

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
NOVEMBER 16, 2020

• **Call to Order**

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

Paul Voelker	Mayor
Janet DePuy	Mayor Pro Tem
Bob Dubey	Councilmember
Mark Solomon	Councilmember
Kyle Kepner	Councilmember
Ken Hutchenrider	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	Deputy City Manager
Kent Pfeil	Chief Financial Officer
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Jessica Almendarez	Management Analyst
Michael Spicer	Director of Development Services
Lori Smeby	Director of Parks and Recreation
Bob Clymire	Assistant Budget Officer

WORK SESSION -- 6:00 PM, RICHARDSON ROOM

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

Michael Spicer, Director of Development Services, reviewed Zoning File 20-12.

B. REVIEW AND DISCUSS THE YEAR-END FINANCIAL REPORT FOR THE FY 2019-2020 OPERATING BUDGET

Bob Clymire, Assistant Budget Officer, reviewed the year-end financial report for the FY 2019-2020 Operating Budget including the following funds with a focus on the year-end performance of revenues and expenditures against the estimates developed in June 2020.

- General Fund
- Water and Sewer Fund
- Solid Waste Services Fund
- Golf Fund
- Hotel/Motel Tax Fund

C. REVIEW AND DISCUSS ANALYSIS OF CIVIC CENTER

Assistant City Manager Shanna Sims-Bradish and Parks and Recreation Director Lori Smeby, reviewed the analysis of the Civic Center and four options for future consideration.

Civic Center Analysis

- Civic Center: 13,750 rentable square feet, 22.5% of total usable area of City Hall
Grand Hall and East/West Conference Rooms are 9,450 square feet
Richardson Room is 2,300 square feet
Parks Room is 2,000 square feet

Civic Center Room	Civic Center Cost	Average Private Sector Cost*
Grand Hall	\$1,800	\$8,025
Richardson Room	\$900	\$4,320
Parks Room	\$600	\$2,283

Civic Center Options

- Option #1: Continue Civic Center Operations
- Option #2: Reconfigure Civic Center
- Option #3: Pause and Assess Relocation of Civic Center to a Site Outside of City Hall
- Option #4: Discontinue Civic Center Operations

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

Mayor Voelker recessed the Work Session at 6:55 p.m. for the Council Meeting.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. **INVOCATION – KYLE KEPNER**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KYLE KEPNER**
3. **MINUTES OF THE NOVEMBER 9, 2020 AND NOVEMBER 10, 2020 (BOARDS & COMMISSIONS) MEETINGS**

Council Action

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

4. ACKNOWLEDGEMENT OF PUBLIC COMMENT CARDS

There were no public comment cards submitted.

5. VISITORS

Tom Huch, 3406 Sweetwater Drive, addressed Council regarding drainage issues.

PUBLIC HEARING ITEM:

6. **PUBLIC HEARING, ZONING FILE 20-12, CONSIDER AMENDMENT OF REGULATIONS RELATED TO LEGAL, NONCONFORMING USES FOR PROPERTIES FORMERLY ZONED I-M(1) INDUSTRIAL WITHIN THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE PLANNED**

DEVELOPMENT ZONING DISTRICT INCLUDING: APPROXIMATELY 9.4 ACRES LOCATED SOUTHEAST OF W. PHILLIPS STREET AND S. SHERMAN STREET WITHIN THE RAILSIDE SUB-DISTRICT; APPROXIMATELY 17.6 ACRES LOCATED SOUTHEAST OF CENTENNIAL BOULEVARD AND DART RIGHT-OF-WAY WITHIN THE CENTENNIAL GREEN SUB-DISTRICT; APPROXIMATELY 8.1 ACRES LOCATED NORTHEAST OF S. SHERMAN STREET AND TI BOULEVARD WITHIN THE CREATIVE CORPORATE SUB-DISTRICT; AND APPROXIMATELY 20.5 ACRES LOCATED EAST OF S. SHERMAN STREET BETWEEN SPRING VALLEY ROAD AND THE RICHARDSON CITY LIMITS BOUNDARY WITH DALLAS WITHIN THE CREATIVE CORPORATE SUB-DISTRICT.

Citizens wishing to address the City Council can submit comments electronically by 5:00 p.m. by utilizing the Public Comment Card found here: www.cor.net/PublicCommentForm.

