

MINUTES
RICHARDSON CITY COUNCIL MEETING
APRIL 28, 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
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
Aimee Nemer	City Secretary
Anita Cothran	Director of Finance
Todd Gastorf	Assistant Director of Finance
Andrew Bogda	Assistant Director of Development Services
Derica Peters	Senior Planner

Consultants and Partners Present:

Robert Dransfield	Norton Rose Fulbright
George Williford	Hilltop Securities
Gary Slagel	DART Board Chair

1. INVOCATION – JENNIFER JUSTICE

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – JENNIFER JUSTICE

3. MINUTES OF THE APRIL 15, 2025 (SPECIAL CALLED MEETING), AND APRIL 21, 2025, AND APRIL 21, 2025 (SPECIAL CALLED MEETING) MEETINGS

Council Action

Councilmember Dorian 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

City Manager Magner acknowledged public comments from the following:

Alexander Scott, 916 Greenbriar Lane, regarding City Council's support and Councilmember Corcoran speaking in opposition of HB 3187.

Richard Strecker, 2809 Foxcreek Drive, regarding questions about the Certificates of Obligation. Mr. Magner stated that Mr. Kent Pfeil, Chief Operating Officer, spoke with him and answered his questions.

5. CONSIDER APPOINTMENTS TO THE COMMUNITY INCLUSION AND ENGAGEMENT COMMISSION, NORTH TEXAS MUNICIPAL WATER DISTRICT BOARD, PARKS AND RECREATION COMMISSION, SIGN CONTROL BOARD, AND APPOINTMENT OF THE HEALTH OFFICER.

Council Action

The Council made the following motions.

Community Inclusion and Engagement Commission

Councilmember Corcoran moved to appoint Amy Singh to the Community Inclusion and Engagement Commission to fill an unexpired term effective immediately and ending December 31, 2026. Councilmember Hutchenrider seconded the motion. A vote was taken and passed, 7-0.

North Texas Municipal Water District Board

Councilmember Barrios moved to appoint Franklin Byrd to the North Texas Municipal Water District for a term effective June 1, 2025, to May 31, 2027. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

Parks and Recreation Commission

Councilmember Hutchenrider moved to appoint Leslie Huntington to the Parks and Recreation Commission to fill an unexpired term effective immediately and ending December 31, 2025. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

Sign Control Board

Mayor Pro Tem Shamsul moved to appoint Mark Wickersham to the Sign Control Board as an Alternate for an unexpired term effective immediately and ending December 31, 2026. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

Health Officer

Councilmember Dorian moved to appoint Dr. David Bonnet as the Health Officer for a term ending October 1, 2026. Councilmember Hutchenrider seconded the motion. A vote was taken and passed, 7-0.

6. REVIEW AND DISCUSS THE 2025 GENERAL OBLIGATION BOND AND CERTIFICATES OF OBLIGATION BOND SALE

Mr. George Williford, Hilltop Securities and Bob Dransfield, Norton Rose Fulbright, reviewed this item for Council.

ACTION ITEMS:

7. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

A. CONSIDER ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITYOF RICHARDSON, TEXAS GENERAL OBLIGATION BONDS, SERIES 2025," INCLUDING THE ADOPTION OF AN ORDINANCE

**AUTHORIZING THE ISSUANCE OF SUCH BONDS, ESTABLISHING
PARAMETERS FOR THE SALE AND ISSUANCE OF SUCH BONDS.**

Council Action

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

- B. CONSIDER ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF RICHARDSON, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025A," INCLUDING THE ADOPTION OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF SUCH CERTIFICATES OF OBLIGATION, ESTABLISHING PARAMETERS FOR THE SALE AND ISSUANCE OF SUCH CERTIFICATES OF OBLIGATION.**

Council Action

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

- C. 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 2025B," INCLUDING THE ADOPTION OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF SUCH CERTIFICATES OF OBLIGATION, ESTABLISHING PARAMETERS FOR THE SALE AND ISSUANCE OF SUCH CERTIFICATES OF OBLIGATION.**

Council Action

Councilmember Dorian moved to approve this item as presented. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 7-0.

