

**RICHARDSON CITY COUNCIL  
JANUARY 14, 2013  
7:30 P.M.  
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

---

- 1. INVOCATION – AMIR OMAR**
  - 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – AMIR OMAR**
  - 3. MINUTES OF THE DECEMBER 10, 2012 COUNCIL MEETING, DECEMBER 17, 2012 SPECIAL MEETING, AND JANUARY 7, 2013 WORK SESSION**
- 

4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)
- 

**ACTION ITEMS:**

5. CONSIDER RESOLUTION NO. 13-03, DESIGNATING THE REAL PROPERTY LOCATED AT THE 400 BLOCK OF WEATHERED DRIVE RICHARDSON, TEXAS AS A NEIGHBORHOOD PARK; NAMING THE HEIGHTS NEIGHBORHOOD SMALL PARK "DURHAM PARK".

ACTION TAKEN:

---

ALL ITEMS LISTED UNDER ITEM 6 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

6. CONSENT AGENDA:
  - A. ADOPTION OF ORDINANCE NO. 3895, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 4 ALCOHOLIC BEVERAGES BY AMENDING SECTION 4-7(A) TO ALLOW THE SALE OR SERVING OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION UPON APPROVAL OF A SPECIAL PERMIT IN ACCORDANCE WITH ARTICLE XXII-A OF THE COMPREHENSIVE ZONING ORDINANCE GRANTED AFTER OCTOBER 1, 2011, FOR A RESTAURANT WITHOUT DRIVE-THROUGH OR CURB SERVICE IN ANY O-M, TO-M OR INDUSTRIAL DISTRICT OR FOR A RESTAURANT WITHOUT DRIVE-THROUGH OR CURB SERVICE WITH A SPECIAL PERMIT FOR A PRIVATE CLUB IN ANY INDUSTRIAL DISTRICT.
  - B. CONSIDER THE FOLLOWING RESOLUTIONS:
    1. RESOLUTION NO. 13-01, PROVIDING FOR THE REDEMPTION OF A PORTION OF THE OUTSTANDING "CITY OF RICHARDSON, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, TAXABLE SERIES 2004"; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE REDEMPTION OF SUCH OBLIGATIONS.
    2. RESOLUTION NO. 13-02, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

3. RESOLUTION NO. 13-04, ESTABLISHING FEES AND CHARGES FOR THE USAGE OF CERTAIN PARK AND RECREATION FACILITIES IN THE CITY OF RICHARDSON BY RESIDENTS AND NON-RESIDENTS.
- C. AUTHORIZE THE ADVERTISEMENT BID #26-13 – 2010 ALLEY RECONSTRUCTION PHASE II WITH SANITARY SEWER REPLACEMENT (GREENLEAF/RIDGEDALE/ LOCKWOOD). BIDS TO BE RECEIVED BY THURSDAY, JANUARY 31, 2013 AT 2:00 P.M.
- D. CONSIDER AWARD OF THE FOLLOWING BIDS:
  1. BID #16-13 – WE RECOMMEND THE AWARD TO INTEGRITY TEXAS CONSTRUCTION FOR THE COMMUNICATIONS HVAC PHASE 2 IN THE AMOUNT OF \$152,700.00 AND TO FEDERAL MECHANICAL SYSTEMS, INC., FOR THE LIBRARY COOLING TOWER IN THE AMOUNT OF \$180,500 FOR A TOTAL AMOUNT OF \$333,200.00.
  2. BID #27-13 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO HEIL OF TEXAS FOR FIVE (5) REAR LOADER REFUSE BODIES FOR SOLID WASTE SERVICES THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #357-10 IN THE AMOUNT OF \$269,150.
  3. BID #28-13 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO SUNBELT POOLS FOR SWIMMING POOL REPLACEMENT FILTERS FOR COTTONWOOD POOL (\$44,750) AND GLENVILLE POOL (\$31,200) THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #367-10 FOR A TOTAL EXPENDITURE OF \$75,950.
- E. CONSIDER REJECTION OF BID #43-12 – WE RECOMMEND REJECTING ALL BIDS RECEIVED FOR THE 2012 PUBLIC BUILDINGS ENERGY REDUCTION INITIATIVES PROJECT.
- F. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 4 TO PURCHASE ORDER NO. 120797 TO CAMINO CONSTRUCTION FOR THE STREET REHAB PHASE III – MELROSE (COIT TO WEST SHORE) & MEADOWVIEW COURT IN THE AMOUNT OF \$185,000.00.

- 
7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE JANUARY 9, 2013 MEETING.

*ACTION TAKEN:*

---

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, JANUARY 14, 2013, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. AS AUTHORIZED BY SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE, THIS MEETING MAY BE CONVENED INTO CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF SEEKING CONFIDENTIAL LEGAL ADVICE FROM THE CITY ATTORNEY ON ANY AGENDA ITEM LISTED HEREIN. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

WORK SESSION – 6:00 P.M.:

- Call to Order
- A. Review and Discuss Items Listed on the City Council Meeting Agenda

- B. Review and Discuss the State of the University of Texas at Dallas
- C. Review and Discuss the Sidewalk Continuity Survey
- D. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JANUARY 11, 2013, BY 5:00 P.M.

---

CITY SECRETARY

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND COUNCIL MEETING**  
**DECEMBER 10, 2012**

**WORK SESSION – 6:00 P.M.:**

- **Call to Order**

Mayor Townsend called the meeting to order at 6:00 p.m. with the following Councilmembers present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell (arrived at 6:20)	Councilmember
Amir Omar	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Michael Massey	Director of Parks and Recreation
Michael Spicer	Director of Development Services
Kent Pfeil	Director of Finance

**A. Review and Discuss Items Listed on the City Council Meeting Agenda**

**Item 6 ZF-12-19**

Michael Spicer, Director of Development Services, reviewed this item for Council explaining that the applicant is requesting an amendment to the Bush Central Station Planned Development District to establish an alternate Regulating Plan, associated development standards and street cross-sections that would apply to approximately 38.5 acres of the 57.1 acre tract. He explained that the proposed alternate Regulating Plan and accompanying Code would not replace the existing Regulating Plan and Code, but serve as another option to be applied at the discretion of the developer. Mr. Spicer stated that the City Plan Commission supports the proposed alternate Regulating Plan and Code, but added requirements that would include retail ready standards and enhanced architectural treatment of parking garage façades along the DART rail and those portions of any parking garage façades fronting the PGBT that extend above the height of the turnpike's main travel lanes. Mr. Spicer explained that subsequent to the City Plan Commission meeting, the applicant proposed an alternative remedy regarding the architectural treatment of parking façades that would keep the architectural treatment of parking garage façades along Plano Road intact, while providing precast concrete spandrels, but no vertical elements, for

garage façades along the DART rail frontage and the entire façade along the PGBT, thereby eliminating a "half finished" or incomplete appearance of any parking garage facing the PGBT.

**Item 7 ZF 12-20**

Michael Spicer, Director of Development Services, reviewed this item for Council explaining that the applicant is requesting a change in zoning for approximately 147.5 acres from PD Planned Development and C-M Commercial to PD Planned Development to reallocate land uses, adopt a concept plan, and to adopt revised development regulations. He explained that the proposed zoning change seeks to redistribute uses that are currently allowed in the PD along with providing a revised concept plan and development regulations. Mr. Spicer stated that the City Plan Commission, by a vote of 7-0, recommended approval of the request as presented, with the added conditions that the building setback along Renner Road in Parcel E-4 be increased from forty (40) feet to sixty (60) feet and that trees be planted within the Renner Road medians.

**B. Review and Discuss Naming of Heights Small Neighborhood Park on Weathered Drive**

**Staff Comments**

Michael Massey, Director of Parks and Recreation, briefed this item for Council giving a history of the park project and a review of the Park Commission discussion regarding the naming of the park. Mr. Massey stated that the Commission did not reach a consensus and tabled the item. He explained that after additional staff research on Richardson history and the Heights Subdivision, the Commission recommended the following names for Council consideration: W.R. Durham Park and Jessie Durham Park.

