MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JULY 11, 2022

- **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
Jennifer Justice	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember
Arefin Shamsul	Councilmember

The following staff members were also present:

Don Magner	City Manager
Kent Pfeil	Chief Financial Officer
Charles Goff	Assistant City Manager
Michaela Dollar	Assistant City Manager
Bill Alsup	Interim Assistant City Manager
Aimee Nemer	City Secretary
Sam Chavez	Interim Director of Development Services
Chris Shacklett	Interim Assistant Director of Development Services
Keith Krum	Planning Projects Manager

WORK SESSION – 6:00 PM, RICHARDSON ROOM

A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA
Sam Chavez, Interim Development Services Director, reviewed ZF 22-07 for Council.

B. REVIEW AND DISCUSS THE COMPREHENSIVE PLAN UPDATE PROCESS
Keith Krum, Planning Projects Manager, reviewed this item for Council.

- Comprehensive Plan purpose and history
- Changes and growth since 2009
- Proposed Comprehensive Plan update

C. REPORT ON ITEMS OF COMMUNITY INTEREST
Council reported on items of community interest.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. INVOCATION – KEN HUTCHENRIDER

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KEN HUTCHENRIDER

3. MINUTES OF THE JUNE 13, 2022 AND JUNE 20, 2022 MEETINGS

Council Action

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

4. VISITORS/ACKNOWLEDGEMENT OF PUBLIC COMMENT CARDS

The following public comment cards were submitted and provided to Council regarding Point North Park and the expansion of the Northside Pump Station.

Scott Fitzherbert,1110 Glenfield Ct.
John Geeslin,1133 Bull Run
Kristin Lankford,418 Northview
Stephanie Fitzherbert,1110 Glenfield Ct.
Emilie McCarthy,2410 Skyview Dr.
Carol Gallman,1108 Glenfield Ct.
Cary Eddy,1110 Timberview Ln.
Evin Bankhead,1108 Timberview Ln.
Mallory Goodwin,2214 Custer
Tiffany Strasner,2507 Little Creek

Additionally, the following speakers addressed Council regarding the Northside Pump Station.

Richard Luttrell, 1106 Timberview Lane
Badri, 800 W. Renner Road
Keith Burgess, 1112 Timberview Lane (submitted a petition)
Sabrina Boley, 1106 High Vista
Ron Castaldo, 1105 Glenfield Ct.
Kara Reeves, 1105 Glenfield Ct.

PUBLIC HEARING ITEM:

5. CONTINUATION OF PUBLIC HEARING, ZONING FILE 22-07, A REQUEST TO REZONE APPROXIMATELY 3.9 ACRES LOCATED NORTHWEST OF FRANKFORD ROAD AND WATERVIEW PARKWAY, SOUTH OF PRESIDENT GEORGE BUSH TURNPIKE FROM PD PLANNED DEVELOPMENT AND TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR THE A-950-M APARTMENT DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS AND A CONCEPT PLAN TO ALLOW DEVELOPMENT OF A 5-STORY APARTMENT BUILDING WITH UP TO 171 UNITS TO ACCOMMODATE 529 BEDS. (CONTINUED FROM JUNE 13, 2022, CITY COUNCIL MEETING)

Public Hearing

City Manager Magner provided an update to Council advising them of legal considerations from the City Attorney regarding various rezoning options that were contemplated at the June 13, 2022, Council meeting. Sam Chavez, Interim Development Services Director, briefly reviewed the zoning request and informed Council that the applicant requested to withdraw the rezoning request and intends to submit a new request for the entire property at a later date.

Bill Dahlstrom, representing the applicant, requested to withdraw the case. With no further comments, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Justice, and approved unanimously.

Council Action
Mayor Pro Tem DePuy moved to accept the request to withdraw Zoning File 22-07 per the request of the applicant. Councilmember Dubey seconded the motion. A vote was taken and passed, 7-0.

ACTION ITEM:

6. **CONSIDER ADOPTION OF ORDINANCE NO. 4432, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL DEVELOPMENT PLAN TO MODIFY THE DEVELOPMENT STANDARDS OF THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR A MOTOR VEHICLE SALES/LEASING, NEW USE ON 7.1 ACRES OF LAND LOCATED AT 300 N. CENTRAL EXPRESSWAY, CITY OF RICHARDSON, TEXAS.**

Council Action
Councilmember Shamsul moved to approve the ordinance as submitted. Councilmember Justice seconded the motion. A vote was taken and passed, 5-2 with Councilmember Corcoran and Councilmember Hutchenrider opposed.

