



# City of University Park

City Hall  
3800 University Blvd.  
University Park, TX 75205

## Meeting Minutes City Council

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Tuesday, June 5, 2018

5:00 PM

Council Chamber

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### PRE-MEETING WORK SESSION(S)

*3:00 - 4:00 P.M. Pursuant to TGC§ 551.071 (2) the City Council will meet in closed session to conduct a private consultation with the City Attorney concerning legal issues in the PD-36 (HPPC) and PD-42 (Northwest Highway Water Tower) zoning cases. No action was taken. Livingston Conference Room, 1st 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, Mayor Pro Tem Taylor Armstrong, Councilmember Randy Biddle, Councilmember Gage Prichard and Councilmember Liz Farley

A. INVOCATION: City Councilmember Randy Biddle

B. PLEDGE OF ALLEGIANCE: City Councilmember Randy Biddle / Boy Scouts

Boy Scouts Brayden Girata (Troop 577) and Andrew Wilkes (Troop 68) were present as part of earning their Communication and Citizenship in the Community merit badges.

C. INTRODUCTION OF COUNCIL: Mayor Olin Lane, Jr.

D. INTRODUCTION OF STAFF: City Manager Robbie Corder

Staff in attendance included Director of Communications & Marketing Steve Mace, Director of Information Services Dale Harwell, Chief of Police Greg Spradlin, Special Projects Coordinator Amanda Hartwick, City Secretary Christine Green, Director of Organizational Development Lea Dunn, Communications Specialist Paige Ruedy, Intern Rodrigo Contreras, Assistant Fire Chief Shane LeCroy, Purchasing Manager Elizabeth Anderson, Director of Public Works Jacob Speer, Director of Parks & Recreation Gerry Bradley, Library Director Sharon Martin, Community Development Director Patrick Baugh, and Direct Alarm Office Lieutenant Keith Burks.

## II. AWARDS AND RECOGNITION

[18-104](#)

Recognition of Detective Jenifer Johnston for saving the life of a co-worker

Chief of Police Greg Spradlin introduced Detective Jenifer Johnston and recognized her family in attendance. He also recognized Lt. John Ball, Captain Jim Savage, Officer Gloria Banderet, Detective Bruce Marshall, and Andrea Bolen, CID Clerk and Crime Analyst. Chief Spradlin said that on March 23, Bruce and Jenifer were eating lunch at a Dallas restaurant when Bruce began choking on his food. Jenifer administered the Heimlich Maneuver to Bruce. Another bystander assisted, Justin Vogel, a visiting firefighter from Minnesota. Chief presented a lifesaving award to Detective Jenifer Johnston for saving the life of Detective Marshall.

## III. CONSENT AGENDA

[18-098](#)

Consider approval of the purchase of an Aerator for the Parks & Recreation Department.

City Manager Corder said that this agenda item is the purchase of a Parks Department aerator.

This product is available from Professional Turf Products via a BuyBoard in the amount of \$28,104.42. BuyBoard contracts have already been competitively bid and thus meet statutory purchasing requirements.

**This purchase was approved.**

[18-102](#)

Consider approval of an Interlocal Cooperation Agreement for Joint Provision of a D.A.R.E. Officer for FY2018-2019.

City Manager Corder said that this is approval of an Interlocal Cooperation Agreement with the Town of Highland Park to provide a D.A.R.E. (Drug Abuse Resistance Education) Officer in the Highland Park ISD schools. He said that this program has been in place for a number of years. Under the agreement, the costs of the program are shared by the City of University Park providing 75% of the cost and the Town of Highland Park providing 25% of the cost.

**This agreement was approved.**

[18-103](#)

Consider approval of an Interlocal Cooperation Agreement for Joint Provision of a School Resource Officer for FY2018-2019.

City Manager Corder said that this is approval of a similar Interlocal Cooperation Agreement with the Town of Highland Park to provide a School Resource Officer (SRO) at Highland Park High School. Under the agreement, the City of University Park pays 75% of the SRO cost and the Town of Highland Park pays 25% of the cost.

**This agreement was approved.**

[18-105](#)

Consider approval of a Cooperative Purchasing Agreement with Physio Control.

City Manager Corder said that this cooperative purchasing agreement with the National Association of State Procurement Officials (NASPO) will allow the City to participate in a contract for the purchase of defibrillators from Physio Control for the Police and Fire Departments.

**This agreement was approved.**

[18-106](#)

Consider approval of a park reservation request from the Highland Park High School Hi-Lites.

City Manager Corder said that this is a reservation request from the HP High School Hi-Lites to hold their annual picnic at Caruth Park on Sunday, August 19, 2018 from 4:00 p.m. - 5:30 p.m. The group anticipates approximately 500 students and guests to be in attendance. The Hi-Lites have had this picnic in Caruth Park for many years without incident.