**Council Comments**

Mayor Townsend suggested naming the park Durham Park. There was a consensus of Council in favor. There was some discussion regarding exploring sponsorship naming opportunities and acknowledging other historical contributors in features of the park.

**C. Report on Items of Community Interest**

There were no items of Community Interest reported.

**ADJOURN WORK SESSION AND CONVENE COUNCIL MEETING – 7:30 PM**

1. **INVOCATION – STEVE MITCHELL**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
3. **MINUTES OF THE NOVEMBER 12, 2012 COUNCIL MEETING, NOVEMBER 19, 2012 SPECIAL MEETING, NOVEMBER 19, 2012 WORK SESSION AND SPECIAL CALLED MEETING, NOVEMBER 26, 2012 COUNCIL MEETING, AND DECEMBER 3, 2012 WORK SESSION**

**Council Action**

Councilmember Omar moved to approve the Minutes as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

#### **4. VISITORS**

Mr. Jim Mallett addressed Council expressing appreciation for a review and improvements to the Golf Course fund. He stated concerns about shifting funds from the General Fund to the Golf Fund and regarding administrative expenses.

Mr. Rick Shamblin addressed Council expressing opposition to the results of the Golf Fund review noting transparency, accountability, and business reasons.

#### **5. CONSIDER APPOINTMENTS TO THE EISEMANN CENTER FOUNDATION BOARD.**

##### **Council Action**

Mayor Pro Tem Maczka moved to reappoint Bruce MacPherson, Managing Director of the Eisemann Center, Kent Pfeil, Director of Finance, and Shanna Sims-Bradish, Assistant City Manager, Administrative and Leisure Services, to the Eisemann Center Foundation Board of Directors for a three-year term ending December 2015. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

#### **PUBLIC HEARING ITEMS:**

#### **6. PUBLIC HEARING, ZONING FILE 12-19 AND CONSIDER ADOPTION OF ORDINANCE NO. 3892, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY ADOPTING AN ALTERNATE REGULATING PLAN AND DEVELOPMENT STANDARDS FOR A 38.5 ACRE PORTION OF THE 57.1 ACRE TRACT OF LAND DESCRIBED IN ORDINANCE NO. 3806, SAID 38.5 ACRE TRACT BEING DESCRIBED IN EXHIBIT "A".**

##### **Public Hearing**

Following a briefing by staff, Council opened the Public Hearing at 8:23 p.m. and heard from the applicant.

Mr. Chip Pratt addressed Council commenting that the form-based zoning should be flexible for future uses.

Council discussed retail-ready percentages and the parking garage cladding and percentages. With no further comments, the Public Hearing was closed at 8:57 by unanimous vote with a motion by Councilmember Mitchell, seconded by Councilmember Dunn.

Councilmember Omar asked for clarification on the areas of the development that would be built for future retail use. Mr. Spicer explained that all development north of Infocom Drive is required to be 50% concrete which lends the construction to be adapted to retail uses.

### **Council Action**

Councilmember Mitchell moved to approve the ordinance with the provisions recommended by the City Plan Commission with the modification that the design of the garage façades along station platform/Routh Creek Parkway and George Bush Turnpike access road shall be precast concrete spandrels. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.

7. **PUBLIC HEARING, ZONING FILE 12-20 AND CONSIDER ADOPTION OF ORDINANCE NO. 3893, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY CHANGING THE ZONING OF A 147.5-ACRE TRACT OF LAND LOCATED IN THE F.J. VANCE SURVEY, ABSTRACT NO. 939, IN THE CITY OF RICHARDSON, COLLIN COUNTY, TEXAS, AND DESCRIBED IN EXHIBIT "A" HERETO, FROM PD PLANNED DEVELOPMENT AND C-M COMMERCIAL TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, A CONCEPT PLAN AND A DEVELOPMENT PLAN.**

### **Public Hearing**

Following a briefing by staff, Council opened the Public Hearing at 9:19 p.m. and heard from the applicant. The following citizens also addressed Council:

Mr. George Human requested that a traffic signal be installed when the first office building is developed.

Ms. Cathy Jackson requested that the project be an upscale development with reduced parking garages. She also expressed concerns with ingress/egress from her neighborhood.

Mr. Michael Krantz spoke in favor of the project but requested a 5-story minimum.

Mr. Chip Pratt addressed Council requesting that checks and balances be put in place to guarantee quality.

Council discussed requiring certain building material to ensure a quality development. The applicant stated that he would prefer not to restrict construction type but address the density of the development.

With no further comments, Council closed the Public Hearing at 9:55 p.m. with a unanimous vote motioned by Councilmember Solomon, seconded by Mayor Pro Tem Maczka.

### **Council Action**

Mayor Pro Tem Maczka moved to approve with the amendment of 30 units per acre minimum in Exhibit E1. Councilmember Mitchell seconded the motion. A vote was taken and passed, 7-0.

Mayor Townsend called for a ten minute recess and reconvened at 10:09 p.m.

- 8. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 3894, APPROVING A FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, TEXAS.**

**Public Hearing**

After a briefing by Director of Finance, Kent Pfeil, Council opened the Public Hearing. With no comments submitted, Councilmember Mitchell moved to close the Public Hearing seconded by Councilmember Hartley. A vote was taken and passed unanimously.

**Council Action**

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

- 9. RESOLUTION NO. 12-25, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, WITH BUSH/75 PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ITS RELATED ENTITIES, SUCCESSORS, AND ASSIGNS.**

**Council Action**

Councilmember Solomon moved to approve the resolution as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

- 10. CONSIDER RESOLUTION NO. 12-26, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY A PROFESSIONAL SERVICES AGREEMENT WITH RONNY J. GLANTON, INC., FOR THE MANAGEMENT OF SHERRILL PARK GOLF COURSE.**

**Council Action**

Councilmember Solomon moved to approve the resolution as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

- 11. CONSENT AGENDA:**

**ALL ITEMS LISTED UNDER ITEM 11 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:**

**A. ADOPTION OF THE FOLLOWING ORDINANCES:**

- 1. ORDINANCE NO. 3890, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT AND PRIVATE CLUB WITH SPECIAL CONDITIONS ON A 2.35-ACRE TRACT OF LAND ZONED I M(1) INDUSTRIAL DISTRICT LOCATED AT 1050 N. CENTRAL EXPRESSWAY.**

2. **ORDINANCE NO. 3891, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO AMEND THE SPECIAL CONDITIONS FOR A TRACT OF LAND ZONED O-M OFFICE ZONING DISTRICT, ON A 3.18-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CAMPBELL ROAD, WEST OF WATERVIEW PARKWAY.**

**B. CONSIDER THE FOLLOWING RESOLUTIONS:**

1. **RESOLUTION NO. 12-27, APPROVING THE TERMS AND CONDITIONS OF A GRADE CROSSING IMPROVEMENTS AGREEMENT BY AND BETWEEN THE KANSAS CITY SOUTHERN RAILWAY COMPANY ("KCS") AND THE CITY OF RICHARDSON, TEXAS, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**
2. **RESOLUTION NO. 12-28, APPOINTING RICHARD RAMEY TO SERVE AS CHAIRMAN OF THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCING ZONE NO. 1, TAX INCREMENT FINANCING ZONE NO. 2, AND TAX INCREMENT FINANCING ZONE NO. 3 OF THE CITY OF RICHARDSON, TEXAS.**
3. **RESOLUTION NO. 12-29, CONCERNING HIGH STAKES, STANDARDIZED TESTING OF TEXAS PUBLIC SCHOOL STUDENTS.**
4. **RESOLUTION NO. 12-30, REQUESTING THE MEMBERS OF THE 83RD LEGISLATIVE SESSION OF THE STATE OF TEXAS SUPPORT LEGISLATION THAT RESTORES FUNDING FOR THE TEXAS RECREATION & PARKS ACCOUNT AND LARGE COUNTY AND MUNICIPALITY RECREATION AND PARKS ACCOUNT LOCAL PARK GRANT PROGRAMS, AND THE TEXAS STATE PARK SYSTEM.**

