

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
NOVEMBER 14, 2016

• **Call to Order**

Mayor Voelker called the meeting to order at 6:01 p.m. with the following Council members present:

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	Assistant to the City Manager
Michael Spicer	Director of Development Services
Gary Beane	Budget Officer

Also present:

Gary Slagel, DART Board of Directors

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBER

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

Michael Spicer, Director of Development Services, reviewed Zoning File 16-23 and Variance 16-06.

B. REVIEW AND DISCUSS THE COTTON BELT COMMUTER RAIL LINE

Don Magner, First Assistant City Manager, reviewed this item for Council.

1. Study corridor design/alignment considerations and prepare work plan to maximize amenity and betterment opportunities
 - Station area platform plans (UT Dallas, CityLine/Bush)
 - US75 rail bridge design / plans
 - West Renner pedestrian bridge design
 - Trail-By-Rail plans / interfaces
 - Corridor aesthetic design elements

- UT Dallas Station/Rutford Avenue at-grade crossing
 - Possible new grade separation locations at Custer Parkway and Alma Road
2. Prepare local TIF support transaction agreement
- Property Taxes generated from the new value or “Incremental Value” for Real Property in the TIF Zones can be used for development purposes
 - Development agreements direct a portion of TIF increment to the Cotton Belt project when an agreement is entered into for the project

C. REVIEW AND DISCUSS THE YEAR-END FINANCIAL REPORT FOR THE FY 2015 – 2016 OPERATING BUDGET

Gary Beane, Budget Officer, presented the year-end report for Council.

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Frey reported on the EDGE Award winners, the St. Paul Veteran’s Day Parade, and Leadership Richardson Government Day.

Councilmember Simpson reported on the UTD Business Competition that she judged and the Eisemann Center performance *What’s Going On: The Marvin Gaye Experience*.

Mayor Pro Tem Solomon reported on the Richardson Woman’s Club Candlelight Reception and the newest restaurant in CityLine, Fernando’s.

Mayor Voelker reported on a gift of a photo album of the Brick Row development from David Gleeson, President, GRAA Investments, LLC.

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 OCTOBER 24, 2016 AND NOVEMBER 7, 2016 MEETINGS**

Council Action

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

4. VISITORS

There were no visitors comments submitted.

PUBLIC HEARING ITEM:

5. **PUBLIC HEARING, ZONING FILE 16-23, A REQUEST BY MATT MOORE, REPRESENTING CLAYMOORE ENGINEERING, INC., FOR A CHANGE IN ZONING FROM C-M COMMERCIAL TO PD PLANNED DEVELOPMENT TO ALLOW A DRIVE-THROUGH RESTAURANT WITH MODIFIED DEVELOPMENT STANDARDS TO BE LOCATED AT 1400 E. BELT LINE**

**ROAD (SOUTHEAST CORNER OF BELT LINE ROAD AND PLANO ROAD).
THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.**

Public Hearing

The applicant representative, Matt Moore, Claymoore Engineering, addressed Council and spoke to concerns about ingress/egress to the site, the building orientation, and building materials.

Heather Hurd, 1733 FM 1519, Leesburg, Texas, inquired about the gas tanks on the property and if there were any environmental concerns. City Manager Johnson explained that there are city and state regulations requiring testing of the property.

Grant Richey, 300 Fall Creek Drive, Richardson, inquired how long the project will take. The applicant indicated the construction phase will take approximately 120 days after the permitting and demolition process. He stated the restaurant should be open spring or early summer 2017.

With no further comments, Councilmember Dunn moved to close the Public Hearing, seconded by Councilmember Frey, and approved unanimously.

Council Action

Mayor Pro Tem Solomon moved to table the request to the December 12, 2016 meeting. Councilmember Mitchell seconded the motion. Discussion ensued about whether this was the highest and best use of the property and whether the applicant should come back with a plan for the design of the back of the building that will be facing Belt Line Road. A vote was taken and the motion failed, 3-4, with Councilmembers Townsend, Simpson, Frey, and Mayor Voelker opposed.

Councilmember Townsend moved to approve the request with the stipulation that the applicant will work with staff on a design for the back of the building that faces Belt Line Road. Councilmember Simpson seconded the motion. A vote was taken and passed, 4-3, with Mayor Pro Tem Solomon, Councilmember Dunn, and Councilmember Mitchell voting in opposition.

