

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
DECEMBER 14, 2015

WORK SESSION – 6:00 P.M.:

• **Call to Order**

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

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|------------------|---------------|
| Paul Voelker | Mayor |
| Mark Solomon | Mayor Pro Tem |
| Bob Townsend | Councilmember |
| Scott Dunn | Councilmember |
| Mabel Simpson | Councilmember |
| Marta Gomez Frey | Councilmember |
| Steve Mitchell | Councilmember |

The following staff members were also present:

| | |
|---------------------|---|
| Dan Johnson | City Manager |
| Don Magner | First Assistant City Manager |
| Kent Pfeil | Chief Financial Officer |
| Cliff Miller | Assistant City Manager Development Services |
| Shanna Sims-Bradish | Assistant City Manager Admin/Leisure Services |
| Aimee Nemer | City Secretary |
| Taylor Lough | Management Analyst |
| Michael Spicer | Director of Development Services |
| Steve Spanos | Director of Engineering |
| Jim Dulac | Assistant Director of Engineering |

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

Michael Spicer, Director of Development Services, reviewed Zoning Files 15-27, 15-28, 15-29, and 15-30.

B. REVIEW AND DISCUSS YEAR 1 BOND PROGRAM PLANNING

Don Magner, First Assistant City Manager, reviewed the Year 1 Bond Program planning.

C. REPORT ON ITEMS OF COMMUNITY INTEREST

There were no items of community interest reported.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. **INVOCATION – MABEL SIMPSON**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MABEL SIMPSON**
3. **MINUTES OF THE NOVEMBER 9, 2015, NOVEMBER 16, 2015, AND DECEMBER 7, 2015 MEETINGS**

Council Action

Councilmember Dunn moved to approve the Minutes as presented. Councilmember Townsend seconded the motion. A vote was taken and passed, 7-0.

4. VISITORS

The following visitors spoke expressing concerns regarding group homes:

William Hammond, 3001 Wyndham Lane
John Lauder, 2805 Wyndham Lane
Brad Wagoner, 3109 Wyndmere
Jane McGehee, 2903 Wyndham Lane
Kevin Balsley, 1804 Weanne Drive
John Fritsche, 1807 Wyndcliffe Drive

5. APPOINTMENTS AND REAPPOINTMENTS TO THE EISEMANN CENTER FOUNDATION BOARD, PARKS & RECREATION COMMISSION, SIGN CONTROL BOARD, AND TAX INCREMENT FINANCE ZONE #2 AND #3 BOARD OF DIRECTORS.

Council Action

Councilmember Townsend moved to reappoint the following to TIF Board #2 and TIF Board #3 for a term ending November 28, 2017. The motion was seconded by Mayor Pro Tem Solomon. A vote was taken and passed, 7-0.

TIF Board # 2 – Terms Expiring 11/28/2015

Charles Bissell, District 4
Stan Bradshaw, District 2
Hank Mulvihill Jr., Vice Chair, District 4
Paul Peck, District 2
Janice Peters, District 1
Richard Ramey, District 2,
Tony Reynolds, District 3

TIF Board #3 – Terms Expiring 11/28/2015

Charles Bissell, District 4
Stan Bradshaw, District 2
Hank Mulvihill Jr., District 4
Paul Peck, Vice Chair, District 2
Janice Peters, District 1
Richard Ramey, District 2
Tony Reynolds, District 3

Council Action

Mayor Pro Tem Solomon moved to reappoint the following to the Parks and Recreation Board for a term ending December 1, 2017. The motion was seconded by Councilmember Dunn. A vote was taken and passed, 7-0.

Parks and Recreation Commission – Terms Expiring 12/01/2015

Gene Fitch, Jr., District 3
Jeanne Hooker, District 4
Pam Krause, District 3
Kevin Williams, District 1

Council Action

Councilmember Frey moved to reappoint the following to the Sign Control Board for a term ending December 1, 2017. The motion was seconded by Councilmember Dunn. A vote was taken and passed, 7-0.

Sign Control Board – Terms Expiring 12/01/2015

Muhammad Ikram, District 1
Dorothy McKearin, Chair, District 1

Council Action

Councilmember Simpson moved to reappoint Bruce MacPherson and Shanna Sims-Bradish; and appoint Keith Dagen to the Eisemann Center Foundation Board for a term ending December 31, 2017. The motion was seconded by Councilmember Mitchell. A vote was taken and passed, 7-0.

