



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, March 7, 2017

5:00 PM

Council Chamber

EXECUTIVE SESSION

3 - 4 P.M. Pursuant to TGC§ 551.071, the City Council met in closed session to discuss the purchase or lease of real property on Haynie west of the Park Plaza project. No action was taken. Executive Conference Room, 1st Floor, City Hall.

PRE-MEETING WORK SESSION(S)

4 - 5 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 Human Resources Alicia Dorsey

B. PLEDGE OF ALLEGIANCE: Director of Human Resources Alicia Dorsey / Boy Scouts

Boy Scouts Luke Morse, Jed Graham, Joshua Martin, and Benjamin Martin of Troop 82 were present as part of earning their Communcation and Citizenship in the Community merit badges. They assisted Director of Human Resources Alicia Dorsey 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, Chief of Police Greg Spradlin, Communications Specialist/Deputy City Secretary Amanda Hartwick, City Secretary Christine Green, Director of Organizational Development Lea Dunn, Director of Human Resources Alicia Dorsey, Director of Public Works Jacob Speer, Community Development Director Patrick Baugh, Director of Finance Tom Tvardzik, Purchasing Manager Elizabeth Anderson, Director of Parks Gerry Bradley, Planning and Zoning Commission member Blair Mercer, and Library Director Sharon Martin.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA

[17-21](#)

Consider approval of an agreement of services between Canine Country Club & Wellness Center (CCC) and the City of University Park for animal impound services.

City Manager Robbie Corder said that this is a renewal of an agreement with Canine Country Club & Wellness Center (CCC) to provide animal impoundment services to University Park. This agreement has been in place since February 2016. The only change to the agreement is in the Saturday hours of operation.

This agreement was approved.

[17-29](#)

Consider approval of the purchase of a camera van for the Utilities Division.

City Manager Robbie Corder said this purchase is a planned replacement of a 2007 model vehicle.

This van houses and transports the sewer camera used to inspect the City's sanitary sewer lines for problems and to locate service laterals. Today's purchase is for the van only. The camera equipment will be purchased at a later date.

The new van is a 2017 Transit-250 Cargo Base model available from Chastang Ford via an HGAC contract in the amount of \$33,618. HGAC contracts have been competitively bid and thus satisfy statutory purchasing requirements.

This purchase was approved.

[17-34](#)

Consider approval of the minutes of the February 21, 2017 City Council meeting, with or without correction.

The minutes were approved.

Approval of the Consent Agenda

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

17-25

Public hearing on amending PD-25 to allow a new Seay Indoor Tennis Center.

Director of Community Development Pat Baugh gave a presentation about this amendment to Planned Development PD-25 to relocate the existing Seay Tennis Center to this new location within the PD. He said that staff notified residents and property owners within 200 feet of the property about this proposed PD amendment. They received 12 responses - four opposed, seven in favor, and one undecided.

Pat said that the primary elements of the PD-25 amendment are:

- Expand boundaries to take in the area of three lots
- Lots are currently zoned SF-1
- New tennis center (3 indoor courts) initiates campus bond projects
- An agreement for use of city right-of-way is included in this meeting's agenda and Ordinance (abandonment)
- No landscaping is proposed for the site
- Rerouting the existing storm sewer line
- Relocating the existing storm sewer line
- Relocating the existing fire lane
- Reducing the number of student parking spaces in the adjacent parking garage to meet the required parking spaces

Pat said that the Planning and Zoning Commission (P&Z) recommended approval of the amendment to PD-25 at its meeting on February 14, 2017 and that staff concurs with the recommendation.

Highland Park Independent School District (HPISD) Chief of Staff Jon Dahlander gave a presentation. He recognized HPISD Trustee Jim Hitzelberger in the audience. Mr. Dahlander thanked city staff for their diligence and patience in working with the school district on this project, in particular City Manager Robbie Corder, Director of Public Works Jacob Speer, and City Planner Jessica Rees. He also thanked Councilmember Prichard for his help. Mr. Dahlander said that moving the Seay Tennis Center will allow HPISD to add classroom space to the high school building.

