

MINUTES
RICHARDSON CITY COUNCIL MEETING
APRIL 24, 2023

- **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
Michaela Dollar	Assistant City Manager
Aimee Nemer	City Secretary
Haley Alsabrook	Management Analyst
Keith Dagen	Director of Finance
Jennifer Davison	Library Director
Vrena Patrick	Assistant Library Director
Sam Chavez	Development Services Director
Brent Tignor	Building Official
Curtis Poovey	Fire Chief
Wesley Caskey	Assistant Fire Chief

Consultants present:

Bob Dransfield, Partner, Norton Rose Fulbright
George Williford, Managing Director, Hilltop Securities, Inc

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

1. INVOCATION – JANET DEPUY

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – JANET DEPUY

3. MINUTES OF THE APRIL 10, 2023, AND APRIL 17, 2023, 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 comment cards submitted.

5. REVIEW AND DISCUSS THE 2023 GENERAL OBLIGATION BONDS AND CERTIFICATES OF OBLIGATION SALE

George Williford, Hilltop Securities, Inc., reviewed this item for Council.

- \$43,885,000 General Obligation Bonds, Series 2023 – True Interest Cost (TIC) rate of 3.677%
- \$39,875,000 Combination Tax and Revenue Certificates of Obligation, Series 2023 – TIC rate of 3.475%
- \$9,130,000 Combination Tax and Revenue Certificates of Obligation, Taxable Series 2023A – TIC rate of 5.036%

6. REVIEW AND DISCUSS THE LIBRARY PROGRAM OVERVIEW AND NATIONAL LIBRARY WEEK

Jennifer Davidson, Director of Library Services, reviewed this item for Council. Following the presentation, Council acknowledged the library for achieving the Texas Municipal Library Directors Award – Achievement in Excellence for the 18th consecutive year in a row.

- National Library Week activities
- Library Usage
- 2023 Service Highlights
- 150th Anniversary Activities
- Library Relocation and Renovation

7. CONSIDER REAPPOINTMENT TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT BOARD

Council Action

Councilmember Hutchenrider moved to appoint John Sweeden to the North Texas Municipal Water District Board for a term effective June 1, 2023, to May 31, 2025. Councilmember Shamsul seconded the motion. A vote was taken and passed, 7-0.

PUBLIC HEARING ITEMS:

8. PUBLIC HEARING ON PROPOSED REGIONAL AND LOCAL AMENDMENTS TO THE 2021 INTERNATIONAL BUILDING CODE AND 2021 INTERNATIONAL RESIDENTIAL CODE.

Public Hearing

After a briefing from Building Official Brent Tignor, Mayor Voelker opened the Public Hearing. With no comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Shamsul, and approved unanimously.

Council Action

Councilmember Hutchenrider moved to approve the 2021 International Building Code and 2021 International Residential Code. Councilmember Shamsul seconded the motion. A vote was taken and passed, 7-0.

9. PUBLIC HEARING, ZONING FILE 23-01, A REQUEST FOR APPROVAL OF A SPECIAL DEVELOPMENT PLAN AND SPECIAL PERMIT FOR A 2.5-ACRE LOT LOCATED AT 1001 S. SHERMAN STREET, ON THE EAST SIDE OF SHERMAN STREET, SOUTH OF SPRING VALLEY ROAD, CURRENTLY ZONED MAIN

STREET/CENTRAL EXPRESSWAY PD PLANNED DEVELOPMENT (CREATIVE CORPORATE SUB-DISTRICT) TO ALLOW DEVELOPMENT OF A 5-STORY APARTMENT BUILDING CONSISTING OF 215 APARTMENT UNITS.

Public Hearing

After a briefing from Sam Chavez, Development Services Director; applicant representatives Sammy Jibrin and Michael Magee were available to answer questions. Mayor Voelker opened the Public Hearing. With no public comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Shamsul, and approved unanimously.

One public comment card was submitted in advance of the meeting:

Rahim Shaikh, 711 South Grove Rd. - Opposed

Council Action

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

10. CONSENT AGENDA:

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4456, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT FOR LR-M(2) LOCAL RETAIL DISTRICT; ADOPTING DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN AND A SPECIAL PERMIT FOR A DOG DAYCARE AND BOARDING KENNEL LOCATED ON A 2.5-ACRE TRACT OF LAND LOCATED AT 2100 ALAMO ROAD, RICHARDSON, TEXAS.**
- 2. ORDINANCE NO. 4457, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A MASSAGE ESTABLISHMENT FOR THE PROPERTY LOCATED AT 210 E. SPRING VALLEY ROAD, RICHARDSON, TEXAS, ZONED PD PLANNED DEVELOPMENT MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE (CENTENNIAL GREEN SUB-DISTRICT).**
- 3. ORDINANCE NO. 4458, ADOPTING SUPPLEMENT NO. 31 TO THE CODE OF ORDINANCES.**
- 4. CONSIDER ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF RICHARDSON, TEXAS GENERAL OBLIGATION BONDS, SERIES 2023," INCLUDING THE ADOPTION OF ORDINANCE NO. 4459, AUTHORIZING THE ISSUANCE OF SUCH BONDS, ESTABLISHING PARAMETERS FOR THE SALE AND ISSUANCE OF SUCH BONDS AND DELEGATING CERTAIN MATTERS TO AN AUTHORIZED OFFICIAL OF THE CITY.**

