

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
FEBRUARY 9, 2015

WORK SESSION – 6:00 P.M.:

• **Call to Order**

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

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

Absent:

Mark Solomon	Councilmember
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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
Kent Pfeil	Director of Finance
Michael Spicer	Director of Development Services

Richardson Economic Development Partnership (REDP) Members Present:

Bill Sproull, President/CEO
John Jacobs, Executive Vice President
Sue Walker, Director, Economic Development
Mike Skelton, Director of the Mayor's Office of International Business
Jenny Mizutowicz, Manager of Marketing and Research
Charlie Chen, Chairman, Richardson Chamber of Commerce

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

Michael Spicer, Director of Development Services, reviewed Zoning File 14-39. Kent Pfeil, Director of Finance, reviewed the Tax Increment Finance Zone items.

B. REVIEW AND DISCUSS RICHARDSON ECONOMIC DEVELOPMENT PARTNERSHIP 2014 REPORT AND 2015 WORK PLAN

Bill Sproull, President/CEO, REDP, reviewed highlights from 2014 with new development, entrepreneurship, recruitment, retention, retail, and international efforts. He also reviewed Richardson project results comparing statistics over the last five years in employment, projects, and occupied office space. Mr. Sproull reviewed trends regarding office space, remaining land and state support. He concluded with a review of the 2015 strategic plan.

C. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Maczka announced that Officer Adam Lewin was the proud new father of a baby girl. Councilmember Mitchell reported on the Retail Committee meeting stating that there are strong opportunities for retail for Richardson. Councilmember Dunn noted that there is not a Council meeting on February 16th due to President's Day.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. **INVOCATION – KENDAL HARTLEY**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY**
3. **MINUTES OF THE JANUARY 26, 2015 AND FEBRUARY 2, 2015 MEETINGS**

Council Action

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

4. VISITORS

There were no visitor comments submitted.

PUBLIC HEARING ITEMS:

5. **PUBLIC HEARING, ZONING FILE 14-39, A REQUEST BY JARROD BLAKE, REPRESENTING BH DALLAS PORTFOLIO LLC, FOR A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT TO ALLOW A RESTAURANT WITH DRIVE-THROUGH SERVICE ON A PROPERTY LOCATED AT 811 S. CENTRAL EXPRESSWAY (NORTHEAST CORNER OF CENTRAL EXPRESSWAY AND SPRING VALLEY ROAD.) THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.**

Public Hearing

Mayor Maczka opened the Public Hearing. The applicant, Jarrod Blake, was available to answer Council questions. A comment card noting opposition was submitted by Kevin Williams. With no other public comments submitted, Councilmember Hartley moved to close the Public Hearing, seconded by Councilmember Dunn and approved 6-0 with Councilmember Solomon absent.

Council Comments

All of the Councilmembers expressed appreciation for the application and the Jimmy John's product. They each also stated that the location is the gateway to the City and were not in favor of changing the zoning for a drive-through restaurant. Council noted the recent zoning studies

and approved code for the Main Street/Central Expressway district as well as upcoming zoning studies for the gateway area.

Council Action

Councilmember Mitchell moved to deny the request without prejudice. Councilmember Dunn seconded the motion. A vote was taken and passed with the request denied, 6-0 with Councilmember Solomon absent.

6. **PUBLIC HEARING TO CONSIDER AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF RICHARDSON, TEXAS.**

Public Hearing

Mayor Maczka opened the Public Hearing. There were no public comments submitted. Councilmember Hartley moved to close the Public Hearing, seconded by Councilmember Voelker and approved 6-0 with Councilmember Solomon absent.

7. **PUBLIC HEARING TO CONSIDER FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF RICHARDSON, TEXAS.**

Public Hearing

Mayor Maczka opened the Public Hearing. There were no public comments submitted. Councilmember Hartley moved to close the Public Hearing, seconded by Councilmember Voelker and approved 6-0 with Councilmember Solomon absent.

ACTION ITEMS:

8. **CONSIDER ADOPTION OF ORDINANCE NO. 4100, AMENDING THE BOUNDARIES AND ADOPTING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF RICHARDSON, TEXAS AND AUTHORIZING THE USE OF CITY TAX INCREMENT TO FUND ECONOMIC DEVELOPMENT INCENTIVES.**

Council Action

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

9. **CONSIDER ADOPTION OF ORDINANCE NO. 4101, ADOPTING THE FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF RICHARDSON, TEXAS.**

Council Action

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

10. **CONSIDER ADOPTION OF RESOLUTION NO. 15-08, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN ECONOMIC DEVELOPMENT AGREEMENT FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF RICHARDSON, FOR EASTSIDE PHASE 2 WITH AGF GREENVILLE II LTD , ITS RELATED ENTITIES, SUCCESSORS, AND ASSIGNS.**

Council Action

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

11. **CONSIDER ADOPTION OF RESOLUTION NO. 15-09, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN INFRASTRUCTURE REIMBURSEMENT AND ECONOMIC DEVELOPMENT AGREEMENT FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE FOR SUB AREA NO.1 WITH BCP TIF LLC, A TEXAS LIMITED LIABILITY COMPANY AND BC STATION PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, AND RELATED ENTITIES, SUCCESSORS, AND ASSIGNS.**

Council Action

Councilmember Mitchell moved to approve the resolution as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 6-0 with Councilmember Solomon absent.

