



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes City Council

Tuesday, September 15, 2020

5:00 PM

Council Chamber

PRE-MEETING WORK SESSION(S)

3:30 - 4:00 P.M. The City Council met in open work session to discuss the next steps for Snider Plaza. No action was taken. Council Conference Room, 2nd floor, City Hall.

[20-151](#) Continue discussion of next steps for Snider Plaza.

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 - Councilmember Randy Biddle, Mayor Pro Tem Gage Prichard, Councilmember Liz Farley, Mayor Tommy Stewart and Councilmember Mark Aldredge

- A. INVOCATION: Mayor Tommy Stewart
- B. PLEDGE OF ALLEGIANCE: Mayor Tommy Stewart
- C. INTRODUCTION OF COUNCIL: Mayor Tommy Stewart
- D. INTRODUCTION OF STAFF: City Manager Robbie Corder

Staff in attendance included City Attorney Rob Dillard, City Secretary Christine Green, Parks Gardener George Romo, Director of Finance Tom Tvardzik, Special Projects Coordinator Amanda Hartwick, Parks Superintendent Ann Allen, Chief of Police Greg Spradlin, Director of Parks & Recreation Sean Johnson, Director of Information Services Dale Harwell, and Police Officer Allison Winn.

II. AWARDS AND RECOGNITION

[20-160](#)**Retirement Recognition - George Romo - Parks Department**

Parks Superintendent Ann Allen spoke about George Romo and his 30 year career with the City of University Park working in both Fleet Services (Garage) and the Parks Department. She said he was the Park Department's go-to guy for anything that needed repair, from equipment, to fences, to pumps in the ponds and suds removal in the fountains. She praised his cheerful attitude and positive influence on fellow employees, and thanked him for his many years of service to the City. Mayor Pro Tem Prichard presented him with a plaque, and Mayor Stewart presented him with a check.

III. CONSENT AGENDA[20-150](#)

Consider approval of the minutes of the September 1, 2020 City Council meeting, with or without corrections.

The minutes were approved.

Approval of the Consent Agenda

A motion was made by Councilmember Farley, seconded by Mayor Pro Tem Prichard, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

IV. MAIN AGENDA

[20-155](#)

Conduct a public hearing on proposed tax year 2020 (FY2021) tax rate.

Mayor Stewart opened the public hearing. Director of Finance Tom Tvardzik gave a presentation.

He said that the FY21 budget proposed total expenditures of \$55.2 million, a 0.5% increase from FY20.

Slight tax rate increase required this year due to loss of revenue(3.9% decrease) in non-tax areas, including:

Direct Alarm revenue
Interest Earnings
Franchise Fees
Ambulance Fees
Friends of the Library support
Parking and Traffic fines
Other (Net)

Total market to taxable value
Total market value = \$12,601,019,465
(\$12,700,400,330 in FY20)

What property tax rate do we need?

A11 Homeowner example (Average, single-family home) = \$1,699,817

No New Revenue Rate
Voter Approval Rate = 26.7626

2020 Proposed maximum rate = 30.??

Tom said that the City's portion of the overall tax bill is 13%. HPISD and Dallas County taxes comprise the rest.

Mayor Stewart asked for any public comments. There were none, so he closed the public hearing.

Mayor Stewart read the following statement: "The City Council has held the required public hearings regarding the proposed fiscal 2021 budget and tax rate. We have viewed presentations on the proposed budget, and considered the property tax rate necessary to support that budget. Notices regarding these public hearings have been published on the City's website and in the Daily Commercial Record. I would like to ask our Finance Director to walk us through the next five budget-related items. We will vote on each item individually."

[20-156](#)

Consider approval of an ordinance adopting the FY2021 budget.

Tom Tvardzik said that this ordinance adopts the Fiscal Year 2021 Budget. He read a script: "As we have previously seen, the budget totals \$55,229,327, which is a 0.5% increase from fiscal 2020. If approved, this budget will take effect October 1, 2020. Relevant aspects of the proposed budget have been reviewed and approved by three different City Advisory Committees - the Finance Advisory Committee, the Employee Benefits Committee and the Property, Casualty and Liability Committee. The fiscal 2021 budget and related tax rate information have remained posted on the City website, and have been the subject of at least one public hearing each, in accordance with Texas law."

A motion was made by Councilmember Randy Biddle, seconded by Mayor Pro Tem Gage Prichard, to approve this ordinance adopting the fiscal year 2021 budget. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

Enactment No: ORD No. 20-015

[20-157](#)

Consider ratification of Tax Year 2020 (FY2021) tax revenue increase.

Tom Tvardzik said that this item is to consider ratification of the Tax Year 2020 (FY2021) tax revenue increase. He read the following from a script: "Now that the Fiscal Year 2021 budget has been approved, Texas Local Government Code section 102.007(c) requires that the City Council take a separate vote ratifying the property tax increase reflected *in* that budget. A preliminary version of the statement of increase was included in the Notice of Public Hearing on the FY2021 Proposed Annual Budget as published in the August 18th edition of the Daily Commercial Record, the newspaper of record for University Park, while the updated version is included in the cover of the City Manager's Fiscal Year 2021 budget. The statement requiring ratification reads as follows:

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$884,452, OR 3.96%, AND OF THAT AMOUNT, \$335,545 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR."