**C. AUTHORIZE THE ADVERTISEMENT BID #19-13 – COTTONWOOD HEIGHTS BRIDGE AND CULVERT RAILING. BIDS TO BE RECEIVED BY THURSDAY, JANUARY 10, 2013 AT 2:00 P.M.**

**D. CONSIDER AWARD OF THE FOLLOWING BIDS:**

1. **BID #11-13 – WE RECOMMEND THE AWARD TO DMI CORP., DECKER MECHANICAL FOR THE 2013 CITY HALL AIR HANDLER ENERGY UPGRADES IN THE AMOUNT OF \$55,643.**
2. **BID #18-13 – WE REQUEST AUTHORIZATION TO AWARD AN ANNUAL CONTRACT TO LIFENET COMMUNITY BEHAVIORAL HEALTHCARE FOR JANITORIAL SERVICES AT THE PUBLIC LIBRARY, SERVICE CENTER, MUNICIPAL COURT, ANIMAL**

**SHELTER AND POLICE SUBSTATION THROUGH THE STATE USE PROGRAM OF THE TEXAS INDUSTRIES FOR THE BLIND AND HANDICAPPED IN THE AMOUNT OF \$138,650.52.**

- 3. BID #20-13 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO KNAPP CHEVROLET FOR A MICU AMBULANCE FOR THE FIRE DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #AM10-12 IN THE AMOUNT OF \$141,800.**
  - 4. BID #21-13 – WE REQUEST AUTHORIZATION TO ISSUE LEASE AGREEMENTS WITH E-Z GO/TEXTRON COMPANY FOR NINETY (90) ELECTRIC GOLF CARTS FOR A 24-MONTH PERIOD AND FORTY (40) GAS GOLF CARTS FOR A 48-MONTH PERIOD FOR THE SHERRILL PARK GOLF COURSE PER THE STATE OF TEXAS MULTIPLE AWARD SCHEDULE CONTRACT #TXMAS-5-78010 FOR AN ANNUAL COST OF \$122,079.60.**
- E. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #901-13 – WE RECOMMEND THE AWARD TO COOPER GENERAL CONTRACTORS FOR THE PARK ON WEATHERED DRIVE IN THE AMOUNT OF \$580,820.**
- F. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO PURCHASE ORDER NO. 121535 TO CORE CONSTRUCTION FOR THE LOOKOUT FIRE TRAINING AND EMERGENCY OPERATIONS FACILITY IN THE AMOUNT OF \$89,921.**
- G. CONSIDER CANCELLATION OF THE MONDAY, DECEMBER 24, 2012 CITY COUNCIL MEETING, DECEMBER 31, 2012 WORK SESSION, AND JANUARY 21, 2013 WORK SESSION.**

**Council Action**

Councilmember Mitchell moved to approve the Consent Agenda as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 10:40 p.m.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION**  
**DECEMBER 17, 2012**

**WORK SESSION – 6:00 P.M.:**

- **Call to Order**

Mayor Townsend called the meeting to order at 6:01 p.m. with the following Councilmembers present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell	Councilmember
Amir Omar	Councilmember

Councilmember Mitchell left the Work Session at 6:16 p.m. to attend an emergency meeting of the University of North Texas Board of Regents and returned at 8:35 p.m.

The following City Plan Commission members were also present:

David Gantt	Char
Barry Hand	Vice Chair
Gerald Bright	Member
Janet DePuy	Member
Marilyn Frederick	Member
Thomas Maxwell, Jr.	Member
Eron Linn	Member
Don Bouvier	Alternate
Randy Roland	Alternate

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer (Absent)	City Secretary
Vickie Schmid	Deputy City Secretary
Michael Spicer	Director of Development Services
Monica Heid	Community Projects Manager

The following consultants were also present:

Mark Bowers,	HOK
Bill Cunningham	Ricker Cunningham
Karen Walz	Strategic Community Solutions
Kurt Schulte	Kimley-Horn Associates
Gary Slagel	Representative - DART Board of Directors
Bill Calderon	Hawes Hill Calderon, LLP
Kevin Feldt	NCTCOG

Mayor Townsend called for a moment of silence in memory of all affected by the Newtown, Connecticut tragedy.

#### **A. Visitors**

Carol Feldman addressed Council expressing excitement about the pedestrian friendly area and concern regarding buildings over four stories in height.

Stephen Springs, representing of the Heights Park HOA, addressed council stating that their association supported the visioning of the study with the exception of building height, the location of the Central Heights plaza adjacent to Central Expressway, and the minimal visioning for Rustic Circle.

David Knepper addressed Council and supported the naming of the park on Weathered as “Durham Park” honoring the Durham family’s love of Richardson. He said the old house should remain on the property for its historic value.

#### **B. Joint Meeting of the City Council and City Plan Commission to Review and Discuss Part 1 of the Final Report and Recommendation, Main Street/Central Expressway Corridor Study – Market Analysis and Visioning Process**

##### **Staff Comments**

Monica Heid, Community Projects Manager, addressed this item and introduced the consultant team: Mark Bowers with HOK – Project Manager and Team Leader; Kurt Schulte with Kimley-Horn Assoc. – Transportation Specialist; Bill Cunningham with Ricker Cunningham – Market Analysis; and Karen Walz with Strategic Community Solutions – Public Involvement Specialist. Ms. Heid gave a brief history of study efforts and reviewed the progress made on the study.

- “Draft Final Study” is ready for Council’s review and comments
- Phase 1, the Vision and Market Analysis phase, was designed to inspire and stimulate thinking
- Study allows the City to plan ahead and would allow the City to articulate its vision for the area when redevelopment begins to take off
- Details such as building height, building materials, and suggested use would be addressed in Phase 2

- Presentation of the Part 2 Draft is anticipated for January 28, 2013.

Mr. Bowers noted that Phase 1 of the study had revealed the following:

- Existing Land Use – Predominantly Retail, Commercial, Automotive, and Office, with small pockets of Single-Family Residential
- Existing Zoning – Majority zoned Commercial and Local Retail, along with some Office zoning at Spring Valley and Arapaho
- Parcel Lot Coverage – Significant surface parking, with green spaces prevalent along the edge of the study area
- Parcel Size – 19 parcels are larger than 5 acres; 287 parcels are less than 1 acre

Mr. Cunningham reviewed the existing market conditions for the study area:

- Trade Area (the area from which uses will capture a share of the market demand/identify the competition) – boundaries reach from Preston Road to N. Garland Avenue and from Northwest Highway to Plano Parkway
- Demographic Overview – largely built-out, less than half the growth rate of surrounding cities, older population, high degree of rental property, higher degree of college-educated residents, and higher income levels
- Lifestyle Segments (Psychographics) – infill urban living environments are favored
- Assessed Valuations – a high percentage of the study area parcels are vacant and/or under-utilized, with newer, higher-valued development at Belt Line and Central Expressway
- Property Ownership – strong local property ownership (80% of the study area parcel owners reside in Richardson/Dallas/Plano; only 8% are out-of-state)
- Property Utilization (improvements represent less than 50% of total value) – high percentage of study area property considered “under-utilized”

Mr. Bowers stated that the study area was divided into several districts, where short-term opportunities that could be achieved with minimal investment were balanced with longer-term vision elements requiring public/private partnerships or incentives. Study Area Concepts for consideration include (from south to north – map attached for reference):

Creative Corporate District – innovative corporate campuses (63 acres);  
Gateway Commercial District – commercial development gateway (50 acres);  
McKamy Springs District – Transit Oriented Development (62 acres);  
Trailside District – sustainable art/reuse of existing industrial buildings (10 acres);  
Central Place District - mixed-use/infill developments (78 acres);  
Main Street District – mix of cultures and uses/mix of old and new structures/entertainment destination (37 acres);  
Chinatown District – mixed-use within existing infrastructure/cultural center/tourism (22 acres);

Interurban District – edgy/adaptive reuse of existing buildings/targeted infill development (25 acres);  
Arapaho Business District – new business development (16 acres);  
Rustic Circle District – continue neighborhood revitalization (10 acres); and  
Civic District – civic and institutional uses/streetscape improvements/consistent urban design (23 acres).