7. **CONSIDER AWARD FOR REQUEST FOR QUALIFICATIONS ("RFQ") #2022-01 – WE RECOMMEND THE AWARD TO ARCHER WESTERN CONSTRUCTION, LLC FOR CONSTRUCTION MANAGER AT RISK ("CMAR") PRECONSTRUCTION SERVICES FOR THE WATER IMPROVEMENTS TO EXPAND THE 825 PRESSURE ZONE CAPACITY OF THE CITY'S WATER DISTRIBUTION SYSTEM IN THE AMOUNT OF $325,000.**

Council Action
Prior to Council action, City Manager Magner provided a history of the property and project. Councilmember Shamsul moved to approve the request as submitted. Councilmember Corcoran seconded the motion. A vote was taken and passed, 7-0.

8. **CONSENT AGENDA:**

   A. **CONSIDER THE FOLLOWING RESOLUTIONS:**

      1. **RESOLUTION NO. 22-07, APPROVING THE TERMS AND CONDITIONS OF A MULTIJURISDICTIONAL PRETREATMENT AGREEMENT ("AGREEMENT") WITH THE NORTH TEXAS MUNICIPAL WATER DISTRICT; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**

      2. **RESOLUTION NO. 22-08, APPROVING THE TERMS AND CONDITIONS OF A PRETREATMENT BUDGET AGREEMENT WITH THE NORTH TEXAS MUNICIPAL WATER DISTRICT; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**

3. **RESOLUTION NO. 22-09, APPROVING THE FOURTH AMENDED AND RESTATED BYLAWS OF THE RICHARDSON IMPROVEMENT CORPORATION AND ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE RICHARDSON IMPROVEMENT CORPORATION.**

4. **RESOLUTION NO. 22-10, SUSPENDING THE AUGUST 1, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.**

5. **RESOLUTION NO. 22-11, APPROVING THE TERMS AND CONDITIONS OF A PROJECT SPECIFIC AGREEMENT TO THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL IMPROVEMENT PROGRAM ("PROJECT SPECIFIC AGREEMENT"), BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS ("CITY"), AND THE COUNTY OF DALLAS, TEXAS ("COUNTY"), FOR TRANSPORTATION IMPROVEMENTS ON GLENVILLE DRIVE, MCIP PROJECT 22101, FROM ARAPAHO ROAD TO CAMPBELL ROAD ("PROJECT"), AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. **BID #61-22 – WE RECOMMEND THE AWARD TO FOUR STAR EXCAVATING FOR WYNDHAM LANE & 300 THOMPSON DRIVE DRAINAGE IMPROVEMENTS IN THE AMOUNT OF $232,417.**

2. **BID #67-22 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO ENVIRONMENTAL ACTION INC. FOR HYDRO EXCAVATION PURSUANT TO UNIT PRICES.**

3. **BID #68-22 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO PUTTBROS, LLC FOR FIRE HYDRANT MAINTENANCE AND FLOW TESTING PURSUANT TO UNIT PRICES.**

4. **BID #69-22 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO STANDARD UTILITY**

CONSTRUCTION, INC. FOR MAINTENANCE AND REPAIRS FOR US 75 AND UNDERPASS STREET LIGHTING PURSUANT TO UNIT PRICES.

5. **BID #75-22 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO BIG CITY CRUSHED CONCRETE FOR AGGREGATE FLEX BASE MATERIAL PURSUANT TO UNIT PRICES.**

C. **CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #903-22 – WE RECOMMEND THE AWARD TO AXIS CONTRACTING, INC. FOR WEST PRAIRIE CREEK DRIVE RECONSTRUCTION PROJECT (CAMPBELL ROAD TO COLLINS BOULEVARD) IN THE AMOUNT OF $7,401,650, WHICH INCLUDES TWO ALTERNATE BID ITEMS**

Council Action
Councilmember Hutchenrider moved to approve the Consent Agenda as presented. Councilmember Dubey seconded the motion. A vote was taken and passed, 7-0.

ADJOURNMENT
With no further business, the meeting was adjourned at 7:58 p.m.

MAYOR

ATTEST:

CITY SECRETARY