she thinks it will be a beautiful project - but because she wanted an opportunity to go back to the stakeholders to show what had been gathered from the two weeks of visits with everyone, see what the Council's recommendations are, allow for final input, and then vote on the project.

Councilmember Biddle remarked that he had heard from residents that the project was too big. He noted that the project proposed by Albert Huddleston in 2009 was bigger and that the Council had approved 136,000 square feet. He said that Mr. Strode sought 127,000 square feet and is now amenable to 119,000 square feet and only six floors. He said he thinks that the free retail parking offered as part of this development is very important for this area. He said that the Council is here not only for the neighborhood but also for all of the citizens, and he believes that the Council has been

sincere in its actions. He said he believes that this is a good development for the City.

Councilmember Armstrong remarked that the Council has been listening to the residents and they have heard every argument, pro and con. He emphasized that they represent the entirety of the citizenry of University Park. He said that a lot of people have been upset by the perceived amount of traffic that this project will add to the area. He read aloud from the consultant's report that the traffic impact will only be "marginally greater" than what is there already. He said that all of this discussion will have a positive effect on our community and future projects. He noted that this project will bring 10 times the current tax revenue generated by this site, and that the Council can't ignore the impact of increased property tax and all of the school and church land that leaves the tax rolls. He said he believes that this development will be an anchor for the shopping center that will have a positive effect on the community.

Councilmember Prichard thanked the citizens for their input, both positive and negative. He thinks this will be a good development that will solve some of the parking and other issues in Snider Plaza. He thanked the developer for working with the City.

A motion was made by Mayor Olin Lane, seconded by Councilmember Taylor Armstrong, to adopt his ordinance with the following parameters:

- 1. The building will be reduced from seven floors to six floors**
- 2. The building height will be reduced to 86 feet.**
- 3. The size of building will not exceed 119,000 square feet.**
- 4. There will be a minimum of 136 above grade parking spaces that will be free for use for the first hour.**
- 5. The walls on both sides of the parking area will be a maximum of 31 feet and the wall on the Haynie side will still be solid.**
- 6. There will be 494 underground parking spaces for the tenants of the building.**
- 7. The parking garage exit on the Haynie side will be eastbound only.**

The motion carried by the following vote:

Aye: 4 - Mayor Lane, Councilmember Armstrong, Councilmember Biddle, and Councilmember Prichard

Nay: 1 - Mayor Pro Tem Moore

Enactment No: ORD No. 16-024

[16-179](#)

Consider approval of a reservation request – 2017 UPPA “UP ALL NIGHT”

Director of Parks Gerry Bradley said that the University Park Preschool Association (UPPA) asked to reserve Curtis Park on Saturday, April 22, 2017 for their fund raising event “UP ALL NIGHT” which includes various activities in the park and a campout at UP Elementary. This will be the fourth year of the event which has raised over \$300,000 since it started. Staff has worked with UPPA to reduce concerns from the neighborhood involving parking, participant safety and noise.

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Randy Biddle, to approve this reservation request. The motion carried by the following vote:

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

[16-182](#)

Consider approval of a reservation request: Park Cities Historic and Preservation Society – Car Show

Director of Parks and Recreation Gerry Bradley said that the Park Cities Historic & Preservation Society (PCHPS) has made a reservation request to hold its 2nd Annual Classic and Antique Car Show on April 8, 2017 at Burleson Park. The first event was successful with 128 cars on exhibit. No complaints were received from neighboring residents.

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

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

[16-183](#)

Consider renewal of Employee Benefits Plan

Director of Human Resources Luanne Hanford gave a presentation about the recommended renewal of the City's Employee Benefits Plan. She said that a Request for Proposals was sent out for all coverages earlier this year by the City's benefits consultant, Holmes Murphy. After analyzing the proposals, Holmes Murphy recommended that the City keep the health plan with CIGNA for an administrative cost of \$99,513, a 5.8% decrease from 2016. They also recommended that the City stay with CIGNA for Individual Stop Loss and Aggregate Stop Loss with an annual cost of \$494,856, a .3% increase from 2016.

Their recommendation for Basic Life and AD&D and Long Term Disability was to move from CIGNA to Minnesota Life for an annual cost of \$83,088, a 19% decrease from 2016. They recommended that the City move both the Flexible Spending and Health Savings Account administration to Navia for an annual cost of \$11,784, a 36% savings from 2016, and to keep the Employee Assistance Program with Lifesynch/Humana at an annual cost of \$5,500, a 2% decrease.

The Employee Benefits Committee met on Wednesday, October 12, 2016, to review the proposal summaries and recommendations. The committee voted to recommend approval of the Employee Benefits Plan renewal as recommended by Holmes Murphy and staff.

Staff recommends approval of the proposed Employee Benefits Plan in the amount of \$694,791, a savings of approximately \$16,000 from 2016.

City Manager Corder noted that this is the result of a request for proposals process facilitated by broker Holmes Murphy and is not re-bid every year but only when the rate guarantees expire.

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

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

[16-185](#)

Consider approval of the City's legislative agenda for the 85th Texas Legislative Session.

City Manager Corder said that the City does not typically get too involved with legislation, but municipalities have recently been targeted by the state legislature, and the City is concerned about preserving local control. Legislation topics of interest to the City includes transportation (DART), public safety (red light cameras), local finance (property tax rollback rates), utilities, library, public education, and pension (FFRF).

The Legislative Committee met on Tuesday, October 11 to review and discuss a list of legislative priorities for the 85th session of the Texas State Legislature. The 140-day session will convene on January 10, 2017.

This agenda was developed in coordination with the Town of Highland Park, and will be provided to the City's senator and representative and the Texas Municipal League (TML).

A motion was made by Councilmember Randy Biddle, seconded by Councilmember Taylor Armstrong, to approve the City's legislative agenda for the 85th Texas Legislative Session. 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