Mr. Bowers noted that the Land Use Framework identifies the multiple land uses that will support the overall visions established for the Main Street/Central Corridor; the Transportation Framework identifies and locates the multiple street types that support the overall vision; and the Urban Design Framework identifies and locates city-wide gateways, district gateways and nodes with special character within the study area. He reviewed several transportation improvement options for Main Street. Mr. Bowers identified the four catalyst sites and showed conceptual drawings of each site:

Catalyst Site 1: northeast corner of Spring Valley/Central focuses on development around the existing Comerica Bank building  
Catalyst Site 2: northwest corner of Central/Belt Line area focuses on creating a new commercial office/retail development  
Catalyst Site 3: includes Main Street and the adjacent public realm focuses on higher density adjacent to US75 and lower density east of DART  
Catalyst Site 4: not site-specific focuses on residential element.

Mr. Cunningham noted that the concepts presented were a place for discussions to begin and were meant to spark the imagination. Mr. Bowers and Mr. Cunningham agreed that Richardson's aggressive and proactive exploration of new/alternative funding and public/private partnerships were key to encouraging development/redevelopment.

Ms. Heid said the study team was eager to receive Council's comments to the Draft Report and that Part 2 of the recommendation would focus on the implementation plan. She noted that Part 2 was scheduled to be presented to Council on January 28. In Spring 2013 a call for consultant Request For Qualifications (RFQ) will be completed and interviews/selection of the Consulting Team to begin ordinance and guideline preparation will take place; a draft zoning ordinance and design guidelines are anticipated to be presented to Council by Summer 2013.

Mayor Townsend welcomed the City Plan Commission and invited Plan Commission Chair Gantt to open the discussion.

#### **City Plan Commission Comments**

City Plan Commission Chair, David Gantt thanked the consulting team and stated he appreciated the flexibility suggested in the concept plan drawings.

City Plan Commission Vice Chair, Barry Hand suggested reinforcing the adaptive reuse of existing structures and felt the districts near the Spring Valley Station should be complimentary to the plan already established for the Spring Valley Station District.

City Plan Commission Member, Janet DePuy expressed excitement about additional housing stock and art opportunities throughout the study area.

### **Council Comments**

Mayor Townsend thanked the consultant team for their hard work and excellent progress. He inquired as to why the Fossil property was divided into two different districts. Ms. Heid advised that placing Fossil in two districts was not meant to suggest the property be divided, but to make different options available to Fossil.

Councilmember Dunn appreciated the demographic information for the study area, but would like to see demographic information at the district level as well.

Councilmember Omar expressed concern about the polling concept. He felt that it might give undue influence to a few people, rather than the majority of citizens. Ms. Walz advised that public input was received in a variety of ways and that over 400 comments had been received, helping to balance individual comments.

Councilmember Omar also expressed concern about the use of the south side of Belt Line/Main for medians and additional parking spaces. Mr. Schulte noted that adding a median, a refuge area for pedestrians, and additional parking on the south side of Belt Line/Main Street was one of several options to be considered as the study progresses to a more detailed stage.

Mayor Pro Tem Maczka thanked the City Plan Commission for attending. She said she looked forward to an in-depth review of the report and expressed concern regarding the January 28th date for delivery of the Final Report; she felt more time should be taken if needed. Mayor Pro Tem Maczka noted that TxDOT's Transportation Study was underway and she felt it was important to take time to see what comes from that study.

### **RECESS**

Mayor Townsend called for a recess at 8:25 p.m.

### **RECONVENE**

Mayor Townsend reconvened the meeting at 8:37 p.m.

## **C. Review and Discuss the Cotton Belt Commuter Rail Improvement District (Municipal Management District) and Consider Resolution No. 12-31, Declaring the City's Support of and Consent to the Creation of the Cotton Belt Commuter Rail Improvement District**

### **Staff Comments**

City Manager Dan Johnson reviewed the project background for Council:

- The rail corridor is important for Richardson’s future
- The Cotton Belt Line would help set the stage for multi-modal access (Road/Rail/Trail) to the region
- The Cotton Belt Line would provide far-reaching connectivity from east to west
- Support for the Cotton Belt Line has been confirmed with UTD to support the campus
- New development in the Bush/75 area would be enhanced by rail
- DART’s development plans for the Cotton Belt Line are 25 years away
- Creating the Municipal Management District (MMD), and appointing a Responsible Government Entity (RGE) would allow the Cotton Belt Line project to get underway immediately, with completion anticipated in 2017
- Legislation already exists allowing MMD, but requires approval of the district by the State
- Approval of the MDD does not create another transit authority, but allows existing entities (DART, NCTCOG, COR) to cooperate and coexist to bring this project to completion by 2017
- Next Steps for this project is Council’s motion on Resolution 12-31 which supports creation of the Cotton Belt Commuter Rail Improvement District

**Council Comments**

Councilmember Mitchell stated this was a “tried and true” method that has been very successful on other projects.

**Council Action:**

Councilmember Mitchell moved to approve Resolution 12-31. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.

**D. Report on Items of Community Interest**

There were no items of Community Interest to report.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 9:02 p.m.

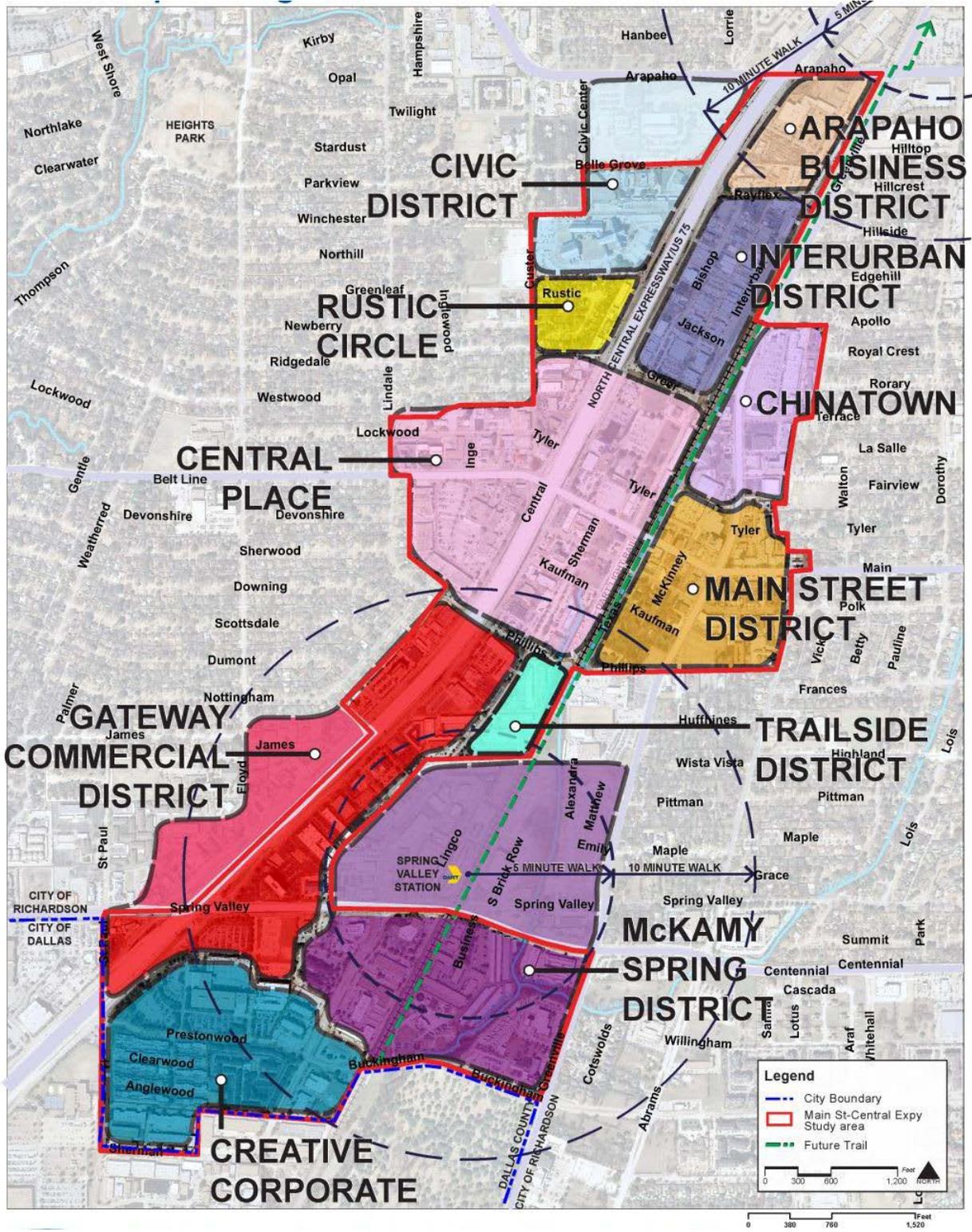
---

MAYOR

ATTEST:

---

DEPUTY CITY SECRETARY



**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION MEETING**  
**JANUARY 7, 2013**

**WORK SESSION – 6:00 P.M.:**

• **Call to Order**

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

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell	Councilmember
Amir Omar	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Kent Pfeil	Director of Finance
Michael Massey	Director of Parks and Recreation
Michael Spicer	Director of Development Services

**A. Visitors**

There were no visitor comments submitted.