**This request was approved.**

[18-109](#)

Consider approval of the minutes of the May 15, 2018 City Council meeting, with or without corrections.

**The minutes were approved.**

### **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, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

## **IV. MAIN AGENDA**

18-107

Conduct a public hearing to create a Planned Development District, with Detailed Site Plan, for an elevated water storage facility and cellular telephone antennae and related appurtenances. The subject site is located at 3531 Northwest Parkway and currently zoned Duplex District 2 with SUP No. 74 for elevated water tank.

Director of Community Development Patrick Baugh gave a presentation. He said that a super majority Council vote (4 out of 5 members) is required to approve this agenda item because more than 20% of noticed property owners expressed opposition to the placement of cellular antennae on the water tower.

He showed a photo of another water tower with a "stealth collar" similar to the one proposed for the City's water tower that will camouflage the antennae on the outside of the tower.

He said that the Federal Communication Commission (FCC) has jurisdiction over and is the final authority on the installation of wireless communication antennae.

Mayor Lane opened the public hearing.

Michelle Chesney, owner of a real estate company said she was hired by area residents to study what effect the cellular antennae would have on the value of area properties. She spoke about a neighborhood near The Hockaday School with a similar cell tower, and said that the houses closer to the cell tower sold for 9.5% less than other homes not as close.

Will Balthrope, 3530 Villanova, said he commissioned Michelle to perform the real estate study. He said he believes that the City Council will be taking value from the homeowners in the area if cellular antennae is installed on the water tower.

Councilmember Prichard asked if Michelle Chesney was a Certified Real Estate Appraiser. She said she was not.

Caroline Goldman, 3521 Villanova, said she wants the Council to find another spot for the cellular antennae because she thinks it's too close to her house.

Dan McKeithen, 3401 Windsor Parkway, said he is member of the City's Public Utilities Advisory Committee. He said that his committee reviewed this proposal and approved it.

K.D. Burdett of AT&T Mobility said his team's job is to locate cell equipment. He said that there is a significant cellular coverage gap in University Park. This water tower was chosen because it will enhance coverage in the area. The surrounding area was reviewed for possible locations. The Northwest Parkway water tower was the best site. He believes that property values won't be affected by adding cell antennae to the water tower. He understands that there are objections from neighboring properties.

Steve Baer Anderson from Waterford Consultants said that they do studies for proposed installations of cell equipment. He did the analysis for this site, and he considered ground level and aerial placement of the equipment.

He said that less than 1% of FCC standards for emissions for area homes. The FCC limits are safe for continuous exposure. Based on the concerns they've heard, they collected data from similar installments. They looked at a water tower installment in Highland Park. At ground level, the maximum level was 1%.

Mayor Lane recognized Will Balthrope again. He said he wants the Council to wait 30 days to see a real estate study before proceeding with this PD decision. Caroline Goldman asked for a study of decreased property values related to cell equipment being installed.

Mayor Lane said that he read that property values increased overall as cell towers are installed because many people are dropping their land lines and relying exclusively on wireless service. He said that the new installation will improve public safety communication by improving 911 cell service. He said according to the Dallas Central Appraisal District, the water tower is a discount on value to homes because of the visual appearance, but that the cellular antennae should not further diminish property values.

Mark Goldman, 3521 Villanova, asked about 911 service. He said that there are many other cellular carriers to choose from if people think that they don't get good service from ATT.

Mayor Lane closed the public hearing.

#### 18-108

Consider approval of an ordinance to create a Planned Development District, with Detailed Site Plan, for an elevated water storage facility and cellular telephone antennae and related appurtenances. The subject site is located at 3531 Northwest Parkway and currently zoned Duplex District 2 with SUP No. 74 for elevated water tank.

**A motion was made by Councilmember Biddle, seconded by Mayor Pro Tem Armstrong, that this ordinance be adopted. The motion carried by the following vote:**

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

Enactment No: ORD No. 18-022

[18-112](#)

Conduct a public hearing to amend the existing Planned Development District 36 with a Concept Plan to demolish the existing Hunt Building and in its place construct a three-story building above an underground parking facility. The subject site is located at 3821 University Boulevard and currently zoned Planned Development 36.

Director of Community Development Patrick Baugh gave a presentation. He said that this item is to consider amending PD 36 at the Highland Park Presbyterian Church (HPPC) to demolish the existing Hunt Building and construct a three-story building above an underground parking facility. He showed the concept plan. He said that a porte cochere is planned on the west side to allow for covered drop off at the entrance to the building. He showed some elevation drawings of the proposed amendment.

Mayor Lane opened the public hearing.

Bob Dill, 3921 McFarlin, said that he is speaking on behalf of multiple neighbors in the area who are opposed to this proposal. He said the church has provided most of the items that the neighbors have been requesting for the last 15 years. However, he said that the group is opposed to the porte cochere and they want it considered when the final plan is presented. He said that the group is concerned about the possibility of a private development agreement exacerbating problems for the neighbors during construction. He said the group wants the church to develop its property within its own footprint.