Public Hearing

After a presentation by staff, who serves as the applicant, Mayor Voelker opened the Public Hearing. The following spoke in favor of the request. With no further public comments submitted, Councilmember Hutchenrider moved to close the Public Hearing with a second by Councilmember Mitchell and approved unanimously.

In Favor

Bill Dalhstrom, 2323 Ross Ave, Dallas
David Vicars, 3201 Gary Drive, Plano
Bryan Lurie, 16015 Ranchita Drive, Dallas

Council Action

Councilmember Hutchenrider moved to approve the request as recommended by the City Plan Commission and with the addition of a five-year time limit on the provision to increase the time period to replace a vacating qualifying nonconforming use shall be extended from six months to nine months. Councilmember Mitchell seconded the motion. A vote was taken and approved, 7-0.

ACTION ITEM:

- 7. CONSIDER ADOPTION OF ORDINANCE NO. 4362, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT FOR I-M(1) INDUSTRIAL WITH DEVELOPMENT REGULATIONS TO PD PLANNED DEVELOPMENT FOR I-M(1) INDUSTRIAL WITH DEVELOPMENT REGULATIONS FOR A 33.360-ACRE LOT LOCATED AT THE SOUTHEAST CORNER OF SHILOH ROAD AND BRECKINRIDGE BOULEVARD, RICHARDSON, TEXAS.**

Council Action

Councilmember Mitchell moved to approve the ordinance as presented. Councilmember Kepner seconded the motion. A vote was taken and passed, 5-2, with Councilmembers' Solomon and Hutchenrider opposed.

8. CONSENT AGENDA:

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4363, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT MAJOR MODIFICATIONS TO THE WEST SPRING VALLEY CORRIDOR PD PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS WITH RESPECT TO THE DEVELOPMENT OF 3.004 ACRES OF LAND, LOCATED AT THE NORTHWEST CORNER OF WEST SPRING VALLEY ROAD AND SPRING VALLEY PLAZA, RICHARDSON, TEXAS.**
- 2. ORDINANCE NO. 4364, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR MOTOR VEHICLE PARTS AND ACCESSORY SALES INCLUDING SALES OF BATTERIES AND COMPLIMENARY CUSTOMER SERVICES IN A C-M COMMERCIAL DISTRICT, FOR THE PROPERTY LOCATED AT 1300 E. BELT LINE ROAD, IN THE CITY OF RICHARDSON, TEXAS.**
- 3. ORDINANCE NO. 4365, AUTHORIZING THE CITY MANAGER OF THE CITY OF RICHARDSON TO NEGOTIATE AND EXECUTE THE NECESSARY AGREEMENTS AND INSTRUMENTS CONVEYING ELECTRIC UTILITY EASEMENTS TO ONCOR ELECTRIC DELIVERY, LLC ON, OVER, AND UNDER A 400 SQUARE FOOT TRACT OUT OF THE WILLIAM BODINE SURVEY, ABSTRACT NO. 153, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND A 616 SQUARE FOOT TRACT OUT OF THE ISACC WILEY SURVEY, ABSTRACT NO. 1575, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS.**

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #16-21 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO RUSH TRUCK CENTERS OF TEXAS, LP FOR THE COOPERATIVE PURCHASE OF EIGHT (8) TRUCKS FOR VARIOUS CITY DEPARTMENTS THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #601-19 IN THE AMOUNT OF \$500,156.85.**
- 2. BID #17-21 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO O'REILLY AUTO PARTS FOR VEHICLE PARTS, SUPPLIES, EQUIPMENT, AND AFFILIATED SERVICES PURSUANT TO REGION VIII EDUCATION SERVICE CENTER'S COOPERATIVE PURCHASING PROGRAM, THE INTERLOCAL PURCHASING SYSTEM ("TIPS"), CONTRACT #180603.**

**C. AUTHORIZE THE CITY MANAGER TO ENTER INTO A DISCRETIONARY
SERVICE AGREEMENT WITH ONCOR ELECTRIC DELIVERY FOR
\$373,902.00.**

Council Action

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

Mayor Voelker adjourned the Council Meeting at 8:26 p.m. and reconvened the Work Session at 8:31 p.m. to continue the Work Session items. The Work Session was adjourned at 10:05 p.m.


MAYOR

ATTEST:


CITY SECRETARY