**B. Review and Discuss a Partial Cash Defeasance of the 2004 General Obligation Refunding Bonds Taxable Series and the Sale of 2013 Certificates of Obligations and General Obligation Refunding**

**Staff Comments**

Kent Pfeil, Director of Finance reviewed the following on this item:

**CASH DEFEASANCE:**

- A partial Cash Defeasance of the 2004 Taxable General Obligation Refunding Issue will pay off a portion of these bonds early.
- This defeasance is possible because the bonds had an early redemption or call feature
- A resolution is required for the cash defeasance to occur
- Analysis of the Cash Defeasance

\$4,740,000 Current Outstanding Amount  
\$2,065,000 Less Redemption/Payoff Amount on 2/15/2013

\$2,675,000 Remaining Principal through 2/15/2020

- Saves **\$437,670** in interest payments over the next eight years

**2013 CERTIFICATE OF OBLIGATION SALE:**

- Requires the City Council to approve a Resolution authorizing the publication of a Notice of Intention to issue Certificates of Obligation.
- The notice will be published twice on 2/15/13 and 2/22/13
- Certificates are planned to be priced on Thursday, March 21 and brought before the Council to approve on Monday, March 25.
- \$8.62 million Certificate Program includes:

- \$ 2.900 million Gen Fund Capital Equipment – 4 yr General
- \$ 0.755 million Gen Fund Fire Equipment – 8 yr General
- \$ 0.750 million Gen Fund Capital - Fire Training/EOC Supp – 20 yr General
- \$ 1.215 million Solid Waste Capital Equipment – 8 yr Solid Waste
- \$ 3.000 million Water & Sewer CIP – 20 yr Utility

**C. Review and Discuss the Update on Glenville Park Area Planning**

**Staff Comments**

Michael Massey, Director of Parks and Recreation briefed Council on this item:

In 2009 the Twin Rivers land was developed by Twin Rivers Residential Corporation into an Independent Senior Living facility at the Southwest corner of Beltline Road and Glenville Drive

- 6.1 Acres was donated to the City in 2007 due to development restrictions mainly due to flood issues with the land.

Although, there is no current funding for development of the 6.1 acres into an active or passive park, the need to gain residents & businesses input, conceptually master plan the project, and include the project in the City wide Capital Improvements Program (CIP) is there.

- Consistent with other park master plans in the CIP program, such as Breckinridge, Cottonwood, Heights, and Prairie Creek Parks, this concept plan can provide good information and accurate pricing to be considered in the future.

In 2007, a Twin Rivers Hydraulic Study was performed and concluded:

- The retention quantities needed to mitigate the flood issues far exceed the 6.1 acre tract of lands capacity for retention; therefor it is well known that additional capacity to the existing box culverts is needed.
- Detailed engineering and cost estimating is needed to guide further decisions on the best route for flood water mitigation.
- The park land will need to offer support to the flood water issue by providing retention and possibly detention qualities.

A concept master plan will utilize best practices in park planning, hydraulic engineering, combined with public input.

- A cost estimate for the park development will be provided.
- Inclusion in the ongoing CIP program to follow.
- The master plan will represent the citizen's perspective on the project and will assist in the greater CIP discussion, whenever that time for consideration comes.

Mr. Massey reviewed the Twin Rivers Park Property Study Schedule for 2013.

**D. Review and Discuss Prospective Amendment of Chapter 4 of the Code of Ordinances Relative to the Sale or Serving of Alcoholic Beverages for On-Premise Consumption**

**Staff Comments**

Michael Spicer, Director of Development Services briefed Council on this item explaining the scope:

- Review existing Chapter 4 and Comprehensive Zoning Ordinance (CZO) requirements relative to the sale or service of alcoholic beverages for *on-premises consumption*
- Exclusively addressing restaurants *that do not offer* drive through or curbside service
- Exclusively addressing such restaurants within Office, Technical Office and Industrial zoning districts
- Only proposing amendment of Chapter 4 of the Code of Ordinances (*not CZO*)

Mr. Spicer reviewed staff's recommendation:

- Amend Chapter 4 to allow restaurants to serve or sell alcoholic beverages in Office, Technical Office and Industrial zoning districts subject to approval of a Special Permit
- Provide for inclusion in the Chapter 4 amendment those restaurants for which Special Permits for private clubs have been granted subsequent to October 1, 2011

**E. Report on Items of Community Interest**

Councilmember Omar commended recently named Eagle Scouts; Sam Glass, Daniel Bailey, and Tony Sabzkooch.

Mayor Pro Tem Maczka commended the City on the recent Grand Opening of the Gymnastics Center.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:07 p.m.

---

MAYOR

ATTEST:

---

CITY SECRETARY



City of Richardson  
City Council Meeting  
Agenda Item Summary



---

**Meeting Date:** Monday, January 14, 2013

**Agenda Item:** Visitors *(The City Council invites citizens to address the Council on any topic not already scheduled for public hearing.)*

**Staff Resource:** Aimee Nemer, City Secretary

**Summary:** Members of the public are welcome to address the City Council on any topic not already scheduled for public hearing. Speaker Appearance Cards should be submitted to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations.

In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However your concerns will be addressed by City staff, may be placed on a future agenda, or by some other course of resolution.

**Board/Commission Action:** N/A

**Action Proposed:** Receive comments by visitors.

---

**RESOLUTION NO. 13-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, DESIGNATING THE REAL PROPERTY LOCATED AT THE 400 BLOCK OF WEATHERRED DRIVE, RICHARDSON, TEXAS, AS A NEIGHBORHOOD PARK; NAMING THE HEIGHTS NEIGHBORHOOD SMALL PARK “DURHAM PARK;” AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City owns the real property located at the 400 block of Weatherred Drive, Richardson, Texas, and desires to designate such property as a neighborhood park; and

**WHEREAS**, W.R. Durham and Jessie Durham have contributed much to the vitality or park and recreational activities in the City; and

**WHEREAS**, the City Park and Recreation Commission having considered the matter has recommended that in honor of W.R. Durham and Jessie Durham, the City Council name such neighborhood park as “Durham Park;”

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** That the real property owned by the City located at the 400 block of Weatherred Drive, Richardson, Texas, is hereby designated as a neighborhood park; and shall, in honor of W.R. and Jessie Durham, be named and known as “Durham Park.”