8. REVIEW AND DISCUSS CITY OF RICHARDSON/DART ECONOMIC DEVELOPMENT STRATEGIES

City Manager Magner reviewed the concept of DART participating in an interlocal agreement with cities in city-created Tax Increment Reinvestment Zones (TIRZ) as an economic development initiative. He explained that the ILA-TIRZ template and language would be considered by the DART board and brought back to City Council for consideration and execution by December 31, 2025.

PUBLIC HEARING ITEMS:

- 9. PUBLIC HEARING, ZONING FILE 25-06, AND CONSIDER ADOPTION OF AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT FOR THE RA-1100-M RESIDENTIAL ATTACHED (TOWNHOME) DISTRICT; ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A**

CONCEPT PLAN FOR A 7.098-ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF SHILOH ROAD, NORTH OF E RENNER ROAD, RICHARDSON, TEXAS.

Public Hearing

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

Mr. Larry Moore, 3404 Springbranch Drive, addressed Council in opposition to this request. 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 with the amended ordinance as revised to include the elevations in Exhibit C-1 and to include Section 2.B.3 related to lots without frontage. Councilmember Corcoran seconded the motion. A vote was taken and passed, 7-0.

10. PUBLIC HEARING, ZONING FILE 25-07, AND CONSIDER ADOPTION OF AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A DRONE OPERATIONS AND MAINTENANCE CENTER FOR THE PROPERTY LOCATED AT 1155 KAS DRIVE, RICHARDSON, TEXAS, ZONED PD PLANNED DEVELOPMENT COLLINS/ARAPAHO TOD & INNOVATION DISTRICT (EMPLOYMENT SUB-DISTRICT).

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 Mayor Pro Tem Shamsul and approved unanimously.

Council Action

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

ACTION ITEM:

11. CONSIDER AWARD FOR REQUEST FOR APPLICATIONS ("RFA") #703-25 – WE REQUEST AUTHORIZATION TO AWARD THE BANK DEPOSITORY SERVICES CONTRACT TO BANK OF AMERICA.

Council Action

Prior to consideration of this item, Councilmember Justice stated that she was abstaining from the discussion and vote of this item due to a conflict of interest.

Councilmember Hutchenrider moved to approve the request as presented. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 6-0, with Councilmember Justice abstaining due to a conflict of interest on file with the city secretary.

12. CONSENT AGENDA:

A. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #07-25 – WE RECOMMEND THE AWARD TO STOIC CIVIL CONSTRUCTION, INC. FOR SANITARY SEWER REPAIRS OVER BECK BRANCH IN THE AMOUNT OF \$565,000.
2. BID #68-25 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO TECH-LOGIC FOR THE COOPERATIVE PURCHASE OF NEW BOOK SORTER FOR THE LIBRARY RENOVATION PROJECT THROUGH EQUALIS GROUP PURCHASING PROGRAM ("EQUALIS") CONTRACT #R10-1118A IN THE AMOUNT OF \$233,500.

B. CONSIDER APPROVAL OF THE FOLLOWING ORDINANCE:

1. CONSIDER ADOPTION OF AN ORDINANCE ABANDONING THE PORTION OF MCKINNEY STREET AND PUBLIC ALLEYS WITHIN BLOCKS 3 AND 24, ORIGINAL TOWN ADDITION; RESERVING ALL EXISTING EASEMENT RIGHTS OF OTHERS, IF ANY, WHETHER APPARENT OR NON-APPARENT, AERIAL, SURFACE, UNDERGROUND OR OTHERWISE; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AS A QUITCLAIM DEED.

Council Action

Councilmember Barrios requested to remove Item 12B1 from the Consent Agenda for individual consideration.

Councilmember Hutchenrider moved to approve the Consent Agenda except for Item 12B1 as presented. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

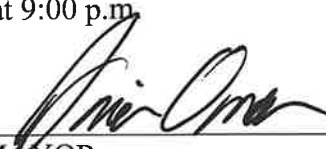
Councilmember Corcoran moved to approve Item 12B1 as presented. Councilmember Hutchenrider seconded the motion. A vote was taken and passed 6-1 with Councilmember Barrios opposed.

13. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:00 p.m.


MAYOR

ATTEST:


CITY SECRETARY