A motion was made by Councilmember Randy Biddle, seconded by Mayor Pro Tem Gage Prichard, to ratify the property tax increase of \$884,452 as reflected in the fiscal 2021 budget. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

[20-158](#)

Consider approval of an ordinance levying the Tax Year 2020 (FY2021) property tax rate.

Tom Tvardzik said that this is the ordinance levying the 2020 tax rate, in support of the fiscal 2021 budget. He read again from a script: "Please note the proposed rate of 26.4750 cents per \$100 of taxable value is only 6/10ths of a penny (or 2.39%) higher than the rate levied in the prior year. As a result, property taxes on a \$100,000 home will increase by \$6 under the new rate.

Also, note that while the proposed rate will be 9/10ths of a penny, or 3.61%, higher than the calculated 'No New Revenue' rate of 25.5517 cents per hundred, it does not, however, exceed the calculated 'Voter Approval' rate of 26.7626 cents per hundred, and is not therefore subject to a later vote or recall.

Please note that the unused tax rate differential of approximately 3/10ths of a penny between the Voter Approval rate and the rate enacted this evening, will be available to the City in subsequent years, if necessary. This unused differential may be likened to 'rollover minutes' for tax rates."

A motion was made by Councilmember Randy Biddle, seconded by Mayor Pro Tem Gage Prichard, that the property tax rate be increased by the adoption of a tax rate of 26.4750 cents per hundred dollars of taxable value, which is effectively a 3.61 percent increase in the tax rate. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

Enactment No: ORD No. 20-016

[20-149](#)

Consider approval of an ordinance adopting the FY2021 pay plan.

Director of Finance Tom Tvardzik said that this ordinance adopts the FY2021 Pay Plan. He read again from a script: "There are no changes to either the Pay Plan structure, or the compensation amounts therein. Changes within the Plan are limited to the reclassification or renaming of certain positions, to better reflect the reorganization of the Engineering division, as well as the In-house Mile per Year Construction division. Additionally, a new position of Assistant Director of Human Resources has been added, and will remain active until such time as the Director position is filled. No change to the overall headcount within Human resources is planned."

A motion was made by Councilmember Randy Biddle, seconded by Mayor Pro Tem Gage Prichard, to approve this ordinance adopting the FY2021 Pay Plan. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

Enactment No: ORD No. 20-014

[20-159](#)

Consider approval of a resolution adopting Fee Schedule changes for FY2021.

Tom Tvardzik said that this is a resolution adopting various fee schedule changes in support of the FY2021 Budget. He read again from a script: "These changes relate entirely to revenue items within the Sanitation Fund and include a 5% "across the board" increase in sanitation, recycling, large item pick-up and transfer station fees. These increases were necessitated by increases in both City landfill fees and recycling costs as well as personnel expenses associated with the resumption of merit increases.

All of these changes are incorporated in the fiscal 2021 budget, and will go in to effect on October 1, 2020, if passed."

A motion was made by Councilmember Randy Biddle, seconded by Mayor Pro Tem Gage Prichard, to approve this resolution adopting the FY2021 Fee Schedule changes. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

Enactment No: RES No. 20-021

[20-154](#)

Consider approval of a resolution approving a Commercial Electric Service Agreement with Gexa Energy, LP and a Professional Services Agreement with Texas Coalition for Affordable Power for the 2023-2027 term.

Director of Information Services Dale Harwell gave a presentation. He said that this agreement with the Texas Coalition for Affordable Power (TCAP) will apply to electricity usage beginning in 2023.

Dale said that TCAP has 165 member agencies. The City of University Park has been a member since the beginning of TCAP. The City uses approximately 5 million kWh of electricity per year. The current fixed price contract (@\$0.041/kWh) in place for 2018-22 was approved in February 2016 and has created a savings of \$190,000.

Dale said that TCAP takes the aggregated electric load of its members (1.2 kWh) to the wholesale energy market on a monthly basis to solicit competitive pricing two years in advance of consumption (e.g. solicit January 2023 pricing in January 2021).

The City has the option to convert to a fixed price contract each year if the U.S. energy market experiences strong fluctuations.

Dale said that this resolution authorizes the City Manager to approve the TCAP Professional Services Agreement and the Gexa Energy, LP - Commercial Electric Service Agreement (CESA) that appoints Gexa as the City's retail electric provider.

Mayor Pro Tem Prichard asked about 5 million kWh figure. Dale said this is the City's annual electricity usage.

Councilmember Farley asked what the savings is based on. Dale said the savings are based on what the City paid in calendar year 2017 under the previous agreement.

A motion was made by Councilmember Randy Biddle, seconded by Councilmember Mark Aldredge, to adopt this resolution. The motion carried by the following vote:

Aye: 5 - Councilmember Biddle, Mayor Pro Tem Prichard, Councilmember Farley, Mayor Stewart, and Councilmember Aldredge

Enactment No: RES No. 20-022

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT

As there was no further business, Mayor Stewart adjourned the meeting.

Considered and approved this 6th day of October, 2020:

Tommy Stewart, Mayor

ATTEST:

Christine Green, City Secretary