

MINUTES
RICHARDSON CITY COUNCIL MEETING
SEPTEMBER 8, 2025

- **Call to Order**

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

Amir Omar	Mayor
Ken Hutchenrider	Mayor Pro Tem
Curtis Dorian	Councilmember
Jennifer Justice	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Arefin Shamsul	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
Bob Clymire	Budget Officer
Todd Gastorf	Director of Finance
Tina Firgens	Director of Development Services
Andrew Bogda	Assistant Director of Development Services
Derica Peters	Senior Planner

Regional Partners
Gary Slagel, DART

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

1. INVOCATION – AREFIN SHAMSUL

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – AREFIN SHAMSUL

3. MINUTES OF THE AUGUST 25, 2025 MEETING

Council Action

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

4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

Don Magner, City Manager, acknowledged the following public comments.

Eric Stengel, 611 Carleton Drive, submitted comments regarding the proposed tax rate and the role of government.

Comments submitted from the Tax Transparency Website for both Collin and Dallas counties.
Collin – none
Dallas – one comment vote yes; one comment vote no

The following public comments were submitted in person.

Samantha Franks, 2225 Flat Creek Dr. – Request Council to implement policies for the library to separate books that discuss complex and controversial topics.

Charlie Newton, 2106 Goldenrod – Announced new location for PRAY Richardson at the Heights Recreation Center and invited Council to attend.

5. PRESENTATION OF A PROCLAMATION FOR NATIONAL SERVICE DOG MONTH

Mayor Omar presented this proclamation to several animal organizations, including the City's Animal Shelter staff.

6. REVIEW AND DISCUSS DALLAS AREA RAPID TRANSIT (DART) UPDATE

City Manager Don Magner provided this update for Council.

Economic Development

- Staff recommends approval of the resolution related to the interlocal agreement for DART's automatic contribution to City-created tax increment reinvestment zones (Consent Agenda Item A2)
 - Resolution will authorize the City Manager to execute the TIRZ ILA and other such documents as shall be necessary to effectuate DART's contribution to City-created TIRZs in accordance with the terms of the ILA, subject to legal review
- DART and City must execute the TIRZ ILA by December 31, 2025

Governance

- Staff recommends approval of the resolution related to the DART Board of Directors apportionment issue (Consent Agenda Item A3)
 - Only states that each City should have a member on the DART Board entitled to a weighted vote
 - City Manager will bring recommended apportionment strategy back to Council for consideration before agreeing to proceed to the Legislature
 - Goal will be to keep the number of Board members as close to 15 as possible
- DART Board to reconsider DART Board reapportionment on November 18, 2025

Funding

- Staff recommends postponing action on the resolution related to the GMP (Consent Agenda Item A4) until the City Manager Working Group presents its recommendation
- We recommend revisiting the GMP after more information about a potential long-term solution to sales-tax funding issue is known
 - This will also allow the Regional Transportation Committee additional time to further refine Transit 2.0

7. REVIEW AND DISCUSS THE DALLAS CENTRAL APPRAISAL DISTRICT (DCAD) AND COLLIN CENTRAL APPRAISAL DISTRICT (CCAD) BOARD REPRESENTATION FOR 2026

Todd Gastorf, Director of Finance, provided an update on this item.

- Central Appraisal District Governance
- Transition Period Resulting from 2023 Legislative Changes
- 2025 Appointed Directors Process

PUBLIC HEARING ITEMS:

8. PUBLIC HEARING FOR PROPOSED TAX RATE OF \$0.54218 PER \$100 VALUATION FOR FISCAL YEAR 2025-2026.

Public Hearing

After a briefing from City Manager Don Magner on the proposed tax rate and budget, Mayor Omar opened the Public Hearing. With no public comments submitted, Mayor Pro Tem Hutchenrider moved to close the Public Hearing, seconded by Councilmember Dorian and approved unanimously.

9. PUBLIC HEARING, ZONING FILE ZF 25-15, AND CONSIDER AN 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, BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A SENIOR ACTIVITY CENTER FOR THE PROPERTY LOCATED AT 1750 E. BELT LINE RD., SUITE 100, RICHARDSON, TEXAS, ZONED LR-M(2) LOCAL RETAIL DISTRICT.

Public Hearing

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

Council Action

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

10. CONSENT AGENDA:

A. CONSIDER THE FOLLOWING RESOLUTIONS:

- 1. RESOLUTION APPROVING THE TERMS AND CONDITIONS OF THE DALLAS COUNTY CAPITAL IMPROVEMENT PROJECT SPECIFIC AGREEMENT TO THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL IMPROVEMENT PROGRAM (HEREINAFTER "PROJECT SPECIFIC AGREEMENT") BETWEEN THE CITY OF RICHARDSON, TEXAS (HEREINAFTER "CITY") AND DALLAS COUNTY, TEXAS**

(HEREINAFTER "COUNTY"), AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.

