

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**CITY COUNCIL MEETING**  
**DECEMBER 8, 2014**

**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
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	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
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Kent Pfeil	Director of Finance
Steve Spanos	Director of Engineering

Consultants present:

Bob Dransfield, Bond Attorney  
George Williford, First Southwest

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

Michael Spicer, Director of Development Services, reviewed ZF 14-32 and 14-38. Dan Johnson, City Manager, noted that ZF 14-31 was requested to be withdrawn by the applicant. Mr. Johnson reviewed Items 8-10 explaining that the approval of these items would be the final steps in completing the land transaction that will expand the Spring Creek Nature area. George Williford, First Southwest, and Bob Dransfield, Bond Attorney, reviewed the issuance of Certificates of Obligation, Series 2014B, related to the purchase of land to expand the Spring Creek Nature area.

**B. REVIEW AND DISCUSS THE PLANNING FOR A FUTURE BOND PROGRAM**

David Morgan, Deputy City Manager, reviewed a timeline and process for holding a bond election in November 2015. He explained a proposed Bond Program with a serial sale:

- A serial bond issue would allow for debt to be issued each year as old debt is retired creating capacity within the existing rate.
- Additionally, the debt planning model would assume a 1% increase in appraised value for the first four years and a 0% increase thereafter.
- Using a **5 year window** for a serial sale (2016-2020), the City could propose a bond program with projects totaling **\$50 million without a tax rate increase** with a 2015 bond referendum seeking voter approval.

He explained that next steps would be to complete inventories and evaluations and bring all of the potential projects to Council for consideration and prioritization.

**C. REVIEW AND DISCUSS THE TEXAS COMPTROLLER LEADERSHIP CIRCLE PROGRAM**

Kent Pfeil, Director of Finance, reviewed this item for Council explaining that the program was created by the Texas Comptroller of Public Accounts in order to recognize local governments that are striving to meet a high standard for financial transparency online. Mr. Pfeil reviewed the criteria for each recognition level and explained that the City has received the highest level award, which is now the Platinum Award, for five consecutive years.

**D. REPORT ON ITEMS OF COMMUNITY INTEREST**

Councilmember Solomon commented on the great parade on Saturday and gave kudos to the staff—specifically the Parks Department, Streets Department, and Police Department.

Mayor Maczka also commented on the parade and thanked the volunteers. She also mentioned the RISD 100 Year Celebration and acknowledged Ms. Karen Holburn, RISD Trustee, for her service stating that she was resigning.

**COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS**

1. **INVOCATION – STEVE MITCHELL**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
3. **MINUTES OF THE DECEMBER 1, 2014 MEETING**

**Council Action**

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

**4. VISITORS**

The following speakers addressed Council expressing concerns about group homes and requested Council to review the City’s regulations and seek additional legal advice about what the City can do to address concerns of neighborhoods with regard to group homes.

- 1) Kevin Balsley
- 2) Brad Wagoner
- 3) Jane McGehee
- 4) Mark King

Mr. Bruce Stephan addressed Council with concerns about the lengthy construction for the Jupiter and Renner Road intersection improvements.

**PUBLIC HEARING ITEMS:**

5. **PUBLIC HEARING, ZONING FILE 14-31 (CONTINUED FROM NOVEMBER 10, 2014): A REQUEST BY QUOC-ANH C. TRAN FOR APPROVAL OF A SPECIAL PERMIT FOR AN ADULT DAY CARE FACILITY AT 327 W. SPRING VALLEY ROAD, LOCATED ON THE SOUTH SIDE OF SPRING VALLEY ROAD, EAST OF CENTRAL EXPRESSWAY. THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.**

**Staff Comments**

City Manager Johnson stated that the applicant requested to withdraw the request.

**Council Action**

Councilmember Mitchell moved to accept the request to withdraw and cancel the Public Hearing. Councilmember Voelker seconded the motion. A vote was taken and passed 7-0.

6. **PUBLIC HEARING, ZONING FILE 14-32: A REQUEST BY ROBERT BOYD, REPRESENTING THE RAINDROP FOUNDATION, TO REVOKE ORDINANCE NO.2390-A, A SPECIAL PERMIT FOR THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION, AND APPROVAL OF A SPECIAL PERMIT FOR A TURKISH COMMUNITY CENTER AT 1416 E. COLLINS BOULEVARD, LOCATED ON THE SOUTH SIDE OF COLLINS BOULEVARD, EAST OF PLANO ROAD. THE PROPERTY IS CURRENTLY ZONED O-M OFFICE.**

**Public Hearing**

Mr. Vepa Rejepov, representing the applicant, was available to answer questions from Council. He stated that he has been working with the neighborhood regarding their concerns and requests Council approval. With no further public comments submitted, Councilmember Dunn moved to close the Public Hearing seconded by Councilmember Solomon and approved unanimously.