Eisemann Center Foundation – Terms Expiring 12/31/2015

Bruce MacPherson, Staff
Keith Dagen, Staff
Shanna Sims-Bradish, Staff

PUBLIC HEARING ITEMS:

- PUBLIC HEARING, ZONING FILE 15-27, A REQUEST BY TOMMY MANN & LAURA HOFFMANN, WINSTEAD PC, REPRESENTING RACETRAC PETROLEUM, INC. FOR A CHANGE IN ZONING FROM I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS TO LR-M(2) LOCAL RETAIL AND APPROVAL OF A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION TO BE LOCATED AT 700 AND 720 E. ARAPAHO ROAD (SOUTHWEST CORNER OF ARAPAHO ROAD AND BOWSER ROAD).**

Public Hearing

After a presentation by Staff, Tommy Mann, representing the applicant, gave a presentation to Council requesting approval of the request. With no public comments submitted, Mayor Pro Tem Solomon moved to close the Public Hearing, seconded by Councilmember Dunn, and approved unanimously.

Council Action

Councilmember Dunn moved to deny the request. Mayor Pro Tem Solomon seconded the motion. A vote was taken and failed, 3-4 with Councilmember Dunn, Mayor Pro Tem Solomon, and Councilmember Frey voting in favor and Councilmember Townsend, Councilmember Simpson, Councilmember Mitchell, and Mayor Voelker voting in opposition.

Councilmember Mitchell moved to approve the request as presented. Councilmember Simpson seconded the motion. A vote was taken and passed, 4-3 with Mayor Pro Tem Solomon, Councilmember Dunn, and Councilmember Frey opposed.

7. **PUBLIC HEARING, ZONING FILE 15-28, AND CONSIDER ADOPTION OF ORDINANCE NO. 4145, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A COMMERCIAL AMUSEMENT CENTER ON A 10.86-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED ON AT THE NORTHWEST CORNER OF CAMPBELL ROAD AND ALAMO ROAD, RICHARDSON, TEXAS.**

Public Hearing

John Perry and Coy Hanes representing the applicant addressed Council requesting approval of the request. With no other public comments submitted, Mayor Pro Tem Solomon moved to close the Public Hearing, seconded by Councilmember Simpson, and approved unanimously.

Council Action

Councilmember Frey moved to approve the request and Ordinance No. 4145 as presented. Councilmember Simpson seconded the motion. A vote was taken and passed, 7-0.

8. **PUBLIC HEARING, ZONING FILE 15-29, AND CONSIDER ADOPTION OF ORDINANCE NO. 4146, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO APPROVE A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A COMMERCIAL AMUSEMENT CENTER ON A 7.288 ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED ON THE SOUTH SIDE OF CAMPBELL ROAD, BETWEEN FLOYD ROAD AND NANTUCKET DRIVE, RICHARDSON, TEXAS.**

Public Hearing

Mike Maguire, the applicant, addressed Council requesting approval of the request. With no other public comments submitted, Mayor Pro Tem Solomon moved to close the Public Hearing, seconded by Councilmember Simpson, and approved unanimously.

Council Action

Mayor Pro Tem Solomon moved to approve the request as presented and Ordinance No. 4146. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

9. **PUBLIC HEARING, ZONING FILE 15-30, A REQUEST BY KALPITA PATEL, REPRESENTING VRKP LLC, FOR APPROVAL OF A SPECIAL PERMIT FOR MASSAGE ESTABLISHMENT(S), LIMITED TO NO MORE THAN 660 SQUARE FEET WITHIN A SALON SUITES LEASE SPACE, TO BE LOCATED AT 100 S. CENTRAL EXPRESSWAY (SOUTHWEST CORNER OF CENTRAL EXPRESSWAY AND BELT LINE ROAD). THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.**

Public Hearing

Kalpita Patel, representing the applicant, addressed Council requesting approval of the request. Mr. David Knepper, 101 Shadywood Lane; and Ms. Diane Simmons, 105 S. Lindale; registered their opposition to the request but did not speak. With no other public comments submitted, Councilmember Mitchell moved to close the Public Hearing, seconded by Councilmember Dunn, and approved unanimously.

Council Action

Councilmember Dunn moved to approve the request as presented with the following conditions, seconded by Mayor Pro Tem Solomon, and approved 7-0.

Special Conditions

The request is specific to a 6000 square foot lease space with not more than 660 square feet dedicated to the use of massage therapy, no room smaller than 110 square feet, no more than 5 massage therapists, and no more than one massage therapist per room.

