

**MINUTES
RICHARDSON CITY COUNCIL
COUNCIL MEETING
NOVEMBER 14, 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
Haley Alsabrook	Management Analyst
Jim Dulac	Director of Engineering/Capital Projects
Sam Chavez	Director of Development Services
Chris Shacklett	Assistant Director of Development Services

COUNCIL MEETING – 6:00 PM, MULTIPURPOSE ROOM #1103

- 1. INVOCATION – AREFIN SHAMSUL**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – AREFIN SHAMSUL**
- 3. MINUTES OF THE OCTOBER 10, 2022, OCTOBER 24, 2022, OCTOBER 31, 2022, AND NOVEMBER 7, 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

There were no public comments submitted.

5. REVIEW AND DISCUSS THE 2023 CITY COUNCIL MEETING CALENDAR

City Secretary Nemer reviewed the proposed 2023 City Council meeting calendar.

6. REVIEW AND DISCUSS THE N. GLENVILLE DRIVE STREET RECONSTRUCTION PROJECT STATUS UPDATE

Jim Dulac, Director of Engineering, provided a project status update.

- Campbell to Commerce
- Paving and Utility Improvements
- Design postponed in 2018 for Collins Arapaho TOD &
- Innovation District Study
- Add Commerce to Arapaho
- Additional utility improvements
- IQ Vision for better mobility with enhanced roadway cross-section and amenities

Enhanced Scope with IQ Vision

- Road Diet (4-lane to 2-lane)
- Bike and Pedestrian Amenities
- Creating amenity space at Duck Creek
- Enhanced Landscaping
- Enhanced Hardscape
- Smart Technology Infrastructure

Project Cost Description	Funding –
Project Soft Costs (Engineering, Testing, Admin)	\$3.00M
Available Budget for Construction	\$16.30M
Tiseo Paving's Proposal – Reduced to Base Project (Paving, Utilities, Bike Lanes, Sidewalks, Traffic Signals)	\$16.35M
Add Back 1 – Paving, Signal Pole Finish, Utilities, Contingency	\$1.845M \$18.20M
Add Back 2 – Enhanced Landscaping/Hardscape	\$1.940M \$20.14M
Add Back 3 – Duck Creek Culvert Extension	\$0.675M \$20.82M
Add Back 4 – Smart Infrastructure Conduits	\$0.225M \$21.04M
Project Total Cost Including All Added Back Scope:	\$24.04M

Proposed Project Funding Strategy:

Project Description-	Estimate	2021 Bond Dollars	2015 Bond Funds	Dallas County	Federal Grants Committed	TIF	General Fund Reserves	FY 21 Special Projects	Future Grant Funding
Glenville Dr (Campbell-Arapaho)*	\$19.30M	\$3.82M	\$7.30M	\$3.00M		\$5.18M	-	-	-
Glenville Supplemental Strategy	\$4.74M	\$1.60M	\$3.14M	-	-	-	-	-	-
Total	\$24.04M	\$5.72M	\$10.14M	\$3.00M	-	\$5.18M	-	-	-

7. REVIEW AND DISCUSS THE CVB UPDATE AND SOCIAL MEDIA LAUNCH

This briefing was postponed.

8. PUBLIC HEARING, ZONING FILE 22-11, A REQUEST TO REZONE APPROXIMATELY 13.03 ACRES LOCATED BETWEEN WATERVIEW PARKWAY AND PRESIDENT GEORGE BUSH HIGHWAY, EAST OF FRANKFORD ROAD, FROM TO-M TECHNICAL OFFICE AND PD PLANNED DEVELOPMENT TO PD PLANNED DEVELOPMENT TO ALLOW DEVELOPMENT OF UP TO 511 APARTMENT AND LIVE/WORK UNITS, A LIMITED-SERVICE HOTEL AND UP TO 19,000 SQUARE FEET OF RETAIL SPACE.

Public Hearing

After a summary by staff and a presentation by the applicant, Mayor Voelker opened the Public Hearing with the following comments submitted. Applicant representatives were Barry Hand, Maxwell Fisher, and Bill Dahlstrom.

In Favor

Daniel Yahalom, 2200 Waterview Pkwy

Griffin Davis, 2600 Waterview Pkwy – submitted a resolution approved by the UTD student council

River Bluhm, 400 Halifax, Plano

Johnathan Dang, 950 North Loop Road

Chandralekha Garapaty, 2800 Waterview Pkwy

Devan Bailey, 2600 Waterview Pkwy – submitted a petition

Additionally, the following public comment cards were submitted in favor.

Patrick O'Boyle, 2700 Waterview Pkwy

Elliot Agnew, 2200 Waterview Pkwy

Richard Strecker also spoke regarding the affordability of housing and RealPage.

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

After considerable discussion with the applicant representatives, there was a consensus of the Council agreeable to a parking ratio of .8 in sub-area 1 and 1.0 in sub-area 2. The stipulation that sub-area 2 be under construction including all project infrastructure, with all buildings going vertical except for the hotel, before a certificate of occupancy is issued for sub-area 1 was also in concurrence.

City Manager Magner recommended that Council continue the hearing to allow City staff to work with the applicant to draft an ordinance with the stipulations listed above for consideration on December 12.

