

**MINUTES**  
**RICHARDSON CITY COUNCIL MEETING**  
**January 6, 2025**

- **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 (Remote) |
| Dan Barrios      | Councilmember          |
| Joe Corcoran     | Councilmember          |
| Ken Hutchenrider | Councilmember          |

The following staff members were also present:

|                 |                                       |
|-----------------|---------------------------------------|
| Don Magner      | City Manager                          |
| Kent Pfeil      | Chief Operating Officer               |
| Charles Goff    | Assistant City Manager                |
| Michaela Dollar | Assistant City Manager                |
| Dannette Garcia | Assistant City Manager                |
| Crystal Brown   | Deputy City Secretary                 |
| Eric Robison    | Director of Public Services           |
| Jose Figueroa   | Assistant Director of Public Services |
| Nick Kohel      | Director of Engineering               |
| Derica Peters   | Senior Planner                        |

The following consultants were present:

Sadhana Pendharkar, AECOM  
Scott Pasternak, Burns and McDonnell  
Allison Eccarius, Burns and McDonnell

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

**1. INVOCATION – JOE CORCORAN**

**2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – JOE CORCORAN**

**3. MINUTES OF THE DECEMBER 16, 2024 MEETING**

**Council Action**

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

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

There were no public comments submitted.

## **5. REVIEW AND DISCUSS THE SOLID WASTE MASTER PLAN**

Scott Pasternak, with Burns and McDonnell, introduced the update and asked Allison Eccarius to provide an update on this item noting the following.

- Overall Planning Process
- Short term recommendations (1-5 years)
  - Operational Decisions with fiscal impacts
  - Recommendations for City Council

Scott Pasternak presented the long-term recommendations as follows.

- Long-term recommendations (5-20 Years)
  - Drivers for a future transition to carts
  - Cost consideration for transition to carts
  - Partnerships
- Noting the dollars used are 2025 amounts, and do not reflect inflation rates.

## **6. REVIEW AND DISCUSS THE RICHARDSON CITY HALL AND MUNICIPAL CAMPUS IMPROVEMENT PROJECT**

Charles Goff, Assistant City Manager, reviewed this item for Council.

- RFP's have been reviewed and awarded
  - McCowanGordan was the top ranked bid, providing the lowest price and scoring the highest in the qualitative assessment
- Provided a total project cost analysis and reported the project is within budget and is projected to finish in 2027.
- Presented project alternatives and recommended modifications including but not limited to:
  - Expanding the second-floor patio
  - Plaza and Leadership grove modifications
  - Exterior lighting
  - Providing an alternative transformer location to prevent an easement for the electrical lines.
  - Update on Rainwater Harvesting system.
  - Solar lighting options
- Estimated the contract will be on the consent agenda January 13.

## **PUBLIC HEARING:**

### **7. CONTINUATION OF PUBLIC HEARING, ZONING FILE 24-25, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A DRIVE-THROUGH RESTAURANT ON A 0.85-ACRE LOT CURRENTLY ZONED O/C OFFICE/COMMERCIAL WITHIN A 3,000-SQUARE FOOT EXISTING LEASE SPACE LOCATED AT 508 CENTENNIAL BOULEVARD, SOUTH OF CENTENNIAL BOULEVARD, WEST OF AUDELIA ROAD.**

Derica Peters, Senior Planner, reviewed this report for Council.

The continuation presentation addressed:

- History of ZF 24-25, reviewed the continuation of the file from the December 9, 2024, meeting
- Concept plan
- Modifications made to the original plan
- Photos and the building and surrounding area
- Public reaction to this request

Applicant addressed the council and provided the actions he has taken to comply with the recommendations provided thus far, including but not limited to the following.

- Changing the lighting system on the exterior of the building
- Delphi Display and speaker system installation
- Completing a sound check of the equipment at surrounding areas
- Contacting the HOA
- Remodeling the existing building to provide a cleaner more modern look to the building

There were two speakers that spoke in opposition to the zoning change request.

J. Matthew Danner, 832 Rohan Drive, Richardson TX 75081  
Zaher Elkik, 825 Dartford Drive, Richardson TX 75081

Councilmember Hutchenrider moved to close the public hearing; seconded by Councilmember Corcoran. All in favor of closing the public hearing, with Councilmember Justice voting remotely.

#### **Council Action**

Councilmember Hutchenrider moved to approve the request with the stipulation that staff present a noise complaint report in a year. Councilmember Corcoran seconded the motion. A vote was taken and passed, 7-0 with Councilmember Justice voting remotely.

#### **8. CONSENT AGENDA:**

- A. CONSIDER AWARD OF BID #34-25 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO AMUNDSON PLUMBING, LLC FOR PLUMBING SERVICES PURSUANT TO THE UNIT PRICES SPECIFIED IN CITY OF ALLEN BID #2024-9-62.**
- B. AUTHORIZE THE FOLLOWING CHANGE ORDER TO TEGRITY CONTRACTORS, INC. TO INCREASE CONTRACT #324000121 FOR INTERURBAN PARK DEVELOPMENT IN THE AMOUNT OF \$167,088.**

#### **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, 7-0, with Councilmember Justice voting remotely.

## **9. 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 – W. Renner Rd./Alma Rd. Area

### **Council Action**

Council convened into Executive Session at 9:13 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**

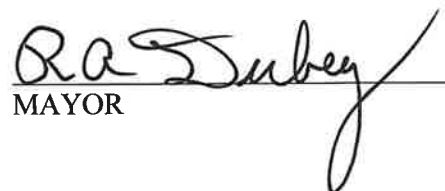
Council reconvened into regular session at 10:21 p.m. There was no action as a result of the Executive Session.

## **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:22 p.m.

ATTEST:

  
CITY SECRETARY

  
MAYOR