**SECTION 2.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 14th day of January, 2014.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:12-12-12:58587)

\_\_\_\_\_  
CITY SECRETARY

**ORDINANCE NO. 3895**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS BY AMENDING CHAPTER 4 ALCOHOLIC BEVERAGES BY AMENDING SECTION 4-7(a) TO ALLOW THE SALE OR SERVING OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION UPON APPROVAL OF A SPECIAL PERMIT IN ACCORDANCE WITH ARTICLE XXII-A OF THE COMPREHENSIVE ZONING ORDINANCE GRANTED AFTER OCTOBER 1, 2011, FOR A RESTAURANT WITHOUT DRIVE-THROUGH OR CURB SERVICE IN ANY O-M, TO-M OR INDUSTRIAL DISTRICT OR FOR A RESTAURANT WITHOUT DRIVE-THROUGH OR CURB SERVICE WITH A SPECIAL PERMIT FOR A PRIVATE CLUB IN ANY INDUSTRIAL DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** That the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended by amending Chapter 4 Alcoholic Beverages, by amending Section 4-7(a) in part, to read as follows:

**"Sec. 4-7. Acreage requirements for sale or serving for on-premises consumption.**

(a) The sale or serving of alcoholic beverages for on-premises consumption shall be further restricted to areas of five acres or more in size and zoned LR-M(1), LR-M(2), C-M, PD and/or any contiguous combination of these zoning districts. Such areas need not be under single ownership but must be contiguous to each other, except where areas are separated by a minor or secondary street as defined herein. Where areas are separated by a major thoroughfare as defined herein, those areas will be considered separate areas for determining acreage requirements as set forth in this chapter. For purposes of this chapter, the five-acre requirement does not apply to those areas zoned private recreation club under article XXII-A of the comprehensive zoning ordinance [appendix A to this Code].

Notwithstanding the foregoing, the sale or serving of alcoholic beverages for on-premises consumption shall be allowed upon a approval of a Special Permit in accordance with Article XXII-A of the Comprehensive Zoning Ordinance granted after October 1, 2011, for a restaurant without drive-through or curb service in any O-M, TO-M or industrial district or for a restaurant without drive-through or curb service with a special permit for a private club in any industrial district."

**SECTION 2.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal or invalid.

**SECTION 3.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 4.** That all provisions of the ordinances of the City of Richardson in -conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 5.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 14th day of January, 2013.

**APPROVED:**

---

**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

---

**CITY ATTORNEY**  
(PGS:1-8-13:TM 58891)

---

**CITY SECRETARY**

**RESOLUTION NO. 13-01**

**A RESOLUTION PROVIDING FOR THE REDEMPTION OF A PORTION OF THE OUTSTANDING “CITY OF RICHARDSON, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, TAXABLE SERIES 2004”; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE REDEMPTION OF SUCH OBLIGATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Ordinance No. 3445 (the “Ordinance”) passed and adopted by the City Council (the “Council”) of the City of Richardson, Texas (the “City”), on January 12, 2004, the following described obligations have been issued to wit: City of Richardson, Texas, General Obligation Refunding Bonds, Taxable Series 2004, dated January 1, 2004 (the “Bonds”); and

**WHEREAS**, the Bonds having a stated maturity of February 15, 2020 are subject to redemption prior to maturity at the option of the City on February 15, 2013 or on any date thereafter; and

**WHEREAS**, the City Council desires to optionally redeem \$2,065,000 principal amount of the Bonds maturing on February 15, 2020 prior to their stated maturity date; and

**WHEREAS**, the City Manager, acting on behalf of the City, has directed U.S. Bank National Association, as the paying agent/registrar for the Bonds, to effect the redemption of \$2,065,000 principal amount of the February 15, 2020 maturity on February 15, 2013;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** That \$2,065,000 principal amount of the February 15, 2020 maturity of the Bonds (the “Redeemed Bonds”), shall be optionally redeemed on February 15, 2013, at the price of par plus accrued interest to the date of redemption and the actions of the City Manager directing U.S. Bank National Association to give notice of such optional redemption are hereby for all purposes ratified and confirmed. The City Secretary of the City is hereby authorized and directed to file a copy of this Resolution, together with a suggested form of notice of redemption to be sent to bondholders, with U.S. Bank National Association, the current paying agent/registrar for such obligations (the “Paying Agent/Registrar”), in accordance with the redemption provisions applicable to such obligations; such suggested form of notice of redemption being attached hereto as Exhibit “A,” and incorporated herein by reference as a part

of this Resolution for all purposes. Additionally, the Paying Agent/Registrar is hereby authorized and directed to make a by lot selection of the Redeemed Bonds and make arrangements to notify bondholders of such by lot selection as soon as practicable, but in no event later than the time period required to comply with the notice provisions relating to the redemption contained in the Ordinance.

**SECTION 2.** That the City Secretary is hereby authorized and directed to make all arrangements necessary to notify the holders of such obligations of the City's decision to redeem such obligations on the date and in the manner herein provided and in accordance with the Ordinance.

**SECTION 3.** That it is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by V.T.C.A., Government Code, Chapter 551, as amended.

**SECTION 4.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 14<sup>th</sup> day of January, 2013.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:12-27-12:58766)

\_\_\_\_\_  
CITY SECRETARY

**EXHIBIT "A"**

NOTICE OF REDEMPTION

CITY OF RICHARDSON, TEXAS  
GENERAL OBLIGATION REFUNDING BONDS  
TAXABLE SERIES 2004  
Dated January 1, 2004

NOTICE IS HEREBY GIVEN that a portion of the Bonds of the above series maturing on February 15, 2020 and aggregating in principal amount of \$2,065,000 have been called for redemption on February 15, 2013 at the redemption price of par and accrued interest to the date of redemption.

A BY LOT SELECTION has been made and your Bond has been selected for redemption. The Bonds selected for redemption shall become due and payable on February 15, 2013, and interest thereon shall cease to accrue from and after said redemption date and payment of the redemption price of said obligations shall be paid to the registered owners of the obligations only upon presentation and surrender of such obligations to U.S. Bank National Association (successor to Wachovia Bank, National Association) at its designated office at the following address: Attention: Bond Operations, 60 Livingston Avenue, First Floor, St. Paul, Minnesota 55107.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said obligations and pursuant to a resolution by the City Council of the City of Richardson, Texas.

U.S. Bank National Association  
14241 Dallas Parkway, Suite 490  
Dallas, Texas 75254

**RESOLUTION NO. 13-02**

**A RESOLUTION APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Richardson, Texas (the “City”), has determined that certificates of obligation should be issued under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271, as amended, for the purpose of paying contractual obligations to be incurred for (1) constructing and equipping fire-fighting facilities, (2) providing equipment and vehicles for community events, emergency management, information technology, civic center, police, fire, planning, traffic and transportation, facility services, parks and recreation, municipal library and solid waste departments, (3) improving and extending the City’s water and sewer system, and (4) professional services rendered in connection therewith; and

**WHEREAS**, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued, and (iv) the manner in which the Council proposes to pay the certificates;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** That the City Secretary is hereby authorized and directed to cause notice to be published of the Council’s intention to issue certificates of obligation, in one or more series, in the principal amount not to exceed \$8,620,000, for the purpose of paying contractual obligations to be incurred for (1) constructing and equipping fire-fighting facilities, (2) providing equipment and vehicles for community events, emergency management, information technology, civic center, police, fire, planning, traffic and transportation, facility services, parks and recreation, municipal library and solid waste departments, (3) improving and extending the City’s water and sewer system, and (4) professional services rendered in connection therewith. The notice hereby approved and authorized to be published shall read substantially in the form

and content of Exhibit “A,” attached hereto and incorporated herein by reference as a part of this Resolution for all purposes.

**SECTION 2.** That the City Secretary shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

**SECTION 3.** That it is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by V.T.C.A., Government Code, Chapter 551, as amended.

**SECTION 4.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 14<sup>th</sup> day of January, 2013.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:1-3-13:TM 58790)

\_\_\_\_\_  
CITY SECRETARY

**EXHIBIT "A"**

**NOTICE OF INTENTION TO ISSUE CITY OF RICHARDSON, TEXAS  
CERTIFICATES OF OBLIGATION**

TAKE NOTICE that the City Council of the City of Richardson, Texas, shall convene at 7:30 p.m. on the 25th day of March, 2013, at 411 W. Arapaho Road, Richardson, Texas, and, during such meeting, the City Council will consider the passage of an ordinance authorizing the issuance of certificates of obligation in one or more series in an amount not to exceed EIGHT MILLION SIX HUNDRED TWENTY THOUSAND DOLLARS (\$8,620,000) for the purpose of paying contractual obligations to be incurred for (1) constructing and equipping fire-fighting facilities, (2) providing equipment and vehicles for community events, emergency management, information technology, civic center, police, fire, planning, traffic and transportation, facility services, parks and recreation, municipal library and solid waste departments, (3) improving and extending the City's water and sewer system, and (4) professional services rendered in connection therewith; such certificates of obligation to be payable from ad valorem taxes and a lien on and limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271, as amended.