Mr. Dahlander introduced Jonathan Aldus, principal architect at Stantec Architecture. He explained the Highland Park High School construction phasing plan and how the project will be staged to minimize disruption to students and area residents. He also covered how traffic and parking will be configured when the project is complete. He said they had worked hard on the traffic plan as he knew this was a big concern for the neighborhood.

Mayor Lane opened the public hearing. There were no speakers. Mayor Lane closed the public hearing.

[17-24](#)

Consider an ordinance amending Planned Development District PD-25 to allow a new Seay Indoor Tennis Center.

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. 17-005

[17-36](#)

Discuss a request from the HPISD to abandon a portion of the 4100 block of Glenwick ROW in exchange for alley ROW in the 4100 blocks of Hyer / Lovers and Hyer / Glenwick alleys.

Director of Public Works Jacob Speer gave a presentation. He said that related to the Seay Indoor Tennis Center construction, city staff and HPISD representatives met and concluded that a transaction which trades the Glenwick street right-of-way for rededicated alley rights-of-way in the 4100 block of Hyer would be mutually beneficial. With this proposed transaction, the City would abandon a 9,500 square foot (190' x 50') portion of the Glenwick street right-of-way to the HPISD. The District would dedicate the current easement areas back 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. Jacob said it makes sense to abandon some right-of-way on Glenwick because the street will be part of the tennis center and not really a City street.

Mayor Lane asked the group if there was any discussion. There was none. The Mayor directed Jacob to prepare an ordinance to abandon the Glenwick Street right-of-way and present it for consideration at a future Council meeting.

[17-32](#)

Discuss a request from the HPISD to remove the 4100 block of Lovers Lane from the Residential Parking District near the HPHS.

Director of Public Works Jacob Speer gave a presentation. He said that the Highland Park School District (HPISD) has requested to remove the 4100 block of Lovers Lane from the Residential Parking District (RPD) near the high school to allow for student parking. HPISD owns seven of the nine adjacent properties on this portion of the block.

Jacob asked if staff could survey the residents as to their preference. He said that staff will prepare an ordinance to amend the RPD and present it for consideration at a future Council meeting. Mayor Lane directed Jacob to conduct the survey but said that the Council needs to pay close attention if the two non-HPISD residents in this area oppose the removal of the RPD.

[17-26](#)

Public hearing on amending PD-15 to facilitate replacement of the University Park Elementary School.

Director of Community Development Patrick Baugh gave a presentation. He said that HPISD's bond program provides for the reconstruction of University Park Elementary School (UPES) on Lovers Lane. UPES students will relocate temporarily to the new elementary school at Northwest Parkway and Durham Street in Dallas. UPES is situated in a Planned Development District. Because current development standards do not allow the design parameters requested by HPISD, development standards for PD-15 must be amended.

Major elements of the new facility include a three-story classroom wing, a more compact overall structure footprint that yields more useable greenspace, lawn, and play area, and an underground parking garage for employees (85 spaces).

Jonathan Aldus of Stantec presented the school district's proposal for UPES. Councilmember Prichard complimented Jonathan's presentation, but said he would have preferred red brick instead of tan on the exterior of the building. Jonathan said that the community was nostalgic for the tan brick as it would more closely resemble the current building.

Mayor Lane opened the public hearing. Chris Murzin of 3709 Hanover spoke. He asked about traffic leaving the parking garage going right (west) on Lovers Lane. Jonathan Aldus said that there is a recommendation from the traffic engineer to add a crossing guard to help cars and pedestrians cross Lovers Lane. City Manager Robbie Corder said that there will need to be a discussion between the school district and the police chief about adding the crossing guard.

Stacy Kelly, 3405 Bryn Mawr spoke in favor of the project. She said she worked on the UP Legacy Committee. She told Councilmember Prichard that there was unfavorable reaction to the proposal to have red brick on the building exterior when the first rendering came out, so it ended up with tan brick like the current building.

Jean Signor said she is the UPES PTA president. She said that the students, neighbors, and PTA are excited about this project.

Carrie Cothorn, 2829 Stanford Avenue, said she will be UPES PTA president next year. She thinks this is the best possible solution for the school and that the design will solve a lot of space problems. She also approved of increasing the green space at the site.

Mayor Lane closed the public hearing.

17-27

Consider an ordinance amending Planned Development District PD-15 to allow a new elementary school.