**Council Action**

Mayor Pro Tem Townsend moved to approve the request as presented. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

7. **PUBLIC HEARING, ZONING FILE 14-38: A REQUEST BY SCOT WHITWER, REPRESENTING CB JENI HOMES, TO AMEND THE SPRING VALLEY STATION DISTRICT PD PLANNED DEVELOPMENT, ORDINANCE NO. 4032, TO ALLOW DEVELOPMENT OF TOWNHOMES ON APPROXIMATELY 1.63 ACRES LOCATED ON THE NORTH SIDE OF SPRING VALLEY ROAD, BETWEEN GREENVILLE AVENUE AND FLOYD BRANCH CREEK. THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.**

**Public Hearing**

Bruno Pasquinelli, representing the applicant, was available for Council questions. Mr. Kevin Williams addressed Council stating he was in favor of the request but listed the following concerns:

- Parking
- Alley or Road access from Spring Valley – width
- Corner Landscaping
- Amenity Zone on Greenville
- Common areas – landscaping plan should be more defined
- Building designs with grade changes – wrought iron gate design for retaining wall

The applicant was amendable to address these concerns. With no further public comments, Councilmember Hartley moved to close the Public Hearing seconded by Councilmember Dunn and approved unanimously.

**Council Action**

Councilmember Dunn moved to approve as presented and with additional wrought iron type boundary fencing on the western boundary. Councilmember Mitchell seconded the motion. A vote was taken and passed, 6-1 with Mayor Pro Tem Townsend voting in opposition.

**ACTION ITEMS:**

8. **CONSIDER ORDINANCE NO. 4093, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY CHANGING THE ZONING OF THREE TRACTS OF LAND: A 33.15-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF N. GLENVILLE DRIVE AND ROUTH CREEK PARKWAY (TRACT 1), AN 8.41-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF NORTH CENTRAL EXPRESSWAY AND GALATYN PARKWAY (TRACT 2), AND A 5.37 ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF GALATYN PARKWAY AND N. GLENVILLE DRIVE (TRACT 3), IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND DESCRIBED IN EXHIBIT “A” HERETO, FROM “I-M(1)” (TRACT 1), “C-M” (TRACT 2), “I-M(1)” (TRACT 3), TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN.**

**Council Action**

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

9. **CONSIDER ORDINANCE NO. 4094, AUTHORIZING THE ISSUANCE OF CITY OF RICHARDSON, TEXAS, ADJUSTABLE RATE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2014B AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

**Council Action**

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

10. **ORDINANCE NO. 4095, DESIGNATING TRACTS 1, 2, 3 AND 4 AS DESCRIBED IN THE PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF RICHARDSON AND GALATYN PROPERTIES LTD., A TEXAS LIMITED**

**PARTNERSHIP, AS DEPICTED IN EXHIBIT "A" ATTACHED HERETO, FOR USE AS PUBLIC PARK LAND AND OPEN SPACE, SAVE AND EXCEPT: (A) ANY PORTIONS OF SAID TRACTS TO BE RESERVED BY OR CONVEYED IN THE FUTURE AS DRAINAGE AND SEWER EASEMENTS TO GALATYN PROPERTIES LTD., A TEXAS LIMITED PARTNERSHIP, OR ITS SUCCESSORS AND ASSIGNS ("COMPANY"), OR THE PUBLIC, AS APPROPRIATE), PURSUANT TO THE PURCHASE AND SALE AGREEMENT OR THE ECONOMIC DEVELOPMENT AND PROJECT DEVELOPMENT AGREEMENTS BY AND BETWEEN THE CITY AND GALATYN; AND (B) PORTIONS OF TRACT 1 AND 4 TO BE RESERVED OR USED IN THE FUTURE FOR THE WIDENING OF PLANO ROAD AND RENNER ROAD AND ANY RELATED LOCATION OR RELOCATION OF PUBLIC UTILITIES AND OTHER PUBLIC IMPROVEMENTS.**

**Council Action**

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

**Council/Staff Comments on Items 8-10**

Councilmember Solomon stated that the bonds would be sold at an adjustable rate of 1.31% which speaks to the financial stability of the City. Councilmember Voelker commented on the many benefits of the land purchase such as reducing and relocating the multi-family, preserving historical and natural resources, reduce traffic congestion and noise, improve and increase opportunities for physical activity, improving air quality, and create a sense of place for the Galatyn area. Mr. Voelker thanked previous Councils for their vision.

Mayor Maczka also thanked previous Councils and the City staff and commended staff for maintaining the financial status to allow for this type of opportunity.

Councilmember Mitchell also commented on the visionary forethought to preserve the land and part of the City's history.

Mr. Johnson thanked the Margaret Hill Hunt family and Ty Miller and the Galatyn Park Cooperation. He also thanked the Council for their vision and goal setting to allow for this purchase. He stated that the City is the final owner of this property and it will be in good hands and custodianship for many generations.

