



DALLAS INC

Maintenance Committee Meeting
Tuesday, March 14, 2017 | 8:30 AM
UDI Office, 3600 McKinney Avenue, Suite 210

Members Present: John Armstrong, Mark Dickenson, Hank Rossi, Neal Sleeper

Other parties in attendance: Michael Reeder, Bailey Sanders

Members absent: Missy Woehr

Approval of Minutes

Hank Rossi motioned to approve, John Armstrong seconded. Minutes were unanimously passed.

2017 Budget Review

John stated we stayed under budget last year. Mark suggested the committee should set some goals for 2017 and base the budget and concerns on these topics and programs. John stated that the budget has been based off of previous years' spending. John discussed the possibility of adding a few more line items to the budget. Neal stated that this committee is more based off of repetitive costs because UDI has been maintaining the same types of projects, "fixing things that are broken" such as the trolley lights, fountain, etc. Mark suggested having a little bit more detail within the budget. Michael voiced that he has been advised in the past to keep the details to a minimum.

Block by Block Update

There has been some concern about the need for Block by Block's (BBB) role. Michael gave a general BBB staff update. Ian has moved to Corpus, and William has moved into the Dallas supervisor position. William has been doing a wonderful job at every task so far. John brought up BBB's weekend hours and the budget aligned with that. Neal questioned if we have decided on an approach to getting in connection with the bar owners group to discuss trash during peak hours. John stated that Michael will be getting into connection with the hospitality group to discuss our presence along with their input and the costs, etc. Michael will be connecting with Feargal McKinney. Hank suggested adding Feargal to the Maintenance Committee. Neal suggested asking Jon King of Mid-America to come on or suggest a Mid-America employee to add on.

Median Color for 2017

John discussed the Rosetta disease that has taken majority of the rose bushes. Michael has been cutting out the bad and leaving the okay areas. John stated that this is a vascular issue, so cutting them out is only a short term issue. John has been advised to stop planting roses.

Maintenance Concerns

1. Fountain Repair
 - a. Michael reviewed the fountain pictures, and updated on the leaking and repair efforts. UDI spent close to \$5,000 to fix the entire thing. Michael used a company called Basement Repair because of their reviews and warranty.

2. Trolley Lights Repair

- a. Michael stated how the lights are computerized. The system was extremely old. Spectrum has come in and redone the modems. Bearcom suggested reworking the system to connect to a cell phone. Then the system equipment was stolen. The new system will be locked and cost around \$4,000.
- b. The colored lights have not been working. The lights were full of water which short circuited the lights. There has been some trouble with warranty issues. The electrician stated it is not included, but we have separate documentation that says it is.

Griggs Park Playground

John stated that as of now SWA and Hennenberger are just punching out smaller projects. The opening party will be held on March 24. John has heard nothing but good reviews. Michael stated he has heard the complaint that there is not a handicap swing. John stated that the playground is handicap accessible. John suggested that Michael should reach out to Chuck about the swing suggestion. John wants to have in writing that we have received the complaint just in case we receive flack for this.

Other Business

- Mark asked for an update on the homeless problem. Michael was recently advised to utilize the fire department; however, they do not make an impact at all. Bailey questioned whether taking pictures of the people soliciting could be evidence. John suggested having BBB take pictures of them. Neal questioned what other areas have been doing to crack down. Downtown has been utilizing building security to push them out; however, they are migrating to outside areas such as Uptown. John stated that this is just an issue with getting in touch with the right people in an aggressive manner.
- Hank suggested having the new Dallas Parks Board President come by and speak with the committee. Hank stated the need for involving a friends group similar to Riverchon Park's. They have discovered a way to get the City very involved, and we should investigate their efforts. John suggested having him come to a board meeting with an open question panel. Hank suggested the committee should invite him to a committee meeting then possibly discuss him coming to the board meeting. Michael stated he has a great relationship with Miguel from the City.
- Hank reminded the committee the buildings and lifestyle in uptown is changing. Buildings are going higher, and it is unsure what UDI will have to offer these high rises. Michael stated that majority of the time median maintenance and road maintenance are the main concerns for these big building guys. Neal stated that these people could be involved in green space and parks, and the committee should put forth efforts to make them aware of us.
- Michael showed pictures of the green space in State Thomas neighborhood. TXU has an agreement with the Friends of State Thomas to maintain it as a green space. John stated that this is probably one of the larger green spaces left in the area. Neal questioned the entrances. John reviewed the possibility to build a circle. The City could fund the circle, and UDI could put forth the efforts for the green space.
- Neal stated that he has had a report that on Cityplace W there have been complaints about the dogs using the bathroom on the median. Neal wants to have signs or doggy bags put up, and they will cost around \$300, he believes. Michael talked to the manager at 3600M, and she did not say that there was a specific price or figure in mind. Neal stated that it is public property so it makes sense for us to support this effort. John stated he would like to research this. John remembered that in the past there have been efforts to work with the property owners to help

with this. However, it does pose as a public entity responsibility to maintain this. John asked Michael to get ordinance signs, similar to the signs in Griggs Park, on the median and investigate the costs of the bag stations.

- John reviewed the efforts to maintain heavy bird activity. We have enlisted the help of a company that shoots lasers into the trees to force the birds to scatter.

Meeting was adjourned at 9:34AM.