A motion was made by Mayor Pro Tem Dawn Moore, 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. 17-006

17-28

Consider approval of a CMAR contract with W.B. Kibler Construction for the demolition and expansion of buildings at the Holmes Aquatic Center.

Director of Parks and Recreation Gerry Bradley gave a presentation. He covered the 2008-18 timeline of improvements at the Holmes Aquatic Center.

Gerry said that the City received five proposals from construction firms for the demolition and expansion of the Holmes Aquatic Center buildings via the Construction-Manager-at-Risk (CMAR) delivery method.

He said that W.B. Kibler Construction Company (WBK) was selected by the RFP committee as the best company to perform this project. The scoring criteria focused on the proposed project team's prior experience and quality of work, the contractor's proposed contract approach for efficiently and effectively completing the project, and the contractor's costing methodology and proposed fees for completing the project on budget.

Kirk Kibler, owner and CEO of WBK, came to the podium and presented his firm's proposal. He gave examples of other similar projects that his company has done.

Mayor Lane urged Mr. Kibler to limit the project budget to \$5 million if he wants the project to go forward. Mr. Kibler said he looked forward to the challenge.

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

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

17-22

Consider approval of a contract with Gallagher Construction Services to construct the University Boulevard west portal entry structure.

Director of Parks & Recreation Gerry Bradley said that staff was directed to explore the City gateway entrances in an attempt to improve their appearance and make people aware of when they are entering city limits.

This project is for beautification of the entrance at University Boulevard and the Tollway and will include concrete, painting, cast stone, ceramic tile, fencing, and sign letters. The City has worked for a more than a year with the North Texas Tollway Authority (NTTA) on the design concept.

This contract with Gallagher Construction Services is in the amount of \$150,200 to complete the hardscape portion of the project. The contract will be set up through The Interlocal Purchasing System (TIPS) which fulfills statutory bidding requirements.

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

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

17-30

Consider approval of final payment to Durable Specialties in the amount of \$103,406.78 for Project 49500, Hillcrest Traffic Signal Replacement.

City Manager Corder said that this is an approval of a final payment in the amount of \$103,406.78 to Durable Specialties for completing the replacement of traffic signals at six intersections on Hillcrest Road. This amount includes retainage in the amount of \$31,893.38.

The total contract cost was \$643,620.00, 98% of budget.

Mayor Pro Tem Moore asked if the retainage amount had been held the required number of days. Public Works Director Jacob Speer confirmed that it had.

A motion was made by Mayor Pro Tem Moore, seconded by Councilmember Biddle, that this final payment be approved. The motion carried by the following vote:

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

17-31

Consider approval of an ordinance amending the Sanitation Franchise Ordinance.

City Manager Corder said that this ordinance amends the Sanitation Franchise Ordinance by adding seven disposal companies to the list of approved operators. These companies engage in the business of collecting, transporting, and disposing of solid waste using stationary compactors, discarded tire containers, portable toilets, and/or construction roll-off containers from commercial and industrial premises and development projects within the City.

New franchisees are: S&H Waste Disposal, Supreme Recycling, Hart Brothers, DB Disposal Services, HD Waste & Recycling, Empire Disposal, and Maldonado Discount Waste.

A motion was made by Councilmember Randy Biddle, seconded by Councilmember Taylor Armstrong, to approved 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. 17-007

17-35

Consider authorizing City Manager to engage Brentwood Public Affairs.

City Manager Corder said that this item will authorize him to engage Brentwood Public Affairs in the amount of \$30,000 to represent the City of University Park before the Texas Legislature.

On February 7, The City Council approved Resolution 17-002 to support specific legislation addressing pension concerns with the University Park Relief and Retirement Fund (FRRF). Specifically, the legislation would allow the City to place new Fire Department hires within the Texas Municipal Retirement System (TMRS), which is the retirement system for all other University Park employees.

Staff asked for and received a proposal from Brentwood Public Affairs to represent the City before the Texas Legislature. The scope of work would include legislative advocacy, monitoring and attending relevant committee hearings, and generally working with all groups to ensure the passage of the City's proposed legislation.

A motion was made by Mayor Pro Tem Moore, seconded by Councilmember Armstrong, to authorize the City Manager to engage Brentwood Public Affairs. 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