



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, December 6, 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 receive confidential legal advice from the City Attorney regarding the City's legal obligation to the Firefighters' Relief and Retirement Fund (FRFF) and regarding Chapter 452 Transportation Subchapter Q. 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

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

- A. INVOCATION: Councilmember Randy Biddle
- B. PLEDGE OF ALLEGIANCE: Councilmember Randy Biddle / 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, Fire Chief Randy Howell, Director of Public Works Jacob Speer, Director of Human Resources Luanne Hanford, Library Director Sharon Martin, Director of Parks Gerry Bradley, Director of Organizational Development Lea Dunn, Purchasing Manager Elizabeth Anderson, Director of Finance Tom Tvardzik, Utilities Supervisor Inez Lee, and Communications Supervisor Denise Rencher.

II. AWARDS AND RECOGNITION

[16-239](#)

Recognize 2016 Leadership Academy participants

City Manager Corder described the Leadership Academy program and introduced Amanda Hartwick to provide a program recap.

She said that the program is offered to employees who are interested in developing leadership and management skills and acquiring a greater understanding of the City's culture, operations, and community partnerships. Amanda said that there were five classes, and the participants completed a capstone project to finish the program.

Graduates of the 2016 program are:

Leticia Bernabe - Utilities
Jose Cardoso - Sanitation
Greg Daniel - Traffic
Owen Downham - Equipment Services
Tim Green - Community Development
Jodie Ledat - Public Works
Kevin Oates - Right-of-Way
Francesca Price - Library
Jessica Rees - Community Development
Augustest Walton - Dispatch

Mayor Lane and the City Council congratulated the program graduates.

III. CONSENT AGENDA

[16-201](#)

Consider approval of the purchase of vehicles for the Parks Department and Warehouse Division.

City Manager Corder said that this purchase is a planned replacement of two vehicles. The Parks Department is purchasing a 2017 Chevrolet 2500 Express extended cargo van in the amount of \$24,960, and the Warehouse is purchasing a 2017 Chevrolet 1500 Silverado 4x2 Double Cab truck in the amount of \$23,715.

Both vehicles are available from Caldwell Country via a BuyBoard contract that satisfies state competitive bid requirements.

This purchase was approved.

[16-203](#)

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

City Manager Corder said that the Council approved this Holiday Hayride event at its October 18 meeting, but the University Park Preschool Association (UPPA) requested to change the event dates due to the availability of the vendor.

The new proposed dates and times for this event are:

Tuesday, December 13 at Hyer - event begins at 5 p.m. Hayride is from 6:45 - 7:45 p.m.

Thursday, December 15 at Armstrong/Bradfield - event begins at 5 p.m., Hayride is from 6:45 to 7:45 p.m.

This request was approved

[16-234](#)

Consider approval of the minutes of the November 15, 2016 City Council meeting.

Councilmember Prichard asked that typos in the minutes be corrected.

The minutes were approved

Approval of the Consent Agenda

A motion was made by Mayor Pro Tem Dawn Moore to approve the Consent Agenda with the exception of the DCPCMUD Memorandum of Agreement which she requested to move to the main agenda for discussion. Councilmember Armstrong seconded the motion. The motion carried unanimously.

IV. MAIN AGENDA

[16-235](#)

Consider approval of an agreement between Dallas County Park Cities Municipal District, City of University Park and Town of Highland Park regarding implementation of water conservation plans.

Mayor Pro Tem Moore made a motion to approve the memorandum of agreement with two suggested minor revisions. She asked to add the following "WHEREAS" clauses to the agreement:

WHEREAS, the District, the Town and the City have developed Water Conservation Plans for the Texas Commission on Environmental Quality ("TCEQ"); and

WHEREAS, the Town and City anticipate requesting similar funding from the District for 2017 and 2018 as part of the joint program completing the installation of the Smart Meters program.

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Randy Biddle, to approve this agreement with the amendments read aloud. The motion carried by the following vote:

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

16-202

Consider an ordinance abandoning alley right-of-way adjacent to 6517 Hillcrest

City Manager Corder introduced Director of Public Works Jacob Speer to give a presentation about this proposed right-of-way abandonment and easement dedication. The Council reviewed this item at its November 17 meeting and directed staff to analyze the property comparisons used in the two appraisals that were performed for this right-of-way.

SPC Hillcrest, L.P. currently owns the property on either side of the alley immediately west of 6517 Hillcrest and would like to purchase the alley right-of-way from the City. The total square footage of the proposed abandonment is 2,250 square feet. The abandonment of the alley will allow the developer to combine a 27,000 square foot tract of land with 44,100 square feet of tracts on the west end of the development to create a total building site of 73,350 square feet.

The property owner has also proposed to grant the City an access easement for 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. Thus, payment for the alley abandonment would be reduced by the value of the access easement. Staff believes the City has a prescriptive right to the land where the street exists. However, an easement dedication in this area could help better define the uses and responsibilities. Staff believes that assigning some value to the easement is appropriate.

Jacob said that two appraisals were performed on the right-of-way. National Valuation Consultants, Inc. appraised the property at the City's request in the amount of \$225 per square foot for the property, resulting in a value of \$506,250 for the proposed abandonment.

The property owner obtained a second appraisal of the property 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.

The average of those two appraisals is \$184.72. Staff also analyzed the comparable sales used in both appraisals. The average adjusted value of all comparable sales used in the appraisals is \$178.24.

Mayor Lane said he believes that \$144.44 per square foot is a more accurate value for the property in the area. Councilmember Biddle seconded the motion.

A motion was made by Mayor Olin Lane, seconded by Councilmember Randy Biddle, to approve this ordinance with a value for the right-of-way abandonment to be \$144.44 per square foot and to also make this the value for the right-of-way abandoned as part of the Highland Park United Methodist Church Biggers Building by amending that 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. 16-028

V. PUBLIC COMMENTS

VI. ADJOURNMENT