

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION MEETING**  
**JANUARY 7, 2013**

**WORK SESSION – 6:00 P.M.:**

• **Call to Order**

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

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell	Councilmember
Amir Omar	Councilmember

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
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Kent Pfeil	Director of Finance
Michael Massey	Director of Parks and Recreation
Michael Spicer	Director of Development Services

**A. Visitors**

There were no visitor comments submitted.

**B. Review and Discuss a Partial Cash Defeasance of the 2004 General Obligation Refunding Bonds Taxable Series and the Sale of 2013 Certificates of Obligations and General Obligation Refunding**

**Staff Comments**

Kent Pfeil, Director of Finance reviewed the following on this item:

**CASH DEFEASANCE:**

- A partial Cash Defeasance of the 2004 Taxable General Obligation Refunding Issue will pay off a portion of these bonds early.
- This defeasance is possible because the bonds had an early redemption or call feature
- A resolution is required for the cash defeasance to occur
- Analysis of the Cash Defeasance

\$4,740,000 Current Outstanding Amount  
\$2,065,000 Less Redemption/Payoff Amount on 2/15/2013

\$2,675,000 Remaining Principal through 2/15/2020

- Saves \$437,670 in interest payments over the next eight years

**2013 CERTIFICATE OF OBLIGATION SALE:**

- Requires the City Council to approve a Resolution authorizing the publication of a Notice of Intention to issue Certificates of Obligation.
- The notice will be published twice on 2/15/13 and 2/22/13
- Certificates are planned to be priced on Thursday, March 21 and brought before the Council to approve on Monday, March 25.
- \$8.62 million Certificate Program includes:

- \$ 2.900 million Gen Fund Capital Equipment – 4 yr General
- \$ 0.755 million Gen Fund Fire Equipment – 8 yr General
- \$ 0.750 million Gen Fund Capital - Fire Training/EOC Supp – 20 yr General
- \$ 1.215 million Solid Waste Capital Equipment – 8 yr Solid Waste
- \$ 3.000 million Water & Sewer CIP – 20 yr Utility

**C. Review and Discuss the Update on Glenville Park Area Planning**

**Staff Comments**

Michael Massey, Director of Parks and Recreation briefed Council on this item:

In 2009 the Twin Rivers land was developed by Twin Rivers Residential Corporation into an Independent Senior Living facility at the Southwest corner of Beltline Road and Glenville Drive

- 6.1 Acres was donated to the City in 2007 due to development restrictions mainly due to flood issues with the land.

Although, there is no current funding for development of the 6.1 acres into an active or passive park, the need to gain residents & businesses input, conceptually master plan the project, and include the project in the City wide Capital Improvements Program (CIP) is there.

- Consistent with other park master plans in the CIP program, such as Breckinridge, Cottonwood, Heights, and Prairie Creek Parks, this concept plan can provide good information and accurate pricing to be considered in the future.

In 2007, a Twin Rivers Hydraulic Study was performed and concluded:

- The retention quantities needed to mitigate the flood issues far exceed the 6.1 acre tract of lands capacity for retention; therefor it is well known that additional capacity to the existing box culverts is needed.
- Detailed engineering and cost estimating is needed to guide further decisions on the best route for flood water mitigation.
- The park land will need to offer support to the flood water issue by providing retention and possibly detention qualities.

A concept master plan will utilize best practices in park planning, hydraulic engineering, combined with public input.

- A cost estimate for the park development will be provided.
- Inclusion in the ongoing CIP program to follow.
- The master plan will represent the citizen's perspective on the project and will assist in the greater CIP discussion, whenever that time for consideration comes.

Mr. Massey reviewed the Twin Rivers Park Property Study Schedule for 2013.

**D. Review and Discuss Prospective Amendment of Chapter 4 of the Code of Ordinances Relative to the Sale or Serving of Alcoholic Beverages for On-Premise Consumption**

**Staff Comments**

Michael Spicer, Director of Development Services briefed Council on this item explaining the scope:

- Review existing Chapter 4 and Comprehensive Zoning Ordinance (CZO) requirements relative to the sale or service of alcoholic beverages for *on-premises consumption*
- Exclusively addressing restaurants *that do not offer* drive through or curbside service
- Exclusively addressing such restaurants within Office, Technical Office and Industrial zoning districts
- Only proposing amendment of Chapter 4 of the Code of Ordinances (*not CZO*)

Mr. Spicer reviewed staff's recommendation:

- Amend Chapter 4 to allow restaurants to serve or sell alcoholic beverages in Office, Technical Office and Industrial zoning districts subject to approval of a Special Permit
- Provide for inclusion in the Chapter 4 amendment those restaurants for which Special Permits for private clubs have been granted subsequent to October 1, 2011

**E. Report on Items of Community Interest**

Councilmember Omar commended recently named Eagle Scouts; Sam Glass, Daniel Bailey, and Tony Sabzkooh.

Mayor Pro Tem Maczka commended the City on the recent Grand Opening of the Gymnastics Center.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:07 p.m.

  
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 MAYOR

ATTEST:

  
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 CITY SECRETARY

