



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, July 19, 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 consult with the City Attorney regarding Chapter 452 Transportation Code Subchapter Q and telecommunication contracts with T-Mobile. No action was taken. Executive Conference Room, 1st Floor, City Hall.

PRE-MEETING WORK SESSION(S)

4:00 - 4:10 P.M. The City Council met in open work session to receive a report from Director of Parks and Recreation Gerry Bradley about potential aerial spraying for mosquitoes. No action was taken. Council Conference Room, 2nd floor, City Hall.

4:10 - 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 Gage A. Prichard, Sr.
- B. PLEDGE OF ALLEGIANCE: Councilmember Gage A. Prichard, Sr. / 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, City Secretary Christine Green, Director of Parks and Recreation Gerry Bradley, Library Director Sharon Martin, Assistant to the Director of Public Works Jodie Ledat, Director of Public Works Jacob Speer, Fire Chief Randy Howell, Purchasing Manager Elizabeth Anderson, Controller Civic Yip, Community Development Director Pat Baugh, and Director of Human Resources Luanne Hanford.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA

Mayor Lane said that the item to approve a settlement with a former employee would be removed from the Consent Agenda and considered in the main agenda.

[16-124](#)

Consider approval of the minutes of the July 5, 2016 City Council Meeting.

A motion was made by Mayor Pro Tem Moore, seconded by Councilmember Armstrong to approve the minutes. The minutes were approved by unanimous vote.

IV. MAIN AGENDA

[16-125](#)

Consider approval of settlement amount for Lewis v. City of University Park and authorize the City Manager to enter into a settlement agreement.

City Manager Corder said that this is a pre-litigation settlement agreement reached with a former employee, Cynthia Lewis, in the total amount of \$67,250. The City's portion of the settlement agreement is \$45,662. The remainder is paid by the City's insurance provider, Texas Municipal Inter-Governmental Risk Pool (TML-IRP).

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Taylor Armstrong, to approve this settlement. The motion carried by unanimous vote.

[16-121](#)

Holmes Aquatic Center Building Enhancements – Phase I

Director of Parks and Recreation Gerry Bradley gave a presentation to illustrate some of the building enhancements proposed for the Holmes Aquatic Center.

He asked the City Council to review the proposed floor plan for the Phase I improvements. He highlighted the northeast building floor plan, showing a chemical room, pump/filtration room, multipurpose room for conducting guard training and party rental, a first aid/guard station, ticket office, fire suppression room, electrical room, and new concession stand. He noted that they made some changes to the restrooms based on feedback received from residents at a recent community forum. There will now be two family style restrooms that will better serve the needs of pool patrons. He showed a photo of the materials and fixtures to be used in the restrooms.

He asked the Council to approve the floor plan design as presented. He said he hopes to have the Council award a construction contract for this project in September or early October.

Gerry said he would follow up on Councilmember Prichard's inquiry about adding a landline phone at the entrance for emergency purposes.

A motion was made by Councilmember Taylor Armstrong, seconded by Councilmember Gage Prichard, to approve the floor plan design for the Holmes Aquatic Center and give notice to proceed to the architects to continue with the construction design. The motion carried by unanimous vote.

[16-118](#)

Discuss establishment of a Residential Parking District near the Park Cities YMCA

City Manager Corder introduced this item and asked Public Works Director Jacob Speer to give a presentation. Jacob said that the residential parking district (RPD) was most recently discussed at the April 19, 2016 City Council meeting at which the First Unitarian Church voiced concerns that an RPD would inhibit on-street parking for church patrons and guests. Staff met with the church and the YMCA to address the church's concerns. After meeting with stakeholders, and in an effort to address the needs of both the residents and the Church, staff proposes to allow for suspension of the RPD for special events. Proposed special event guidelines are:

- The First Unitarian Church is allowed up to eight (8) special events per calendar year in which on-street parking (suspension of the RPD) will be allowed;
- There is a maximum duration of four (4) hours per event;
- Requests for special events must be made at least 3 days in advance of the event date;
- The First Unitarian Church will notify each residence in the RPD by placing a notice on their front door at least 2 days in advance of the event. The City will provide a template for the notice;
- The Church must reimburse the City for expenses related to bagging and un-bagging the RPD signs, processing of the special events permit, and any other related expenses.