- 2. RESOLUTION APPROVING THE TERMS AND CONDITIONS OF THE INTERLOCAL COOPERATION AGREEMENT (ILA) BETWEEN DALLAS AREA RAPID TRANSIT AND THE CITY OF RICHARDSON FOR CONTRIBUTIONS TO TAX INCREMENT REINVESTMENT ZONES (TIRZ).**
 - 3. RESOLUTION DECLARING SUPPORT FOR EACH MEMBER OF THE DALLAS AREA RAPID TRANSIT ("DART") TO HAVE A MEMBER ON THE DART BOARD OF DIRECTORS ENTITLED TO A WEIGHTED VOTE; EXPRESSING AGREEMENT AND CONSENT TO THE CONTINUATION OF THE CURRENT APPORTIONMENT OF THE DART BOARD OF DIRECTORS WHILE DART MEMBER CITIES DISCUSS LEGISLATIVE CHANGES TO TRANSPORTATION CODE CHAPTER 452 TO AMEND THE GOVERNANCE FOR THE DART BOARD OF DIRECTORS.**
 - 4. RESOLUTION REGARDING ACCEPTANCE OF FUNDS FROM DART'S GENERAL MOBILITY PROGRAM AND MATTERS RELATING TO LEGISLATION PROVIDING FOR REDUCTION AND/OR DIVERSION OF DART'S SALES TAX TO OTHER USES.**
- B. CONSIDER AWARD OF THE FOLLOWING BIDS:**
- 1. BID #90-25 – WE REQUEST AUTHORIZATION TO ISSUE ANNUAL REQUIREMENTS CONTRACTS TO YEEHAW TRACTOR GUYS LLC FOR TREE WATERING SERVICES PURSUANT TO UNIT PRICES.**
 - 2. BID #95-25 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO TURF MATERIALS FOR SAND, SOIL, AND ROCK THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #705-23 PURSUANT TO PERCENTAGE DISCOUNTS.**
 - 3. BID #96-25 – WE REQUEST AUTHORIZATION TO ISSUE PURCHASE ORDERS FOR THE COOPERATIVE PURCHASE AND INSTALLATION OF NEW FURNITURE FOR THE LIBRARY RENOVATION PROJECT TO BLUEBOX (\$178,790.24), BUSINESS INTERIORS (\$254,335.04), FURNITURE MARKETING GROUP (FMG) (\$2,080,750.77), GL SEAMAN & COMPANY (\$534,652.72), SPENCER + COMPANY (\$394,423.44), AND ODP BUSINESS SOLUTIONS (\$128,424.84) IN THE TOTAL AMOUNT OF \$3,571,377.05 THROUGH VARIOUS COOPERATIVE CONTRACTS.**
 - 4. BID #97-25 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO UNITED AG & TURF FOR A COOPERATIVE PURCHASE OF EQUIPMENT FOR SHERRILL PARK GOLF COURSE THROUGH**

SOURCEWELL CONTRACT #112624-DAC IN THE TOTAL AMOUNT OF \$107,895.12.

5. BID #98-25 – WE RECOMMEND THE AWARD TO GREENSCAPES SIX, LLC FOR THE COOPERATIVE PURCHASE OF SPRING CREEK AND MATTESON CREEK EROSION CONTROL THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #705-23 IN THE AMOUNT OF \$101,534.24.

C. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL (CSP) #902-25 – WE RECOMMEND THE AWARD TO DN TANKS, LLC FOR THE EASTSIDE 5.0MG GROUND STORAGE TANK IMPROVEMENTS IN THE AMOUNT OF \$1,246,740.

D. AUTHORIZE THE FOLLOWING CHANGE ORDERS:

1. TO INCREASE CONTRACT #323000294 TO ARCHER WESTERN CONSTRUCTION, LLC FOR THE REALIGNMENT OF THE NEW NORTH TEXAS MUNICIPAL WATER DISTRICT 36-INCH WATERLINE AS PART OF THE 825 PRESSURE ZONE IMPROVEMENT PROJECT IN THE AMOUNT OF \$124,040.58.
2. TO INCREASE CONTRACT #325000053 TO RELIABLE PAVING, INC. FOR 2024 ASPHALT OVERLAY PROJECT IN THE AMOUNT OF \$900,000.

Council Action

Councilmember Justice moved to approve the Consent Agenda with the exception of Item 10A4 as presented. Councilmember Barrios 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 7:33 p.m.


MAYOR

ATTEST:


CITY SECRETARY