10. CONSENT AGENDA:

- A. CONSIDER ADOPTION OF ORDINANCE NO. 4147, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON TO GRANT A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE ON A 1.17-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT 1380 W. BELT LINE ROAD, RICHARDSON, TEXAS.**
- B. CONSIDER RESOLUTION NO. 15-41, AUTHORIZING THE FILING OF A PROJECT APPLICATION IN THE AMOUNT OF \$75,000 WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) FOR A REGIONAL SOLID WASTE PROGRAM LOCAL IMPLEMENTATION PROJECT; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF RICHARDSON IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF FUNDING FOR THIS PROJECT IS RECEIVED, THE CITY OF RICHARDSON, TEXAS WILL COMPLY WITH ALL PROJECT REQUIREMENTS OF THE NCTCOG, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THE STATE OF TEXAS.**
- C. CONSIDER APPROVAL OF THE 2016 CITY COUNCIL MEETING SCHEDULE.**
- D. CONSIDER AWARD OF THE FOLLOWING BIDS:**
 - 1. BID #05-16 – WE RECOMMEND THE AWARD TO SAZ INFRASTRUCTURE FOR THE 2010 ALLEY REHABILITATION PHASE IX (ARAPAHO RD./MARILU ST./LORRIE DR./HANBEE ST.) IN THE AMOUNT OF \$471,997.50.**

2. **BID #22-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CONSOLIDATED TRAFFIC CONTROLS, INC., FOR THE CO-OP PURCHASE OF TRAFFIC SIGNAL PREEMPTION EQUIPMENT FOR THE TRAFFIC OPERATIONS DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #PE-05-15 IN THE AMOUNT OF \$175,641.17.**
3. **BID #23-16 – WE RECOMMEND THE AWARD TO WASTEQUIP, LLC, FOR THE COOPERATIVE PURCHASE OF REFUSE CONTAINERS THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #425-13 IN AN AMOUNT NOT TO EXCEED \$304,720.20.**
4. **RFP #702-15 – WE REQUEST PERMISSION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO CONTROL TECHNOLOGIES, INC., FOR TRAFFIC DATA COLLECTION UNITS PURSUANT TO THE UNIT PRICE OF \$4,890.**

E. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER #1 TO INCREASE PURCHASE ORDER NO. 151436 FOR THE 2010 BOND PROGRAM ALLEY RECONSTRUCTION PHASE VI PROJECT BY \$90,000.00 TO 3D PAVING AND CONTRACTING, LLC, FOR A TOTAL AMOUNT OF \$629,010.50.

Council Discussion

Regarding Item 10D2, Mayor Pro Tem Solomon inquired if the traffic control equipment would be the new technology that will assist with improved traffic flow. City Manager Johnson explained that this specific item included some replacement parts to maintain current equipment, but that generally the City is moving forward with the new technology throughout the system.

Councilmember Townsend asked for clarification on the refuse containers on Item 10D3. First Assistant City Manager Don Magner explained that these are 4-8 yard refuse containers that are on an annual replacement program.

Council Action

Councilmember Mitchell moved to approve the Consent Agenda as presented. Councilmember Frey seconded the motion. A vote was taken and passed, 7-0.

EXECUTIVE SESSION

In compliance with Section 551.072 and Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Real Property
 - Purchase of real estate in the areas of N. Glenville Dr./Columbia Dr./Apollo Rd. and Greenville Ave./Main St.

- Personnel
 - Evaluation of the City Manager

Council Action

Council convened into Executive Session at 9:37 p.m.

RECONVENE INTO REGULAR SESSION

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session including the passage of any resolutions for the purchase of real property.

Council Action

Council reconvened into Regular Session at 11:30 p.m. and took the following action:

Mayor Pro Tem Solomon moved to approve a resolution (Res. No. 15-42) as presented authorizing the City Manager or designee to negotiate and execute an assignment to the City of a contract for the purchase of Richardson Sports Addition, an addition to the City of Richardson, Dallas County, Texas, commonly known as 1203 Apollo Road; authorizing negotiation and execution of other agreements and documents and other actions necessary to purchase said property. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

Councilmember Mitchell moved to approve a resolution (Res. No. 15-43) as presented authorizing the City Manager or designee to negotiate and execute contracts and assignments of contracts for the purchase of property for the Public Safety Complex Project and authorizing negotiation and execution of other agreements and documents and other actions necessary to purchase said property, including the expenditure of available funds. Councilmember Townsend seconded the motion. A vote was taken and passed, 7-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 11:32 p.m.


MAYOR

ATTEST:


CITY SECRETARY



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