Mayor's Comments

Mayor Maczka acknowledged the TIF Board members and Director of Finance, Kent Pfeil, for their efforts on these projects.

12. **CONSENT AGENDA:**

A. ADOPTION OF THE FOLLOWING ORDINANCES:

1. **ORDINANCE NO. 4102, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A CARWASH ON A 0.69-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED AT THE SOUTHEAST CORNER OF PLANO ROAD AND E. CAMPBELL ROAD, RICHARDSON, TEXAS.**
2. **ORDINANCE NO. 4103, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A TEMPORARY OPEN AIR MARKET ON A 7.3-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED WEST OF NANTUCKET DRIVE, ON THE SOUTH SIDE OF W. CAMPBELL ROAD, RICHARDSON, TEXAS.**
3. **ORDINANCE NO. 4104, ADOPTING SUPPLEMENT NO. 23 TO THE CODE OF ORDINANCES.**

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

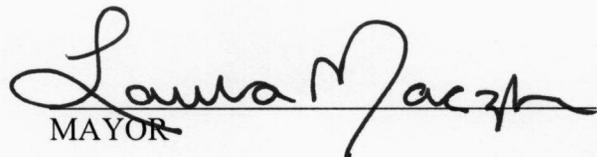
1. **BID #42-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO APAC TEXAS, INC. FOR HOT MIX ASPHALTIC CONCRETE PAVEMENT CUSTOM CITY MIX THROUGH THE CITY OF GARLAND BID #5009-15 PURSUANT TO UNIT PRICES OF \$60/TON.**
2. **BID #44-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO JOHN DEERE & COMPANY FOR THE CO-OP PURCHASE OF TWO (2) JOHN DEERE UTILITY VEHICLES AND ONE (1) SPRAYER ATTACHMENT FOR THE SHERRILL PARK GOLF COURSE THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #447-14 IN THE AMOUNT OF \$64,606.04.**
3. **BID #46-15 – WE REQUEST AUTHORIZATION TO ISSUE COOPERATIVE ANNUAL REQUIREMENTS CONTRACTS TO APAC TEXAS, INC. (PRIMARY) AND AUSTIN ASPHALT, LP (SECONDARY) FOR HOT MIX ASPHALTIC CONCRETE TXDOT ITEM 340/TYPE D THROUGH THE DALLAS COUNTY BID #2014-063-6445 PURSUANT TO UNIT PRICES.**

Council Action

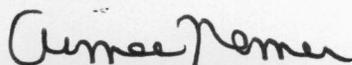
Councilmember Hartley moved to approve the consent agenda as presented. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 6-0 with Councilmember Solomon absent.

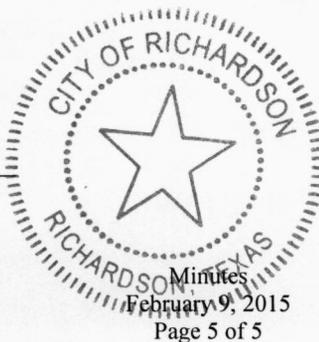
ADJOURNMENT

With no further business, the meeting was adjourned at 8:11 p.m.


MAYOR

ATTEST:


CITY SECRETARY



THE BOARD OF THE FOLLOWING...
I HEREBY REQUEST AUTHORIZATION TO ISSUE A
COMPREHENSIVE ANNUAL REPORT TO THE BOARD
FOR THE YEAR ENDING DECEMBER 31, 1991.
I REQUEST THAT THE BOARD APPROVE THE
ATTACHED REPORT AND THE BUDGET FOR 1992.

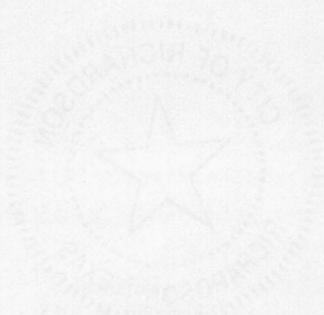
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James J. [Signature]



BYRON WEAVER
XEROX
LINEN RECORD

[Signature]