ACTION ITEMS:

6. **VARIANCE NO. 16-06: A REQUEST BY BRYAN M. BURGER, BURGER ENGINEERING REPRESENTING MARC JENNINGS, ALDI TEXAS, LLC FOR A VARIANCE FROM CHAPTER 21, THE SUBDIVISION AND DEVELOPMENT CODE, TO ALLOW A REDUCED OPEN SPACE SETBACK WHERE THE REAR OF A NON-RESIDENTIAL BUILDING ABUTS A RESIDENTIAL ZONING DISTRICT LOCATED AT 1549 E. BELT LINE ROAD.**

Council Action

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

7. **CONSIDER ADOPTION OF ORDINANCE NO. 4191, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO AMEND THE EXISTING PD PLANNED DEVELOPMENT MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE'S DEVELOPMENT STANDARDS AND EXPAND THE BOUNDARIES OF THE DISTRICT, REZONING AN**

APPROXIMATE 540-ACRE TRACT OF LAND FROM A-950-M APARTMENT, C-M COMMERCIAL, I-M(1) INDUSTRIAL, LR-M(1) LOCAL RETAIL, LR-M(2) LOCAL RETAIL, O-M OFFICE, R-1250-M RESIDENTIAL, R-1500-M RESIDENTIAL, R-950-M RESIDENTIAL, TO-M TECHNICAL OFFICE, PD PLANNED DEVELOPMENT MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE AND PD PLANNED DEVELOPMENT SPRING VALLEY STATION DISTRICT TO PD PLANNED DEVELOPMENT 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, ABRAMS ROAD, PHILLIPS STREET, DART RIGHT-OF-WAY, EAST SPRING VALLEY ROAD AND GREENVILLE AVENUE ON THE EAST; BUCKINGHAM ROAD AND CITY LIMIT LINE ON THE SOUTH; TI BOULEVARD, ST. PAUL DRIVE, WEST SPRING VALLEY ROAD, CENTRAL EXPRESSWAY, THE ALLEY ALONG THE EAST SIDE OF THE RICHARDSON HEIGHTS SECOND INSTALLMENT ADDITION, THE ALLEY ALONG THE SOUTH AND WEST SIDES OF THE RICHARDSON HEIGHTS VILLAGE SC ADDITION, AND 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.

Council Action

Councilmember Mitchell moved to approve as presented. Councilmember Townsend seconded the motion. A vote was taken and passed, 7-0. The Mayor and Councilmembers expressed excitement and appreciation for the efforts on this project.

8. CONSENT AGENDA:

- A. CONSIDER ADOPTION OF ORDINANCE NO. 4192, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR UT DALLAS TOD PLANNED DEVELOPMENT DISTRICT FOR 49.84 ACRES LOCATED WEST OF THE KCS RAILROAD, SOUTH OF WATERVIEW PARKWAY, NORTH OF SYNERGY PARK BOULEVARD AND EAST OF THE EXTENSION OF RUTFORD AVENUE.**

- B. CONSIDER RESOLUTION NO. 16-33, APPROVING THE TERMS AND CONDITIONS OF THE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT (HEREINAFTER "AGREEMENT") FOR A CONGESTION MITIGATION AND AIR QUALITY (CMAQ) IMPROVEMENT PROGRAM PROJECT FOR THE DUCK CREEK TRAIL PROJECT, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**

C. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:

- 1. BID #16-17 – REBID OF ELEVATOR ALTERATION AND MODERNIZATION FOR LIBRARY STAFF ELEVATOR. BIDS TO BE RECEIVED BY THURSDAY, DECEMBER 1, 2016 AT 3:00 P.M.**
- 2. BID #20-17 – REBID OF ASPHALT SHINGLE ROOF REPLACEMENT. BIDS TO BE RECEIVED BY THURSDAY, DECEMBER 1, 2016 AT 2:00 P.M.**
- 3. BID #21-17 – 2017 POOL BUILDING RENOVATIONS. BIDS TO BE RECEIVED BY TUESDAY, DECEMBER 13, 2016 AT 2:00 P.M.**

D. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #80-16 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LDM DESIGN AND CONSTRUCTION FOR HARDSCAPE INSTALLATION PURSUANT TO UNIT PRICES.**
- 2. BID #11-17 – WE RECOMMEND THE AWARD TO IDEA CONSTRUCTION FOR THE EISEMANN CENTER OFFICE SPACE ADDITION IN THE AMOUNT OF \$137,900.**
- 3. BID #22-17 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SAM PACK'S FIVE STAR FORD FOR THE COOPERATIVE PURCHASE OF ONE (1) UTILITY LAW ENFORCEMENT PURSUIT SUV FOR THE FIRE DEPARTMENT THROUGH THE STATE OF TEXAS CONTRACT #071-A1 IN THE AMOUNT OF \$31,138.**
- 4. BID #23-17 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO EAST TEXAS MACK SALES, LLC FOR THE COOPERATIVE PURCHASE OF VARIOUS TRUCKS FOR THE FLEET MOTOR POOL (\$142,360.44), STREETS DEPARTMENT (\$178,000), AND SOLID WASTE DEPARTMENT (\$172,000) THROUGH THE REGION VIII EDUCATION SERVICE CENTER'S COOPERATIVE PURCHASING PROGRAM, THE INTERLOCAL PURCHASING SYSTEM ("TIPS"), ON CONTRACT #2102314 FOR A TOTAL EXPENDITURE OF \$492,360.44.**
- 5. BID #24-17 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MCNEILUS COMPANIES/MCNEILUS TRUCK & MANUFACTURING FOR THE COOPERATIVE PURCHASE OF ONE (1) 40-YARD FRONT LOADER BODY FOR THE SOLID WASTE DEPARTMENT THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #425-13 IN THE AMOUNT OF \$99,510.**

6. **BID #25-17 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CALDWELL COUNTRY CHEVROLET FOR THE COOPERATIVE PURCHASE OF ELEVEN (11) CHEVROLET PURSUIT RATED TAHOES FOR THE POLICE DEPARTMENT THROUGH THE STATE OF TEXAS CONTRACT #071-A1 IN THE AMOUNT OF \$356,686.**
 7. **BID #26-17 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MCKINNEY DODGE FOR THE COOPERATIVE PURCHASE OF TWO (2) DODGE CHARGER PURSUIT RATED SEDANS FOR THE POLICE DEPARTMENT THROUGH THE STATE OF TEXAS CONTRACT #071-A1 IN THE AMOUNT OF \$46,816.12.**
 8. **BID #27-17 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CALDWELL COUNTRY FORD FOR THE COOPERATIVE PURCHASE OF ONE (1) FORD EXPLORER MID-SIZE SUV FOR THE POLICE DEPARTMENT-CRIMINAL INVESTIGATIONS DIVISION THROUGH THE STATE OF TEXAS CONTRACT #071-A1 IN THE AMOUNT OF \$24,975.**
 9. **BID #28-17 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO HOLIDAY CHEVROLET FOR THE COOPERATIVE PURCHASE OF ONE (1) CHEVROLET SILVERADO PICK-UP TRUCK FOR THE POLICE DEPARTMENT THROUGH TARRANT COUNTY CONTRACT #2016-006 IN THE AMOUNT OF \$23,944.**
- E. CONSIDER AWARD OF REQUEST FOR PROPOSALS RFP #702-17 – WE REQUEST AUTHORIZATION TO ISSUE A CONTRACT TO ACTIVE NETWORK, LLC FOR THE COOPERATIVE PURCHASE OF HOSTED RECREATION MANAGEMENT SOFTWARE FOR THE PARKS AND RECREATION DEPARTMENT THROUGH THE CITY OF ARLINGTON RFP #15-0109 IN AN ESTIMATED AMOUNT OF \$78,000.**
- F. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO INCREASE PURCHASE ORDER NO. 161416 TO 3D PAVING AND CONTRACTING, LLC FOR THE REBID OF GRANT DRIVE AND MERRIE CIRCLE WATERLINE IN THE AMOUNT OF \$89,926 FOR A TOTAL AMOUNT OF \$1,096,515.50.**

Council Action

Mayor Pro Tem Solomon moved to approve the Consent Agenda as presented. Councilmember Simpson 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
 - Assistant Municipal Court Judge

Council Action

Council convened into Executive Session at 8:28 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 8:45 p.m. There was no action taken as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:45 p.m.



MAYOR

ATTEST:



CITY SECRETARY

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