Jacob said that the resident petition responses indicate a majority of respondents are in favor of the proposed RPD and the allowance of suspension of the RPD for as outlined above. The First Unitarian Church said they would not support the RPD without the following changes:

- Change enforcement hours on Sunday from 2pm-6pm to 2pm-5pm to coincide with the YMCA's hours of operation. Jacob said that staff does not object to this modification, but that neighboring residents had not had a chance to comment on the changes proposed by the church.
- Increase the number of special events from 8 to 12 per calendar year for non-major holiday needs. Special events for major holidays such as Maundy Thursday, Good Friday, Easter Sunday, Christmas Eve, and Christmas Day would also be allowed exceptions to the RPD, but not be counted toward the 12 events per year. Thus, the maximum number of events for which the church could suspend enforcement of the RPD would be 17 per calendar year. Jacob said that this allowance would be difficult for staff to implement as there would be an exception to the RPD every 3 weeks on average.
- The City will be responsible for notifying properties in the RPD. Jacob said that City staff does not support this modification as staff does not have time to create and distribute notices regarding the church's special events. The church explained that they do not have

the equipment necessary to cover the signs during special events so staff proposed that the City take responsibility for covering and uncovering the signs while the church would take care of notifications to the residents.

- Notice to the City will be made as soon as possible (not 3 days in advance). Jacob said that evening and weekend events would require City staff to work overtime to cover and uncover the signs. Notification 3 days in advance of the event is needed to effectively modify the work schedule(s) of our employees. Additionally, any notice of the event less than 3 days would likely result in less than 2 days' notice to the area residents.
- There will be no cost to the Church for city services associated with the special events. Jacob noted that people or organizations requesting to hold special events in City parks and other facilities pay a user fee. The reimbursement provision included in the proposed RPD seems consistent with the City's facility use fees.

Shawn Parchem of 6024 Connerly spoke in favor of the Residential Parking District and wanted the Council to consider that parking is available in the new YMCA parking garage.

Gail Schoellkopf lives at 4006 Shenandoah and owns 4014 Shenandoah. She believes there will be a lot of traffic with the opening of the new Park Cities Y. She asked the Council to please consider the residents as they make this decision. She said it is inconvenient for residents to use the parking placards and asked the City to please make it easy.

Carol McEvoy of 4012 Shenandoah said that she is happy that construction is almost over. She complimented the City and the Dobson construction company for managing the project well. She supports the parking district.

Former City Councilmember Jerry Grable, of 4000 Normandy spoke in favor of the Residential Parking District. Jerry said it would be a good idea to list out the specific Church events that would allow for suspension of the Residential Parking District.

Rev. Aaron White of the Unitarian Church spoke. He wants several restrictions removed from the proposal in order that their congregation can maintain its worship life without the burden of administrative responsibilities for a parking district. He asked for some flexibility if the RPD is implemented so that they can practice as they have for 70 years. He emphasized that the Church is committed to working with the neighbors and the City for a creative solution.

Bruce Harris of 7409 Wentwood (Dallas) spoke. He feels that the RPD as proposed is too restrictive on the Unitarian Church and its activities. He said it will be rare that a church event will require less than three days' notice. He feels that the Church is being put upon by the requirements of the RPD and he wants the Council to go back to the 2012 agreement that facilitated construction of the Park Cities Y. He feels that this original agreement is not

being honored with the current proposed RPD.

Lynne Heffner of 3028 Rosedale spoke as a member of the Unitarian Church. She asked the Council to look at the Church's needs as well as those of the residents and find a solution to balance the needs of both groups.

Robin Young, 8026 Nimrod Trail (Dallas) spoke as a member of the Unitarian Church. She said she doesn't understand why the YMCA parking garage doesn't address the needs of the residents. She said that she sees only eight residents on the list who support this RPD.

Kathy Jenevein of 6031 St. Andrews said she is grateful that her block was removed from the RPD. She said that when she bought her house two years ago she had no idea that the neighborhood would be inhospitable to the YMCA. She said she is disappointed that the 6100 block of Westwick is now on the RPD because they use it as overflow parking when they occasionally host events. She said the RPD restrictions are burdensome and she is not in favor of the RPD.

Warren Strickland of 3740 Stanford Ave. spoke as a member of the Unitarian Church and said he is not in favor of the RPD.

Susan Snell of 4017 Stanford spoke as a member of the church. She said that she believes the original Hoblitzelle grant of land to the YMCA required the Y to provide parking for the First Unitarian Church. She feels that the City has selectively chosen to harass the First Unitarian Church and that other churches in the City are not subjected to such parking restrictions.