5. **CONSIDER ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF RICHARDSON, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023," INCLUDING THE ADOPTION OF ORDINANCE NO. 4460, AUTHORIZING THE ISSUANCE OF SUCH CERTIFICATES OF OBLIGATION, ESTABLISHING PARAMETERS FOR THE SALE AND ISSUANCE OF SUCH CERTIFICATES OF OBLIGATION AND DELEGATING CERTAIN MATTERS TO AN AUTHORIZED OFFICIAL OF THE CITY.**
6. **CONSIDER ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF RICHARDSON, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, TAXABLE SERIES 2023A," INCLUDING THE ADOPTION OF ORDINANCE NO. 4461, AUTHORIZING THE ISSUANCE OF SUCH CERTIFICATES OF OBLIGATION, ESTABLISHING PARAMETERS FOR THE SALE AND ISSUANCE OF SUCH CERTIFICATES OF OBLIGATION AND DELEGATING CERTAIN MATTERS TO AN AUTHORIZED OFFICIAL OF THE CITY.**
7. **ORDINANCE NO. 4462, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 8, ARTICLE II, SECTION 8-27 AND SECTION 8-28 ADOPTING THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE, INCLUDING APPENDICES B, D, H, I, AND N, AND AMENDMENTS THERETO.**
8. **ORDINANCE NO. 4463, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 6, ARTICLE III, RICHARDSON ELECTRICAL CODE, BY AMENDING SECTIONS 6.111(a) AND 6-132(1) ADOPTING THE NATIONAL ELECTRICAL CODE, 2020 EDITION, NFPA 70, RELATING TO ELECTRICAL CONTRACTOR REQUIREMENTS AND STANDARDS FOR ELECTRICAL INSTALLATIONS.**
9. **ORDINANCE NO. 4464, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 6, ARTICLE II, BY AMENDING SECTIONS 6-27 AND 6-28, TO ADOPT THE INTERNATIONAL BUILDING CODE, 2021 EDITION, TOGETHER WITH APPENDIX D AND AMENDMENTS THERETO; BY AMENDING SECTIONS 6-30 AND 6-31, TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2021 EDITION AND AMENDMENTS THERETO; BY AMENDING SECTIONS 6-33 AND 6-34, TO ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, AND AMENDMENTS THERETO; BY AMENDING ARTICLE V, SECTIONS 6-237 AND 6-238, TO ADOPT THE INTERNATIONAL FUEL GAS CODE, 2021 EDITION, WITH APPENDIX A AND AMENDMENTS THERETO; BY AMENDING ARTICLE VI, SECTIONS 6-262 AND 6-263, TO ADOPT THE INTERNATIONAL MECHANICAL CODE, 2021 EDITION AND AMENDMENTS THERETO; BY AMENDING ARTICLE VII, SECTIONS 6-287 AND 6-288, TO ADOPT THE INTERNATIONAL**

PLUMBING CODE, 2021 EDITION, TOGETHER WITH APPENDICES C AND E AND AMENDMENTS THERETO; BY AMENDING ARTICLE II-A, SECTIONS 6-45 AND 6-46 TO ADOPT THE INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION, AND AMENDMENTS THERETO; BY AMENDING ARTICLE II-B, SECTIONS 6-46 AND 6-47 TO ADOPT THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2021 EDITION AND AMENDMENTS THERETO.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #11-23 – WE RECOMMEND THE AWARD TO DFW SERVICES FOR FLOYD BRANCH UTILITY HOLE REPLACEMENT IN THE AMOUNT OF \$1,085,035.**
- 2. BID #38-23 – WE RECOMMEND THE AWARD TO A&C CONSTRUCTION, INC. FOR APOLLO ROAD PROPERTY PHASE I IMPROVEMENTS PROJECT IN THE AMOUNT OF \$1,413,800 WHICH INCLUDES ALTERNATE 1 AND AUTHORIZATION TO EXECUTE A CHANGE ORDER TO DECREASE THE CONTRACT AMOUNT BY \$291,316.**
- 3. BID #41-23 – WE RECOMMEND THE AWARD TO HORSESHOE CONSTRUCTION, INC. FOR 2022 CAPACITY, MANAGEMENT, OPERATION & MAINTENANCE SANITARY SEWER IMPROVEMENTS IN THE AMOUNT OF \$691,647.50.**
- 4. BID #72-23 – WE RECOMMEND THE AWARD TO INTERCON ENVIRONMENTAL, INC. FOR THE COOPERATIVE PURCHASE FOR ASBESTOS ABATEMENT AND DEMOLITION OF TWO BUILDINGS AT BRECKINRIDGE PARK THROUGH THE INTERLOCAL PURCHASING SYSTEM ("TIPS") CONTRACT #RCSP 211001 IN THE AMOUNT OF \$61,563.22.**
- 5. BID #73-23 – WE RECOMMEND THE AWARD TO CORE CONSTRUCTION (CORE) FOR THE COOPERATIVE PURCHASE FOR CONSTRUCTION FOR THE CITY HALL AND LIBRARY TEMPORARY RELOCATION TENANT IMPROVEMENT PROJECT THROUGH THE INTERLOCAL PURCHASING SYSTEM ("TIPS") CONTRACT #200201 IN THE AMOUNT OF \$1,715,000.**

Council Action

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

11. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:35 p.m.


MAYOR

ATTEST:


CITY SECRETARY