Kevin Didion, 3819 McFarlin, said he agrees with Bob Dill's points. He is concerned with the unlimited scope of the church's plans to bring more activities and people to the church. He said that parking is bad, that parked cars block the view of the stop sign, and that there is no school crossing zone. He said that that traffic islands on the north side of McFarlin cause a bottleneck during school drop offs.

Tory Mannes, 4016 McFarlin Blvd. said she wants everything to stay on PD 36 and believes the church has done that. She said that she is concerned with increased traffic coming and going from a parking garage. She doesn't want the porte cochere to extend out to Shannon as it is a public street and she uses it. She doesn't want the church to tear down homes that it has purchased and then develop the property. She is concerned about a private development agreement, and she asked that the neighbors be informed if this is considered. She said she was speaking on behalf of 75 neighbors in the area.

Clay Sell, 4200 Windsor Parkway, spoke on behalf of HPPC. He thanked the Council for their work on this project. He is an elder at the church and is the moderator of their campus vision task force to modernize the church. He said that the church was built in 1928, with additions in the '40s, '60s and '80s. He said that the church needs to be updated to accommodate the younger demographic attending the church.

He acknowledged a difficult relationship between the neighbors and the church and said that the plan being presented today is not close to what was originally proposed. He said that he is proud of how the church has worked with the neighbors. He asked supporters from the church in attendance to stand.

Dallas Cothrum, 2829 Stanford, serves as a consultant to the church. He gave a PowerPoint presentation.

Tip Housewright, Omniplan Architects, gave a presentation. He said that the new Hunt Building footprint matches the existing footprint. He said that the underground parking garage will remove 100 cars from the surrounding streets during Sunday services.

Mayor Lane closed the public hearing.

#### 18-113

Consider approval of an ordinance to amend the existing Planned Development District 36 with a Concept Plan to demolish the existing Hunt Building and in its place construct a three-story building above an underground parking facility. The subject site is located at 3821 University Boulevard and currently zoned Planned Development 36.

Taylor Armstrong asked if the porte cochere could be on the north side of the property. Tip said that the Shannon side works better as it concentrates cars on Shannon where they have been. He said that he supports the concept of connectivity within the campus. Mayor Lane asked if the porte cochere will be cantilevered? Tip said "yes", they are avoiding columns.

Mayor Pro Tem Armstrong asked if the parking spaces below ground will replace the on street parking. Clay Sell said on a typical Sunday they accommodate about 600 cars. They know that the garage will not accommodate all the Sunday cars. But, during weekday activities, the parking needs of the church will be met by the parking garage (Boy Scout troops, Bible studies, etc.). Mayor Pro Tem Armstrong asked if the church is setting up a catering kitchen. Tip said they are setting up a warming area where catering can be delivered and kept warm. Mayor Pro Tem Armstrong asked if the church plans to close Shannon Lane. Tip said that this is not the case, that they will work with the City to stage their construction safely and in a tidy manner. Mayor Pro Tem Armstrong stated that a private development agreement is not part of today's consideration but may be considered at a future date. Mayor Pro Tem Armstrong asked for information about the "curb islands." Tip said that this will be addressed in the detailed site plan. They don't want any of their campus to be unsafe for members or the neighborhood.

**A motion was made by Councilmember Armstrong, seconded by Councilmember Farley, that this ordinance be adopted. The motion carried by the following vote:**

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

Enactment No: ORD No. 18-023

[18-110](#)

Consider approval of a contract with Texas Bit, Inc. for asphalt overlay

Director of Public Works Jacob Speer said that this is the annual mill and overlay program to resurface a number of streets throughout the community. Preston Road from Lovers Lane north and Hillcrest from Lovers Lane south will be included. Most of the other streets are on the City's north side. A Dallas County contract with TexasBit, Inc. will be used for the paving portion of the project. The proposal from TexasBit, Inc. is for \$1,772,140.80 for 27,642 tons of asphalt installed. He said that in the past, actual project costs are about 80% of estimated costs provided in the proposals.

**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, Mayor Pro Tem Armstrong, Councilmember Biddle, Councilmember Prichard, and Councilmember Farley

[18-111](#)

Consider approval of a contract with Dustrol, Inc. for street milling services

Director of Public Works Jacob Speer said that this contract with Dustrol, Inc. is for the milling portion of the annual mill and overlay program to resurface streets in the city.

Dustrol, Inc. has a contract with Tarrant County for street milling services that is available to the City of University Park through an existing Interlocal Agreement. The proposal from Dustrol is in the amount of \$648,205.50 for a total of 227,853 square yards. Past project costs are typically about 80% of estimated costs provided in the proposals.

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

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

## V. PUBLIC COMMENTS

None

## VI. ADJOURNMENT