

MINUTES
RICHARDSON CITY COUNCIL MEETING
APRIL 22, 2024

- **Call to Order**

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

Bob Dubey	Mayor
Arefin Shamsul	Mayor Pro Tem
Curtis Dorian	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember

Absent:

Jennifer Justice	Councilmember
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Don Magner	City Manager
Kent Pfeil	Chief Financial Officer
Charles Goff	Assistant City Manager
Michaela Dollar	Assistant City Manager
Dannette Garcia	Assistant City Manager
Aimee Nemer	City Secretary
Crystal Brown	Interim Deputy City Secretary
Yvonne Falgout	Parks and Recreation Director
Shohn Rodgers	Assistant Parks and Recreation Director
Anita Cothran	Finance Director
Sam Chavez	Director of Development Services

Consultants present:

Nick Bulaich, Managing Director, Hilltop Securities
Bob Dransfield, Partner, Norton Rose Fulbright

COUNCIL MEETING – 6:00 PM, MULTIPURPOSE ROOM #CH 157

- 1. INVOCATION – DAN BARRIOS**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – DAN BARRIOS**
- 3. MINUTES OF THE APRIL 8, 2024 MEETING, APRIL 11, 2024 SPECIAL CALLED MEETING, APRIL 15, 2024 MEETING, AND APRIL 15, 2024 SPECIAL CALLED MEETING**

Council Action

Mayor Pro Tem Shamsul moved to approve the Minutes as presented. Councilmember Hutchenrider seconded the motion. A vote was taken and passed, 6-0 with Councilmember Justice absent.

4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

The following public comments were submitted.

- **PUBLIC COMMENTS ON AGENDA ITEMS**

City Manager Don Magner acknowledged public comments submitted by Justin Neth, 1125 E. Renner Rd., regarding Item 8.B.5.

- **VISITORS FORUM**

1. Drew Fitzgerald, 413 Hanbee St., Richardson, submitted a public comment form but was not present to speak.
2. Alex Stein, 7509 Inwood Rd., Dallas, addressed Council on the topic of illegals for Trump.
3. Abel Garcia, 5825 Birchbrook Dr., Dallas, addressed Council on the topic of illegals for Trump.
4. Whitaker Bradley, 4424 Stoneboro Ln., Richardson, addressed Council to request the Council adopt hyper-progressive policies.

5. PRESENTATION OF A PROCLAMATION FOR ARBOR DAY

Mayor Dubey presented a proclamation for Arbor Day to Parks and Recreation staff.

6. REVIEW AND DISCUSS THE 2024 GENERAL OBLIGATION BOND AND CERTIFICATES OF OBLIGATION BOND SALE

Nick Bulaich, Hilltop Securities, reviewed the sale of these bonds for Council noting the following.

\$62,915,000 General Obligation Bonds, Series 2024 at a True Interest Cost (TIC) effective rate of 3.86%

\$19,630,000 Combination Tax and Revenue Certificates of Obligation, Series 2024 at a TIC rate of 3.81%

PUBLIC HEARING ITEM:

- 7. PUBLIC HEARING, ZONING FILE 24-02, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A PRIVATE SCHOOL ON AN 8.6-ACRE LOT CURRENTLY ZONED LOCAL RETAIL LR-M(2) LOCATED WITHIN AN EXISTING BUILDING AT 1301 ABRAMS ROAD, ON THE EAST SIDE OF ABRAMS ROAD, NORTH OF WALNUT STREET.**

Public Hearing

After a briefing from staff and the applicant and representatives, Mayor Dubey opened the Public Hearing. With no comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Corcoran, and approved 6-0 with Councilmember Justice absent.

Applicants present: Jeff Johnson, Coram Deo Academy; Reverend Jon Jordan, Headmaster; and Nick Lewis, Entos Design.

Council Action

Councilmember Hutchenrider moved to deny the request as presented. Councilmember Dorian seconded the motion. A vote was taken and passed, 5-1 with Councilmember Barrios opposed and Councilmember Justice absent.

8. CONSENT AGENDA:

A. CONSIDER RECOMMENDATIONS FROM THE CULTURAL ARTS COMMISSION FOR FINANCIAL ASSISTANCE FROM THE HOTEL/MOTEL TAX FUND FOR THE FOLLOWING ORGANIZATIONS:

CHAMBERLAIN BALLET	\$7,000
DALLAS CHINESE COMMUNITY CENTER	\$2,500
OUTLOUD	\$10,000
RICHARDSON SYMPHONY ORCHESTRA	\$7,000

B. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4491, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, 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 (RAILSIDE SUB-DISTRICT) AND TO GRANT A SPECIAL PERMIT FOR A WINERY/DISTILLERY ON 1.25-ACRES OF LAND LOCATED AT 816 S. SHERMAN STREET, RICHARDSON, TEXAS.**
- 2. CONSIDER ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF RICHARDSON, TEXAS GENERAL OBLIGATION BONDS, SERIES 2024," INCLUDING THE ADOPTION OF ORDINANCE NO. 4492, AUTHORIZING THE ISSUANCE OF SUCH BONDS.**
- 3. CONSIDER ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF RICHARDSON, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024," INCLUDING THE ADOPTION OF ORDINANCE NO. 4493, AUTHORIZING THE ISSUANCE OF SUCH BONDS.**
- 4. ORDINANCE NO. 4494, GRANTING TO ATMOS ENERGY CORPORATION, A TEXAS AND VIRGINIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE TO CONSTRUCT, MAINTAIN, AND OPERATE PIPELINES AND EQUIPMENT IN THE CITY OF RICHARDSON IN DALLAS AND COLLIN COUNTIES, TEXAS,**

FOR THE TRANSPORTATION, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH SAID CITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE PUBLIC RIGHTS-OF-WAY; AND PROVIDING THAT SUCH FEE SHALL BE IN LIEU OF OTHER FEES AND CHARGES, EXCEPTING AD VALOREM TAXES; AND REPEALING ALL PREVIOUS GAS FRANCHISE ORDINANCES.

- 5. ORDINANCE NO. 4495, AMENDING CHAPTER 23, ARTICLE V-I "WATER CONSERVATION AND WATER MANAGEMENT PLAN", SECTIONS 23-268 AND SECTION 23-269; BY ADOPTING THE 2024 WATER CONSERVATION PLAN AND THE 2024 WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN; PROVIDING FOR THE DELAYED EFFECTIVE DATE FOR THE 2024 WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN.**

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #46-24 – WE RECOMMEND THE AWARD TO ICOS MANAGEMENT, LLC FOR 2021 COMMERCIAL SIDEWALK REPLACEMENT PROGRAM REGIONS 2 & 3 IN THE AMOUNT OF \$1,868,650.00.**
- 2. BID #51-24 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO BWI COMPANIES, INC. FOR HERBICIDES, INSECTICIDES, AND CHEMICALS PURSUANT TO UNIT PRICES.**
- 3. BID #74-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO WEAVER TECHNOLOGIES, LLC FOR THE COOPERATIVE PURCHASE OF DELL VxRAIL SERVER ENVIRONMENT UPGRADE THROUGH TEXAS DEPARTMENT OF INFORMATION RESOURCES ("DIR") CONTRACT# DIR-TSO-4299 IN THE AMOUNT OF \$1,156,619.22.**
- 4. BID # 75-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO WEAVER TECHNOLOGIES, LLC FOR THE COOPERATIVE PURCHASE OF DELL ISILON STORAGE HARDWARE AND PROSUPPORT SOFTWARE THROUGH TEXAS DEPARTMENT OF INFORMATION RESOURCES ("DIR") CONTRACT # DIR-TSO-4299 IN THE AMOUNT OF \$606,725.92.**
- 5. BID# 76-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SIGMA SURVEILLANCE, INC. FOR THE COOPERATIVE PURCHASE OF MUNICIPAL COURT VIDEO SURVEILLANCE UPGRADE THROUGH TEXAS DEPARTMENT OF INFORMATION RESOURCES ("DIR") CONTRACT #S DIR-CPO-4697 AND DIR-CPO-4770 IN THE AMOUNT OF \$77,607.66.**

Council Action

Councilmember Dorian moved to approve the Consent Agenda as presented. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 6-0 with Councilmember Justice absent.

9. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

EXECUTIVE SESSION

In compliance with Section 551.071 (1) and (2) of the Texas Government Code and Section 551.087 (1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Consultation with City Attorney
 - Regarding Development and Economic Development Agreement by and between JP-KBS Holdings, LLC and the City of Richardson Dated April 29, 2015
- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – E. Arapaho Rd./N. Greenville Ave. Area

Council Action

Council convened into Executive Session at 8:00 p.m.

RECONVENE INTO REGULAR SESSION

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

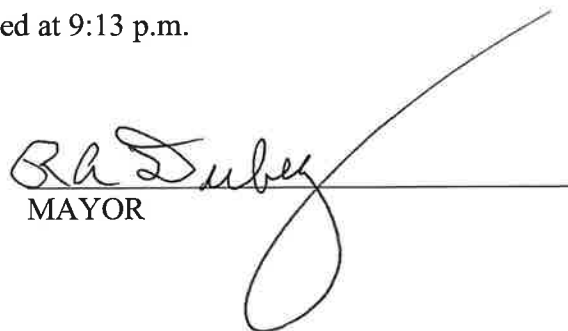
Council Action

Council reconvened into regular session at 9:12 p.m. and took the following action.

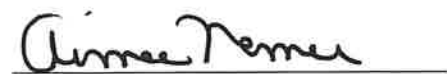
Councilmember Hutchenrider moved to authorize the City Manager to send notice to JP-KBS Holdings, LLC, that the City considers the economic development agreement by and between JP-KBS Holdings, LLC and the City of Richardson dated April 29, 2015, better known as the Palisades Agreement, void and that the City does not intend to make any payments pursuant to the agreement. Councilmember Barrios seconded the motion. A vote was taken and passed, 6-0 with Councilmember Justice absent.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:13 p.m.


MAYOR

ATTEST:


CITY SECRETARY