City Secretary  
City of Richardson, Texas

**RESOLUTION NO. 13-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ESTABLISHING FEES AND CHARGES FOR THE USAGE OF CERTAIN PARK AND RECREATION FACILITIES IN THE CITY OF RICHARDSON BY RESIDENTS AND NON-RESIDENTS; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has determined that it is necessary to charge the fees as set forth herein for the usage of certain City Park and Recreation facilities by residents and non-residents;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** The following fees are hereby established for usage of the Huffhines Recreation Center and Heights Recreation Center by residents and non-residents:

<b>Age Group</b>	<b>Richardson Resident</b>		<b>Non-Resident</b>	
	<b>Annual</b>	<b>Daily</b>	<b>Annual</b>	<b>Daily</b>
Youth (6-17)	\$35	\$5	\$70	\$10
Adult (18-54)	\$60	\$7	\$120	\$14
Senior (55 and older)	\$35	\$5	\$70	\$10
Family (up to 4)	\$135	---	\$270	---
Corporate	---	---	\$90	\$8

**SECTION 2.** The following fees are hereby established for usage of the pools by residents and non-residents:

<b>Age Group</b>	<b>Heights Aquatic Center</b>			
	<b>Richardson Resident</b>		<b>Non-Resident</b>	
	<b>Summer Pass</b>	<b>Daily</b>	<b>Summer Pass</b>	<b>Daily</b>
Ages 3 or younger	No Charge	No Charge	No Charge	No Charge
Ages 4 and older (may use any pool)	\$45	\$4	\$65	\$8
Family (up to 4) (may use any pool)	\$150	---	Not Available	---

<b>Canyon Creek, Terrace, Cottonwood and Glenville Pools</b>				
<b>Richardson Resident</b>			<b>Non-Resident</b>	
<b>Age Group</b>	<b>Summer Pass</b>	<b>Daily</b>	<b>Summer Pass</b>	<b>Daily</b>
Ages 3 or younger	No Charge	No Charge	No Charge	No Charge
Ages 4 and older	*\$30	\$2	*\$40	\$4
Family (up to 4)	*\$100	---	Not Available	---

**\*Not good for admission to Heights Family Aquatic Center.**

**SECTION 3.** That all provisions of the resolutions of the City of Richardson, Texas, in conflict with the provisions of this Resolution be and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

**SECTION 4.** That this Resolution shall take effect immediately from and after its passage, provided, however, the charges established herein shall become effective May 15, 2013, and it is, accordingly, so resolved.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on this the 14th day of January, 2013.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:12-20-12:58616)

\_\_\_\_\_  
CITY SECRETARY

CITY OF RICHARDSON

TO: Dan Johnson - City Manager  
THRU: Kent Pfeil - Director of Finance  
FROM: Pam Kirkland - Purchasing Manager  
SUBJECT: Bid Initiation Request # 26-13  
DATE: January 9, 2013

Request Council approval to initiate bids for the following:

2010 Alley Reconstruction Phase II with Sanitary Sewer Replacement  
(Greenleaf/Ridgedale/Lockwood)

Proposed Council approval date: January 14, 2013  
Proposed advertising dates: January 16, 2013 & January 23, 2013  
Proposed bid due date: Thursday, January 31, 2013 – 2:00 p.m.  
Proposed bid opening date: Thursday, January 31, 2013 – 2:30 p.m.  
Engineer's estimated total cost: \$765,800  
Account: #378-8702-585-7524 Project #SD1002  
#545-5710-585-7524 Project #WS0918



Pam Kirkland, CPPO, CPPB  
Purchasing Manager

  
\_\_\_\_\_  
Kent Pfeil  
Director of Finance  
\_\_\_\_\_  
Date

Approved: \_\_\_\_\_  
Dan Johnson  
City Manager

\_\_\_\_\_  
Date



## MEMO

TO: Dan Johnson, City Manager  
THROUGH: Cliff Miller, Assistant City Manager   
FROM: Steve Spanos, P.E., Director of Engineering   
SUBJECT: Permission to Advertise 2010 Alley Reconstruction Phase II with Sanitary Sewer Replacement (Greenleaf/Ridgedale/Lockwood) – Bid No. 26-13  
DATE: January 4, 2013

### BACKGROUND INFORMATION:

The 2010 Alley Reconstruction Phase II with Sanitary Sewer Replacement consists of the installation of 6-inch reinforced concrete alley pavement with related sidewalk, integral concrete curb, grading, sodding and other miscellaneous appurtenance. Existing sanitary sewer mains will be replaced in the alleys, and alley drainage improvements are also included.

### FUNDING:

Funding is provided from 2010 Streets & Drainage G.O. Bonds and Water & Sewer C.O. 's.

### SCHEDULE:

Capital Projects plans for this project to begin construction March 2013 and be completed by August 2013.

Cc: Edward Witkowski, P.E., Project Engineer  
CP/Office/Agenda Reports/Agenda Items –Jan2013/Alley2-Executive.doc

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

**2010 ALLEY RECONSTRUCTION – PHASE II  
WITH SANITARY SEWER REPLACEMENT  
(600 BLOCKS GREENLEAF DR./RIDGEDALE DR./LOCKWOOD DR.)  
BID # 26-13**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **2:00 pm on Thursday, January 31, 2013** and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

This project reconstructs three alleys between N. Floyd Road and N. Lindale Lane, to include the alley between Northhill Drive and Greenleaf Drive (Alley No. 1), alley between Newberry Drive and Ridgedale Drive (Alley No. 2), and alley between Westwood Drive and Lockwood Drive (Alley No. 3). The improvements include the following approximate quantities: removal of 3,865 SY existing 8-foot wide concrete pavement, construction of 4,735 SY new 10-foot wide concrete pavement, construction of two storm drain inlets and 219 LF storm drainage piping, abandonment of existing sanitary sewer, construction of 3,853 LF sanitary sewer main, 120 laterals and cleanouts, and miscellaneous related work.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid bond for the same amount from a reliable surety company as a guarantee that the bidder will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The notice of award of contract shall be given to the successful bidder within ninety (90) days following the opening of bids.

The successful bidder must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals.

The right is reserved, as the interest of the Owner may require, to reject any and all bids, to waive any informality in the bids received, and to select bid best suited to the Owner's best interest. The Contractor, to be successful in bidding this project, must have completed a minimum of three similar projects within the last five years.

**A maximum of One Hundred Sixty Five (165) calendar days will be allowed for construction.**

One set of plans, specifications and bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, January 15, 2013** upon a **NON-REFUNDABLE FEE OF FIFTY Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A voluntary pre-bid conference will be held **Wednesday, January 23, 2012 at 10:00 a.m., in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.**

By:/s/Bob Townsend, Mayor  
City of Richardson  
P. O. Box 830309  
Richardson, Texas 75083

**PROPOSED PROJECT SCHEDULE**  
**2010 ALLEY RECONSTRUCTION PHASE II**  
**WITH SANITARY SEWER REPLACEMENT**  
**(GREENLEAF/RIDGEDALE/LOCKWOOD)**