**11. CONSENT AGENDA:**

**A. ADOPTION OF THE FOLLOWING ORDINANCES:**

- 1. ORDINANCE NO. 4085, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT WITH RICHARDSON RP DEVELOPMENT CORP. (THE "COMPANY") FOR THE RESTAURANT PARK PROJECT; AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RICHARDSON AND RICHARDSON RP DEVELOPMENT CORP. FOR THE RESTAURANT PARK PROJECT.**

2. **ORDINANCE NO. 4090, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY REPEALING ORDINANCE 4063; BY GRANTING A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR C-M COMMERCIAL DISTRICT USES FOR A 0.354-ACRE TRACT LOCATED AT 501 W. BELT LINE ROAD, RICHARDSON, TEXAS.**
3. **ORDINANCE NO. 4091, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR I-M(1) INDUSTRIAL DISTRICT USES FOR A 92.45-ACRE LOT LOCATED AT 300 W. RENNER ROAD, RICHARDSON, TEXAS.**
4. **ORDINANCE NO. 4092, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A SMOKING ESTABLISHMENT, SUBJECT TO SPECIAL CONDITIONS, FOR A 1.41-ACRE LOT ZONED LR-M(1) LOCAL RETAIL, LOCATED AT THE SOUTHWEST CORNER OF MAIN STREET AND ABRAMS ROAD, RICHARDSON, TEXAS.**

**B. CONSIDER APPROVAL OF THE 2015 CITY COUNCIL MEETING SCHEDULE.**

**C. CONSIDER AWARD OF THE FOLLOWING BIDS:**

1. **BID #05-15 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LILLARD LAWN COMMERCIAL MAINTENANCE FOR PARKS RESTROOM MAINTENANCE PURSUANT TO UNIT PRICES.**
2. **BID #13-15 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO SWEEPING SERVICES OF TEXAS OPERATING, LP FOR STREET SWEEPING PURSUANT TO UNIT PRICES.**
3. **BID #18-15 – 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 \$333,421.**
4. **BID #28-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE CONTRACT TO NORTEX CONCRETE LIFT & STABILIZATION, INC. FOR PAVEMENT LEVELING SERVICES THROUGH THE CITY OF GRAND PRAIRIE BID #12001 PURSUANT TO UNIT PRICE OF \$3.44 PER POUND.**

5. **BID #29-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CALDWELL COUNTRY CHEVROLET FOR THE CO-OP PURCHASE OF THREE (3) 2015 CHEVROLET PICKUP TRUCKS FOR THE POLICE DEPARTMENT THROUGH THE TARRANTCOUNTY CONTRACT #2014-165 IN THE AMOUNT OF \$79,651.**
6. **BID #31-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO LUBER BROTHERS, INC. FOR THE CO-OP PURCHASE OF A ROTARY MOWER FOR THE SHERRILL PARK GOLF COURSE THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #447-14 IN THE AMOUNT OF \$55,722.50.**
7. **BID #32-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SAM PACK'S FIVE STAR FORD FOR THE CO-OP PURCHASE OF A TACTICAL DEPLOYMENT VAN FOR THE POLICE DEPARTMENT THROUGH THE STATE OF TEXAS CONTRACT #071-072-A2 IN THE AMOUNT OF \$70,546.04.**
8. **BID #33-15 – WE REQUEST AUTHORIZATION TO ISSUE PURCHASE ORDERS TO GUNN CHEVROLET/NISSAN FOR THE CO-OP PURCHASE OF A 2015 NISSAN ALTIMA FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$18,932.55 AND TO SILSBEE FORD/TOYOTA FOR A 2015 TOYOTA TACOMA PICKUP TRUCK FOR THE WATER CUSTOMER SERVICE DEPARTMENT IN THE AMOUNT OF \$20,867.75 THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD CONTRACT #430-13 FOR A TOTAL EXPENDITURE OF \$39,800.30.**

**D. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #905-14 – WE RECOMMEND THE AWARD TO NORTH TEXAS CONTRACTING, INC., FOR THE UTD LOOP ROAD SEGMENT “D” CONSTRUCTION FOR A TOTAL AMOUNT OF \$2,518,369.50.**

**Council Action**

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

**EXECUTIVE SESSION**

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

- Personnel
  - Evaluation of the City Manager

**Council Action**

Council convened into Executive Session at 9:10 p.m.

**RECONVENE INTO REGULAR SESSION**

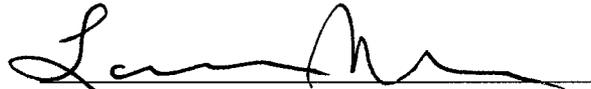
Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

**Council Action**

Council reconvened into Regular Session at 9:50 p.m. There was no action taken as a result of the Executive Session.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 9:50 p.m.

  
MAYOR

ATTEST:

  
CITY SECRETARY