MINUTES
RICHARDSON CITY COUNCIL MEETING
JULY 8, 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
Jennifer Justice	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	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
Dannette Garcia	Assistant City Manager
Aimee Nemer	City Secretary
Lindsay Turman	Community Services Administrator
Nick Kohel	Assistant Director of Engineering/Capital Projects
Sam Chavez	Director of Development Services

Consultants present:
Kim Newcomer, Slate Communications

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 JUNE 17, 2024 MEETING**

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

4. **PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM**

Sam Shadha, 604 Melrose Drive, addressed Council regarding the payment of his water bill.

Drew Adams, 101 Brookwood, Drive, submitted a public comment card regarding the lights at Cottonwood Park.

5. **REVIEW AND DISCUSS THE MAY 28TH STORM DAMAGE RECOVERY EFFORTS AND DEBRIS REMOVAL SCHEDULE**

City Manager Don Magner provided an update on the storm recovery and debris removal from the May 28 storm.

6. **REVIEW AND DISCUSS AN AWARENESS CAMPAIGN FOCUSED ON ENHANCING THE CURB APPEAL OF RESIDENTIAL PROPERTIES**

Lindsay Turman, Community Services Administrator, outlined the scope of code enforcement services and explained what can and cannot be regulated by the City. She introduced consultant Kim Newcomer, who explained the Home Sweet Home campaign that will be a tool to fill in the gap between what code enforcement can and cannot do. Ms. Turman explained the Neighborhood Ambassador Program that will help implement the program and reviewed the timeline for the program.

7. **REVIEW AND DISCUSS THE FY 2024-2025 STREETS AND ALLEYS MAINTENANCE STRATEGIES**

Nick Kohel, Assistant Director of Engineering, reviewed the FY 2024-2025 annual maintenance program and capital improvement plan update for streets, alleys, and sidewalks as well as an update on notable projects.

PUBLIC HEARING ITEMS:

8. **PUBLIC HEARING, ZONING FILE 24-11, A REQUEST TO AMEND THE DEVELOPMENT REGULATIONS OF THE 62.5-ACRE CITYLINE-EAST PD PLANNED DEVELOPMENT DISTRICT LOCATED ON THE EAST SIDE OF N. PLANO ROAD, BETWEEN E. CITYLINE DRIVE AND THE PRESIDENT GEORGE BUSH TOLLWAY TO INCREASE THE NUMBER OF RESIDENTIAL UNITS, AND TO MODIFY THE REGULATING PLAN TO INCREASE THE ACREAGE OF MANDATORY AND MANDATORY/NON-MANDATORY OPEN SPACE.**

Public Hearing

After a briefing from staff and the applicant, Mayor Dubey opened the Public Hearing.

The following public comments were submitted.

Richard Strecker, 2809 Foxcreek Drive - opposed
Scott Dunn, 1003 N. Waterview – in favor
Paul Voelker, 3308 Calloway Ct. - neutral

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

Council Action

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

9. **PUBLIC HEARING, ZONING FILE 24-12, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A 2,758 SQUARE FOOT SPECIAL EVENT CENTER**

LOCATED WITHIN A 10,630 SQUARE FOOT RETAIL BUILDING OF A 43,714 SQUARE FOOT SHOPPING CENTER LOCATED NORTHEAST OF THE NORTHEAST CORNER OF E. CAMPBELL ROAD AND N. PLANO ROAD. THE 4.4-ACRE SITE IS ZONED LR-M(2) LOCAL RETAIL.

Public Hearing

After a briefing from staff and the applicant, Mayor Dubey opened the Public Hearing. With no public comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Corcoran and approved unanimously.

Council Action

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

10. CONSENT AGENDA:

A. CONSIDER ADOPTION OF ORDINANCE NO. 4501, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT FOR THE I-M(1) INDUSTRIAL DISTRICT TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN AND BUILDING ELEVATIONS FOR A 2.22-ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF WATERWOOD DRIVE AND N. GLENVILLE DRIVE, RICHARDSON, TEXAS.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. **BID #20-24 – WE RECOMMEND THE AWARD TO AXIS CONTRACTING, INC. FOR FY24 STORMWATER REPAIRS PROJECT IN THE AMOUNT OF $1,071,931**

2. **BID #48-24 – WE RECOMMEND THE AWARD TO KIK UNDERGROUND, LLC FOR CANYON BROOK, CANYON VALLEY, & FOREST GROVE PAVEMENT & UTILITY IMPROVEMENTS IN THE AMOUNT OF $3,649,318.85.**

3. **BID #59-24 – WE RECOMMEND THE AWARD TO RATLIFF HARDSCAPE, LTD. FOR THE CONSTRUCTION OF 2021 BOND ALLEY GROUP 8 (SOUTH GROVE RD, WEATHERRED DR, PARK PLACE, CENTENNIAL BLVD, CARRINGTON DR ALLEYS) IN THE AMOUNT OF $1,973,140.**

4. **BID #68-24 – WE RECOMMEND THE AWARD TO DDM CONSTRUCTION CORPORATION FOR RECONSTRUCTION OF NEWBERRY DRIVE FROM FLOYD ROAD TO LINDALE LANE AND ROYAL CREST DRIVE FROM GROVE ROAD TO CUL-DE-SAC IN THE AMOUNT OF $2,502,360.**

5. **BID #92-24 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO DH PACE FOR FACILITIES DOOR SERVICE AND REPAIR THROUGH CITY OF FRISCO BID #2303-055 PURSUANT TO UNIT PRICES.**

6. **BID #94-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SIGMA SURVEILLANCE, INC. FOR THE COOPERATIVE PURCHASE OF EISEMANN CENTER SECURITY CAMERA REPLACEMENT AND UPGRADE THROUGH TEXAS DEPARTMENT OF INFORMATION RESOURCES ("DIR") CONTRACT #S DIR-CPO- 4697 AND DIR-CPO-4770 IN THE AMOUNT OF $185,149.01.**

7. **BID #95-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO TYR TACTICAL, INC. FOR THE COOPERATIVE PURCHASE OF TACTICAL VESTS FOR THE POLICE DEPARTMENT THROUGH TEXAS SMARTBUY CONTRACT #680-M1 IN THE AMOUNT OF $97,876.44.**

Council Action
Councilmember Hutchenrider moved to approve the Consent Agenda as presented. Councilmember Corcoran 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.

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

- Deliberation Regarding Economic Development Negotiations
  - Commercial Development – Renner Rd./U.S. 75, Renner Rd./President George Bush Turnpike and Lakeside Blvd./Galatyn Pkwy., E. Lookout Dr./N. Glenville Dr. Areas

Council Action
Council convened into Executive Session at 9:50 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 10:46 p.m. and took the following action.

Mayor Pro Tem Shamsul moved to authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City with Project Ascent including any amendments or instruments related thereto. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

ADJOURNMENT
With no further business, the meeting was adjourned at 10:47 p.m.

MAYOR

ATTEST:

CITY SECRETARY