Council Action

Councilmember Hutchenrider moved to reopen and continue the public hearing to December 12, 2022. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

9. CONSENT AGENDA:

A. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #83-22 – WE RECOMMEND THE AWARD TO REY-MAR CONSTRUCTION FOR DOGWOOD DRIVE VALVE IMPROVEMENTS AT BELT LINE ROAD & HOLLY DRIVE TO REY-MAR CONSTRUCTION IN THE AMOUNT OF \$667,715.**
- 2. BID #84-22 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO URBAN INFRACONSTRUCTION, LLC FOR STREET REHABILITATION PURSUANT TO UNIT PRICES.**
- 3. BID #86-22 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO CAM-CRETE CONTRACTING, INC. FOR 2022-2023 ALLEY REPAIRS PROGRAM PURSUANT TO UNIT PRICES.**
- 4. BID #92-22 – WE RECOMMEND THE AWARD TO AUSHILL CONSTRUCTION, LLC FOR ALLEY RECONSTRUCTION BETWEEN N. COIT RD. AND LA MESA DR FROM APACHE TO CHIPPEWA IN THE AMOUNT OF \$270,330.**
- 5. BID #02-23 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO RATLIFF HARDSCAPE, LTD. FOR HARDSCAPE INSTALLATION PURSUANT TO UNIT PRICES.**
- 6. BID #13-23 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO GT DISTRIBUTORS, INC. FOR SAFARILAND SOFT BODY ARMOR FOR THE POLICE DEPARTMENT PURSUANT TO THE PERCENTAGE DISCOUNTS SPECIFIED IN THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #603-20.**
- 7. BID #14-23 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CHASTANG ENTERPRISES FOR THE COOPERATIVE PURCHASE OF TWO (2) AUTOCAR ACX64 CAB/OVER CHASSIS FOR SOLID WASTE THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #601-19 IN THE AMOUNT OF \$413,986.**
- 8. BID #15-23 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO RELIANCE TRUCK & EQUIPMENT FOR THE COOPERATIVE PURCHASE OF TWO (2) LABRIE-WITTKKE, STARLIGHT FRONT LOADER 40-YARD BODIES IN THE AMOUNT OF \$319,960.70 AND FOUR (4) LEACH-ALPHA REAR LOADER BODIES IN THE AMOUNT OF \$410,738.50 FOR SOLID WASTE THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #599-19.**

9. **BID #16-23 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO BOND EQUIPMENT COMPANY, INC. FOR THE COOPERATIVE PURCHASE OF FOUR (4) CRANE CARRIER CORPORATION, LOW ENTRY TILT 2 (LNT) CAB/OVER CHASSIS FOR SOLID WASTE THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #601-19 AT A UNIT PRICE OF \$174,937 AND IN THE TOTAL AMOUNT OF \$699,748.**
10. **BID #17-23 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO EAST TEXAS MACK SALES, LLC FOR THE COOPERATIVE PURCHASE OF ONE (1) MACK GRANITE GR64B CHASSIS WITH MATERIAL HANDLER/ROLL-OFF HOIST FOR SOLID WASTE THROUGH THE REGION VIII EDUCATION SERVICE CENTER'S COOPERATIVE PURCHASING PROGRAM, THE INTERLOCAL PURCHASING SYSTEM ("TIPS"), ON CONTRACT #200802 IN THE AMOUNT OF \$309,964.**
11. **BID #18-23 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO GALLS, INC. FOR A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT FOR FIRE DEPARTMENT UNIFORMS PURSUANT TO THE PERCENTAGE DISCOUNTS SPECIFIED IN THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #603-20.**
- B. CONSIDER AWARD OF REQUEST FOR PROPOSALS ("RFP") #701-23 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO PYROTECHNICO FIREWORKS, INC. FOR FAMILY 4TH FIREWORKS CELEBRATION PURSUANT TO UNIT PRICES.**
- C. CONSIDER AWARD OF REQUEST FOR QUALIFICATIONS ("RFQ") #2022-03 – WE RECOMMEND THE AWARD TO CENTENNIAL CONTRACTORS ENTERPRISES, INC. FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE ANIMAL SHELTER AND FIRE STATION NO. 5 RENOVATION PROJECT IN THE AMOUNT OF \$91,722.**
- D. AUTHORIZE THE CITY MANAGER TO EXECUTE GUARANTEED MAXIMUM PRICE ("GMP") AMENDMENT NO. 1 TO THE CONSTRUCTION MANAGER AT RISK ("CMAR") AGREEMENT WITH ARCHER WESTERN CONSTRUCTION, LLC FOR THE CONSTRUCTION OF WATER IMPROVEMENTS TO EXPAND THE 825 PRESSURE ZONE CAPACITY OF THE CITY'S WATER DISTRIBUTION SYSTEM IN THE AMOUNT OF \$20,772,272.**

Council Action

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

10. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

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 Matters
 - Discussion of appointments to the Quasi-Judicial Boards and Commissions (City Plan Commission, Civil Service Board, Zoning Board of Adjustment/Building and Standards Commission).

Council Action

Council convened into Executive Session at 9:20 p.m.

RECONVENE INTO REGULAR SESSION

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

Council Action

Council reconvened in regular session at 9:36 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:36 p.m.


MAYOR

ATTEST:


CITY SECRETARY