Jerry Grable spoke again, and said that he supported the RPD and the church's proposed 17 events. He added that his wife's family moved to the area before either the church or Y were built. He said that the Y and the church are not taxpaying entities, but the residents are.

Mayor Lane stated that other churches in in the City like Park Cities Baptist Church and Highland Park Methodist Church have built parking facilities to accommodate their members. He said that it is the church's responsibility to provide its own parking.

Councilmember Biddle said that he feels that the neighbors near the Y and the church have endured a lot over the years and he wants to protect their needs while also working with the church.

Mayor Pro Tem Moore said that she is encouraged by the Y's underground parking and the opportunity for the church to have much more parking than before on holidays when the parking district is not in effect.

Councilmember Armstrong said that he wondered about the Hoblitzelle's original deed to the Y and if the church and what it required of each entity. He would also like to see City staff to come up with an easier way to manage the RPD signs other than the bags.

Mayor Pro Tem Moore said she would like to come up with a way to enable the church to suspend the residential parking district for special events and have an effective way to communicate that with the residents in the district.

Mayor Lane directed staff to study this further and bring it back for consideration at a future meeting.

[16-119](#)

Consider approval of an ordinance abandoning the alley right of way at 5809 Hillcrest

City Manager Corder said that this ordinance will abandon alley right of way required for the Highland Park United Methodist Church (HPUMC) to rezone and redevelop its Biggers Building at 5809 Hillcrest. The HPUMC will provide the easements required by the City. The appraisal of the right of way is \$225 per square foot for a total value of \$189,112.50.

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Randy Biddle, 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. 16/015

[16-122](#)

Consider approval of an ordinance to amend Planned Development District Number 8 (PD-8), (Highland Park United Methodist Church) including a detailed site plan, to demolish the existing family activity center (Biggers Building) and construct a new family activity center on the site located at 5809 Hillcrest Avenue.

City Manager Corder said that the HPUMC asked staff to postpone consideration of this agenda item so they can modify a few details in the ordinance.

Consideration of this ordinance was postponed

[16-120](#)

Discuss alley right of way abandonment at 6517 Hillcrest

City Manager Corder said that this is another right of way abandonment request, this time at 6517 Hillcrest associated with a Planned Development (PD). This is an alley between Daniel and Haynie. The developer, SPC Hillcrest, L.P. owns the property on either side of the alley and wants 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. The City's appraiser valued the property at \$225 per square foot. The property owner thinks this appraisal is too high.

Director of Public Works Jacob Speer gave a presentation about the proposal. He said that the property owner wants to deduct some street right of way at the corner of Hillcrest and Daniel currently in use as a traffic lane from the total right of way abandonment of the alley. Jacob said that the City has a prescriptive right to the Hillcrest/Daniel traffic lane and that staff does not recommend the property owner's proposal to deduct the lane from the right of way abandonment. He said that staff is seeking direction on how to proceed with this right of way abandonment request. If the Council is amenable to the abandonment, staff will prepare an ordinance to abandon the right of way with the City's \$225 per square foot valuation or a value to be determined.

Councilmember Prichard said he would like to delay action on the right of way abandonment until the development has been finalized and approved.

Mayor Pro Tem Moore said she would like to give staff direction to move forward with this appraisal but is open to looking at other appraisal numbers. She said she agrees that the City has a prescriptive right to the right turn lane but is open to giving the owner the parallel parking spots. City Manager Corder clarified that staff is seeking confirmation from the Council that it is comfortable with the \$225 per square foot right of way appraisal and that the City has a prescriptive right to the corner piece of the turn lane at Daniel and Hillcrest and will not include it in consideration of the right of way abandonment.

[16-123](#)

Consider award of a bid from Durable Specialties in the amount of \$250,250 for traffic signal replacement.

City Manager Corder said that this is a bid award to Durable Specialties for the replacement of two traffic signals on Preston Road - one at the McFarlin intersection and the other at the Purdue intersection. The total bid amount is \$250,250. The original project bid was rejected at the June 21 Council meeting due to issues with the bids themselves.

Mayor Lane asked if the current bid was the same as the rejected low bid from June. Director of Public Works Jacob Speer said he was pleased that the bid just awarded is \$53,000 less than the original bid and the project duration was also shortened by 24 working days.

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

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

[16-111](#)

Public Hearing for the 2015 Water Quality Report

Mayor Lane opened the public hearing for the 2015 Water Quality Report. He said this is the second of two required public hearings about the report. No one came forward to speak, so he closed the public hearing.

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT