



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, August 15, 2017

5:00 PM

Council Chamber

EXECUTIVE SESSION

3:00 - 3:30 P.M. Pursuant to TGC§ 551.071, the City Council met in closed session to consult with the City Attorney regarding the July 25 City Council / Friends of the Library Retreat. No action was taken. Executive Conference Room, 1st Floor, City Hall.

PRE-MEETING WORK SESSION(S)

3:30 - 4:00 P.M. The City Council met in open work session to receive a report from Director of Public Works Jacob Speer regarding the Dallas County Major Capital Improvement Program. No action was taken. Council Conference Room, 2nd floor, City Hall.

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: Director of Public Works Jacob Speer
- B. PLEDGE OF ALLEGIANCE: Director of Public Works Jacob Speer / 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 Parks Gerry Bradley, Director of Public Works Jacob Speer, Fire Chief Randy Howell, Director of Organizational Development Lea Dunn, Director of Human Resources Alicia Dorsey, Library Director Sharon Martin, Assistant to the Director of Public Works Jodie Ledat, Controller Civic Yip, Director of Finance Tom Tvardzik, and Community Development Director Patrick Baugh.

II. AWARDS AND RECOGNITION

None

III. CONSENT AGENDA

[17-149](#)

Consider approval of the minutes of the August 1, 2017 and August 7, 2017 City Council meetings, with or without corrections.

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

[17-155](#)

Public hearing on proposed FY2018 tax rate.

Director of Finance Tom Tvardzik gave a presentation. He said that this is the first of two public hearings held in accordance with Chapter 26 of the Texas Tax Code (Truth-in-Taxation). This statute requires the calculation and publication of the effective tax rate (ETR), a tax rate that would produce the same amount of taxes if applied to the same properties taxed from one year to the next. These rates are calculated by the city's tax collector, the Dallas County Tax Office.

Tom noted that a number of the city's properties are under dispute with the Dallas Central Appraisal District for the assessed value. He has calculated the tax rate with the assumption that all disputes will be resolved in favor of the property owner.

Texas statutes further require that cities provide notice and hold at least two public hearings before adopting an annual property tax rate that exceeds either the ETR or the "rollback rate" (RTR, which is ETR plus 8%).

The applicable tax rates for the 2017 tax year (FY2018) are as follows:

- 2017 ETR = 24.3419 cents per \$100 of taxable value
- 2017 RTR = 26.2892 cents per \$100 of taxable value
- 2016 University Park property tax rate = 24.8761 cents per \$100 of taxable value.

At its August 7 meeting, the City Council adopted a 2017 maximum proposed tax rate of 24.8761 cents per \$100 of taxable value. As this rate exceeds the ETR, public hearings must be held. The maximum proposed rate should be considered a "not-to-exceed" rate. City Council may adopt a final tax rate at or below (but not higher than) the rate in the notice.

Tom said that with the proposed tax rate, an A11 (average single family) homeowner with a home valued at \$1,549,797 would pay an annual tax bill of \$3,084, a \$119 increase over last year.

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

A second tax rate hearing will take place at the September 5 City Council meeting.

[17-118](#)

Public hearing on the 2016 Water Quality Report

City Manager Corder said that state and federal regulations require the City to submit an annual report regarding its drinking water quality. As part of that submittal, there are two public hearings to allow residents to comment on the report. This is the second public hearing. As in past years, the City's drinking water quality meets or exceeds all federal (EPA) requirements.

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

[17-147](#)

Consider approval of the renewal of the Master Road and Bridge Agreement with Dallas County.

City Manager Corder said that this is a renewal of an Interlocal Agreement with Dallas County for road and bridge maintenance projects. The current agreement expires December 31, 2017.

The agreement streamlines future projects with Dallas County and allows the City to participate in the County's interlocal agreements and funding of project. The new agreement expires December 30, 2022.

A motion was made by Mayor Pro Tem Dawn Moore, seconded by Councilmember Randy Biddle, to approve this agreement. 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. 17-011

[17-148](#)

Consider approval of an interlocal agreement with the HPISD for use of Germany Park and the John Roach Track.

Director of Parks and Recreation Gerry Bradley gave a presentation. He provided a history of the interlocal agreement (ILA) for the use of Germany Park by the Highland Park Independent School District (HPISD). This ILA is being revised to include new responsibilities for each entity. He said that this 2017 ILA gives the City responsibility for maintenance of landscaping and park amenities and for routine maintenance of track and exercise equipment. HPISD is responsible for managing their track season and hours of usage and ongoing repair of the storage building and track events area.

Gerry also explained the Memorandum of Understanding (MOU) for use of the track by HPISD. The City will be responsible for hiring an architect for track and exercise equipment design; will purchase the track and equipment and be reimbursed by HPISD; and will perform routine maintenance of the track and exercise equipment. HPISD will reimburse the City for the track and exercise equipment and the installation costs as well as pay for the ongoing repair of the storage building and track events area.

The MOU stipulates that the total project cost will not exceed \$500,000.

Councilmember Prichard asked if the \$40,000 cost to the City covers architect and design fees. Gerry said "yes", and that the exercise equipment will be purchased through a BuyBoard cooperative contract and the manufacturer will include the design costs in the purchase price.

A motion was made by Councilmember Armstrong, seconded by Mayor Pro Tem Moore, that this interlocal agreement and memorandum of understanding be approved. The motion carried by the following vote:

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

[17-151](#)

Consider approval of a contract for traffic engineering services for FY2018 signal replacement.

Director of Public Works Jacob Speer gave a presentation. He said that following direction received at the August 1 City Council meeting, Binkley and Barfield revised its traffic engineering proposal to include services to design new traffic signals at three intersections: Hillcrest and Caruth, Preston and Centenary, and either Preston and Wentwood or Preston and Villanova.

The revised proposal totals \$75,485.

A motion was made by Councilmember Prichard, seconded by Councilmember Armstrong, that this contract be approved. The motion carried by the following vote:

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

[17-153](#)

Consider approval of an ordinance to adopt design manual and designate design districts for the installation of network nodes and node support poles.

Director of Information Services Dale Harwell gave a presentation. He explained that the legislature has approved a measure allowing cell providers to use municipal utilities in the right-of-way without City input to install small cellular network nodes that supply wireless carriers with network infrastructure. Cities can no longer completely prohibit the installation of network nodes. However, cities may enact design standards as long as they do not conflict with the statute.

Dale said that the Urban Design and Development Advisory Committee and the Public Utilities Advisory Committee reviewed the City's proposed design standards. Dale said there are two ordinances associated with this agenda item. The first ordinance approves the design manual and designates design districts. The manual identifies prohibited and preferred locations for wireless facilities.

The Mayor asked if SMU is left out of the design districts intentionally. Dale said that SMU is not included because it is not part of a Planned Development (PD).

A motion was made by Councilmember Taylor Armstrong, 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. 17-024

[17-154](#)

Consider approval of an ordinance to amend the Code of Ordinances Chapter 3 "Building Regulations", Article 3.14 "Streets and Sidewalks", Adopting Division 4, "Network Providers", and Amending Appendix A, "Fee Schedule."

Dale Harwell said that this is the second ordinance related to regulating network nodes. It amends the Code of Ordinances to adopt language about "Network Providers" in Chapter 3, "Building Regulations." It also provides network provider fees for installing network nodes.

A motion was made by Councilmember Biddle, seconded by Councilmember Armstrong, that this ordinance be approved. 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. 17-025

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT