

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JANUARY 26, 2015

WORK SESSION – 6:00 P.M.:

• **Call to Order**

Mayor Pro Tem Townsend called the meeting to order at 6:00 p.m. with the following Council members present:

Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

Absent:

Laura Maczka	Mayor
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The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Kent Pfeil	Director of Finance
Keith Dagen	Assistant Director of Finance
Vicki McCarthy	Controller
Chief Spivey	Police Chief
Meredith Watkins	Volunteer Coordinator, Police Department

Consultants Present:

Bill Hanley, Partner, KPMG
Matthew Mazzei, Manager, KPMG

A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA

Michael Spicer, Director of Development Services, reviewed Zoning Files 14-41 and 14-42.

B. REVIEW AND DISCUSS THE 2013-2014 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) PRESENTATION

Auditors from KPMG reviewed the 2013-2014 Annual Financial Report with an unmodified clean opinion noting no adjustments, deficiencies, or non-compliance.

C. REVIEW AND DISCUSS THE POLICE DEPARTMENT 2014 YEAR END REVIEW
Chief Spivey reviewed the 2014 Police Department review noting an overall 6% reduction in crime for 2014.

D. REPORT ON ITEMS OF COMMUNITY INTEREST
Councilmember Solomon noted Robert Burn's 256th Birthday.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. **INVOCATION – MARK SOLOMON**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON**
3. **MINUTES OF THE JANUARY 5, 2015 AND JANUARY 12, 2015 MEETINGS**

Council Action

Councilmember Hartley moved to approve the Minutes as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

4. VISITORS

Ms. Beverly Whitley addressed Council expressing concerns about the sprinkler fee on her water bill. City Manager, Dan Johnson, stated that he would be in touch with her to explain the fee.

PUBLIC HEARING ITEMS:

5. **PUBLIC HEARING, ZONING FILE 14-41, A REQUEST BY JOHN BRODERSEN, REPRESENTING CARMEL CAR WASH, FOR APPROVAL OF A SPECIAL PERMIT FOR A CARWASH TO BE LOCATED AT 1400 E. CAMPBELL ROAD (SOUTHEAST CORNER OF CAMPBELL ROAD AND PLANO ROAD). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.**

Public Hearing

Mayor Pro Tem Townsend opened the Public Hearing. The applicant's representative, Trent Clark and the applicant, John Brodersen, were present to answer Council questions. With no additional comments, Councilmember Voelker moved to close the Public Hearing, seconded by Councilmember Hartley, and approved 6-0 with Mayor Maczka absent.

Council Action

Councilmember Mitchell moved to approve the request with the condition that the Special Use Permit is tied to the operator, Carmel Car Wash; and that internal directional signs to direct traffic are required. Councilmember Solomon seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

6. **PUBLIC HEARING, ZONING FILE 14-42, A REQUEST BY VINCENT HIRTH, REPRESENTING FOUR SEASONS MARKETS, FOR APPROVAL OF A SPECIAL PERMIT FOR A TEMPORARY OPEN AIR MARKET TO BE LOCATED AT 677 W. CAMPBELL ROAD (SOUTH SIDE OF CAMPBELL**

ROAD, BETWEEN FLOYD ROAD AND NANTUCKET DRIVE). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.

Public Hearing

Mayor Pro Tem Townsend opened the Public Hearing. The applicant, Vincent Hirth, was available for Council questions.

Council Action

Councilmember Solomon moved to approve the request with the amendment that a minimum of number of vendors should be 40% (rounded up) food vendors. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

ACTION ITEMS:

7. **CONSIDER ADOPTION OF ORDINANCE NO. 4097, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FOR AN APPROXIMATE 255-ACRE TRACT OF LAND FROM A-850-F APARTMENT, A-950-M APARTMENT, C-M COMMERCIAL, I-FP(1) INDUSTRIAL, I-M(1) INDUSTRIAL, I-M(2) INDUSTRIAL, LR-M(1) LOCAL RETAIL, LR-M(2) LOCAL RETAIL, O-M OFFICE, R-1100-M RESIDENTIAL, R-1250-M RESIDENTIAL, R-1500-M RESIDENTIAL AND PD PLANNED DEVELOPMENT DISTRICTS TO PD PLANNED DEVELOPMENT FOR THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR PROPERTY GENERALLY LOCATED ON THE EAST AND WEST SIDES OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY: RAYFLEX DRIVE, INTERURBAN STREET, ARAPAHO ROAD, GREENVILLE AVENUE, AND APOLLO ROAD ON THE NORTHEAST; LASALLE DRIVE, THE ALLEY ALONG THE WEST SIDE OF FIRST PRESBYTERIAN CHURCH ADDITION, AND ABRAMS RD ON THE EAST; PHILLIPS STREET ON THE SOUTH; THE ALLEY ALONG THE SOUTH AND WEST SIDES OF THE RICHARDSON HEIGHTS VILLAGE SHOPPING CENTER ADDITION ON THE SOUTHWEST; LINDALE LANE ON THE WEST; THE ALLEY ALONG THE SOUTHERN BOUNDARY OF THE RICHARDSON HEIGHTS 4 ADDITION, CUSTER ROAD, THE SOUTH AND EAST BOUNDARIES OF THE CENTRAL TERRACE ADDITION, AND THE NORTH BOUNDARY OF THE BARLOW PLACE ADDITION ON THE NORTHWEST, SAID APPROXIMATE 255-ACRE TRACT BEING DESCRIBED IN EXHIBIT "A" AND AS SHOWN IN EXHIBIT "A-1".**

Council Action

Councilmember Solomon moved to approve the ordinance as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

8. **RECEIVE THE JANUARY 7, 2015 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE #15-01, GOVINDJI'S JEWELERS, SCB CASE #15-02, CAMPBELL MEDICAL OFFICE PARK, AND SCB CASE #15-03, LIBERTY BURGER.**

Council Action

Councilmember Mitchell moved to approve the Sign Control Board Minutes as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

9. CONSENT AGENDA:

A. ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4098, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO REPEAL ORDINANCE NO. 2390, A SPECIAL PERMIT FOR THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION (YWCA), AND TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A COMMUNITY CENTER WITH SPECIAL CONDITIONS ON A 3.54-ACRE TRACT ZONED O-M OFFICE, LOCATED AT 1416 E. COLLINS BOULEVARD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A".**
- 2. ORDINANCE NO. 4099, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING THE SPRING VALLEY STATION DISTRICT, ORDINANCE 4032, AS HERETOFORE AMENDED, AND RESTATING THE PLANNED DEVELOPMENT FOR TRANSIT-ORIENTED DEVELOPMENT BY AMENDING THE SPRING VALLEY STATION DISTRICT DEVELOPMENT REGULATIONS BY AMENDING SECTION 4 DEVELOPMENT RIGHTS, TABLE 4.1, BY AMENDING THE DEVELOPMENT RIGHTS TO ALLOW A MAXIMUM OF 175 SINGLE-FAMILY RESIDENCES WITHIN THE DISTRICT; BY AMENDING SECTION 3, LAND USE PLAN SUBSECTION E(2) REQUIRING SINGLE-FAMILY DEVELOPMENT ON LOT 1C, BLOCK A OF THE MCKAMY PARK ADDITION BEING DESCRIBED IN EXHIBIT "A" AND FOR THE DEVELOPMENT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN ATTACHED AS EXHIBIT "B" LOCATED IN SECTION 14; WAIVING THE DEVELOPMENT REVIEW REQUIREMENT FOR CONCEPT PLAN APPROVAL FOR DEVELOPMENT ON LOT 1C, BLOCK A, MCKAMY PARK ADDITION.**

B. CONSIDER THE FOLLOWING RESOLUTIONS:

- 1. RESOLUTION NO. 15-01, ORDERING A GENERAL ELECTION TO BE HELD ON THE 9TH DAY OF MAY 2015, FOR THE PURPOSE OF ELECTING A MAYOR AND SIX (6) MEMBERS OF THE RICHARDSON CITY COUNCIL; DESIGNATING POLLING PLACES; ORDERING NOTICES OF ELECTION TO BE GIVEN; AND AUTHORIZING EXECUTION OF JOINT ELECTION CONTRACT.**
- 2. RESOLUTION NO. 15-02, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE**

CERTIFICATES OF OBLIGATION "SERIES 2015A"; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

- 3. RESOLUTION NO. 15-03, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION "TAXABLE SERIES 2015B"; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**
- 4. RESOLUTION NO. 15-04, REQUESTING THE MEMBERS OF THE 84TH LEGISLATIVE SESSION OF THE STATE OF TEXAS SUPPORT LEGISLATION THAT RESTORES FUNDING FOR THE TEXAS RECREATION & PARKS ACCOUNT AND LARGE COUNTY AND MUNICIPALITY RECREATION AND PARKS ACCOUNT LOCAL PARK GRANT PROGRAMS, AND THE TEXAS STATE PARK SYSTEM.**
- 5. RESOLUTION NO. 15-05, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 380, TEXAS LOCAL GOVERNMENT CODE, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND NORTHSIDE CAMPUS PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES) ("COMPANY").**
- 6. RESOLUTION NO. 15-06, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROJECT DEVELOPMENT AGREEMENT FOR THE CITYLINE PROJECT BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND BC STATION PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES) ("COMPANY"), AND A RELATED ESCROW AGREEMENT BY AND AMONG THE CITY OF RICHARDSON, TEXAS, BC STATION PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES), AND AMERICAN ESCROW COMPANY, INC. (OR OTHER ESCROW AGENT APPROVED BY CITY MANAGER) ("ESCROW AGREEMENT").**
- 7. RESOLUTION NO. 15-07, ADOPTING THE CLEAN FLEET POLICY.**

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #19-15 – WE RECOMMEND THE AWARD TO CAPITAL RESTORATION, LLC FOR THE 2015 BRIDGE RAIL MAINTENANCE PROJECT IN THE AMOUNT OF \$270,208.**
- 2. BID #39-15 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO EAST TEXAS MACK TRUCK SALES LLC FOR A HYDRO EXCAVATION TRUCK FOR WATER UTILITIES THROUGH EXECUTION OF AN INTERLOCAL AGREEMENT TO PARTICIPATE IN THE REGION VIII EDUCATION SERVICE CENTER'S THE**

INTERLOCAL PURCHASING SYSTEM (TIPS) CONTRACT #2102314 IN THE AMOUNT OF \$306,000.

3. **BID #40-15 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP ANNUAL REQUIREMENTS CONTRACT TO W.W. GRAINGER, INC. FOR MAINTENANCE, REPAIR AND OPERATING (MRO) SUPPLIES PURSUANT TO PERCENT OF DISCOUNT FROM LIST PRICES THROUGH THE NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE (NIPA) CONTRACT #141003 IN AN ESTIMATED ANNUAL AMOUNT OF \$65,000.**

- D. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #901-15 – WE RECOMMEND THE AWARD TO MARIO SINACOLA & SONS FOR THE CITYLINE EXTENSION FOR A TOTAL AMOUNT OF \$2,414,145.95.**

Council Action

Councilmember Hartley moved to approve the Consent Agenda as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

EXECUTIVE SESSION

In compliance with Section 551.087(1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Telecom Parkway/Research Dr. Area

Council Action

Council convened into Executive Session at 8:10 p.m.

RECONVENE INTO REGULAR SESSION

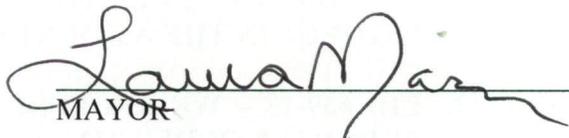
Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

Council Action

Council reconvened into regular session at 8:28. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:28 p.m.


MAYOR

ATTEST:


CITY SECRETARY