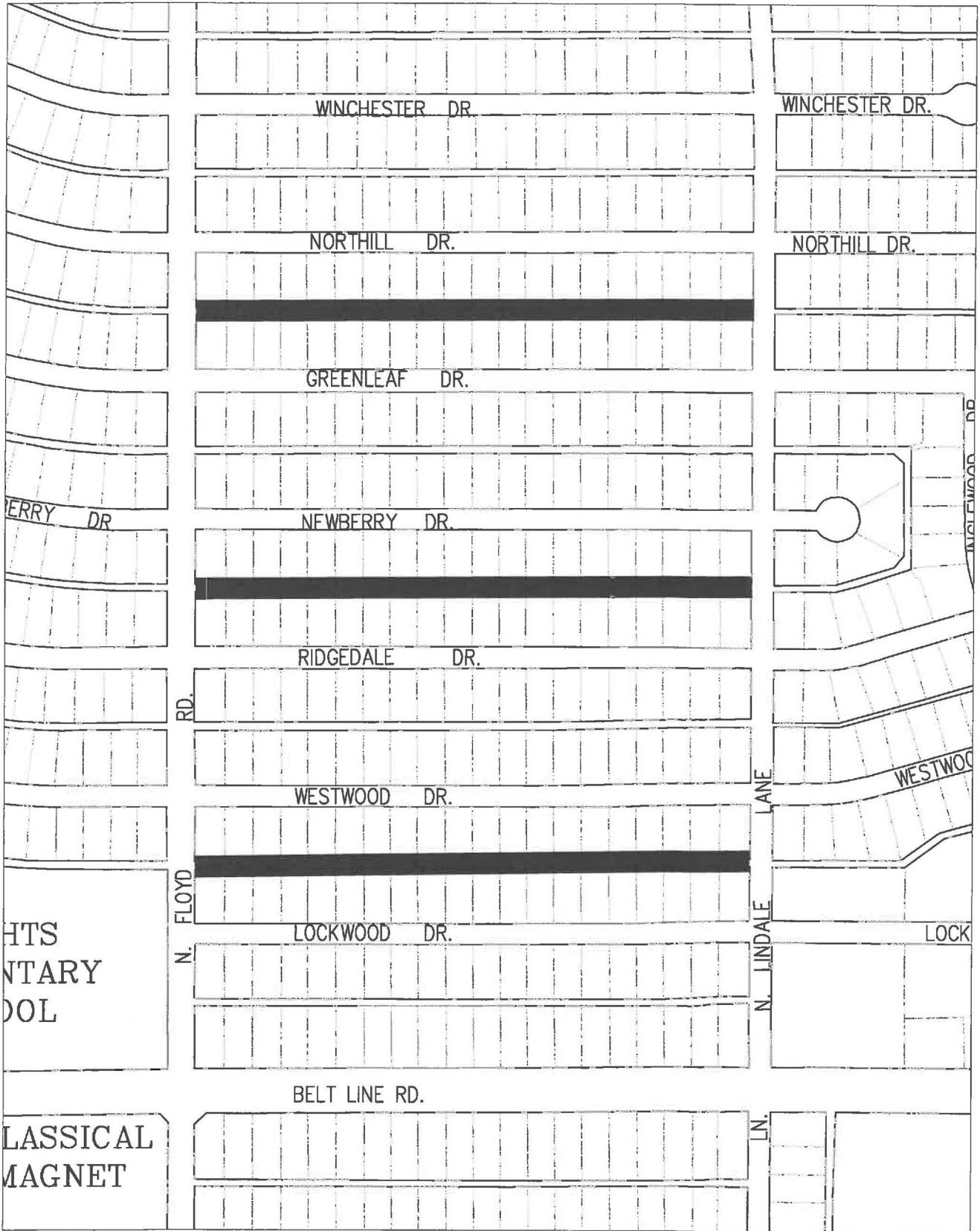
**Bid #26-13**

Agenda Paperwork to Advertise	Friday, January 4, 2013
Council Authorization to Advertise	Monday, January 14, 2013
Plans/Specs Available for Contractors	Tuesday, January 15, 2013
Advertise in Daily Commercial Record	Wednesday, January 16, 2013
Advertise in Daily Commercial Record	Wednesday, January 23, 2013
Pre Bid Meeting (10:00 am Room 206)	Wednesday, January 23, 2013
Bids Received/Opened (@ 2:00 open @ 2:30 Room 206)	Thursday, January 31, 2013
Agenda Paperwork to Award Contract	Friday, February 1, 2013
Council to Award Contract	Monday, February 11, 2013
Pre-Construction Meeting	~ Late February 2013
Project Start	~ March 4, 2013
Project 165 Calendar Days	~ August 2013

*Project Engineer: Edward Witkowski*  
*Engineer's Base Bid Estimate: \$765,800*

*Streets & Drainage G.O.*  
*Account # 378-8702-585-7524 Project #SD1002*

*Water & Sewer C.O.*  
*Account #545-5710-585-7524 Project #WS0918*



**2010 ALLEY RECONSTRUCTION PHASE II  
WITH SANITARY SEWER REPLACEMENT  
MARCH 2013**



**CITY OF  
RICHARDSON  
TEXAS**





## MEMO

**DATE:** January 9, 2013

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager

**SUBJECT:** Award of Bid #16-13 for the Communications HVAC Phase 2 and Library Cooling Tower to Integrity Texas Construction, Ltd. in the amount of \$152,700 and to Federal Mechanical Systems, Inc., in the amount of \$180,500 for a total amount of \$333,200

**Proposed Date of Award: January 14, 2013**

I concur with the recommendation of Joe Travers – Assistant Director of Public Services, and request permission to award contracts to the low bidder for the 911 Communications Building to Integrity Texas Construction, Ltd., in the amount of \$152,700, and to the low bidder for the Library Cooling Tower to Federal Mechanical Systems, Inc., in the amount of \$180,500, as outlined in Mr. Travers attached memo.

Funding is provided from Certificate of Obligation Funds.

The bid was advertised in *The Dallas Morning News* on November 28 & December 5, 2012 and was posted on Bidsync.com. A prebid conference was held on December 5, 2012 and thirteen bids were solicited and nine bids were received.

Concur:

Kent Pfeil

### Attachments

Xc: Dan Johnson  
David Morgan  
Cliff Miller  
Don Magner  
Shanna Sims-Bradish



## MEMO

TO: Dan Johnson, City Manager

THROUGH: Don Magner, Assistant City Manager

FROM: Jerry Ortega, Director of Public Services  
Joe Travers, Assistant Director of Public Services

SUBJECT: Award Bid No.16-13 Communications HVAC Phase 2 and Library Cooling Tower to Integrity Texas Construction, Ltd., and Federal Mechanical Systems, Inc.

DATE: January 4, 2013

### ACTION REQUESTED:

Council to consider award of Bid No.16-13 for the 911 Communications Building to Integrity Texas Construction, in the amount of \$152,700.00 and the Library Cooling Tower to Federal Mechanical Systems, Inc., in the amount of \$180,500.00 respectively for a total amount of \$333,200.00.

### BACKGROUND INFORMATION:

On December 18, 2012, the Public Services Department staff opened bids for the subject project. The attached bid tabulation certifies the lowest bid for the 911 Communications Building was submitted by Integrity Texas Construction, Ltd., in the amount of \$152,700, and lowest bid for the Library Cooling Tower was submitted by Federal Mechanical Systems, Inc., in the amount of \$180,500.

References and financials from Integrity Texas Construction, Ltd., are not required at this time since this has been done previously and they are now under contract with the city. Staff from Public Services and Finance Department have reviewed Federal Mechanical Systems, Inc., company financials, bonding company, insurance company and references and all are in good standing. Therefore we recommend awarding the 911 Communications Building project to Integrity Texas Construction, Ltd., and the Library Cooling Tower project to Federal Mechanical Systems, Inc.

These projects will include replacement of the split system air conditioning units at the Richardson Communications (911) Building and replacement of the cooling tower at the Richardson Public Library. These projects will target use of energy-efficient equipment as older equipment is replaced furthering the City's sustainability efforts.

### FUNDING:

Funding is provided from Certificate of Obligation Funds.

### SCHEDULE:

Construction is expected to begin January 2013 and be completed by May 2013.

Cc: Jeff Savage, Supv. Building Facilities

**Communications HVAC**  
**Phase 2 Library Cooling Tower Replacement**  
**Bid No. 16-13**  
**Bid Opening: Tuesday, December 18, 2012 in Room 206, 2:30**

Project Manger: Joe Travers  
 Consulting Engineer's Estimate: \$290,000

CONTRACTOR	Addendum	Bid Bond	Base Bid for 911 Communications	Contingency for 911 Communications	Base Bid for Library Cooling Tower	Contingency for Library Cooling Tower	Added Cost for Marley Tower
1. Gulf Energy Systems	X	X	\$248,000.00	\$3,000.00	\$239,130.00	\$5,000.00	(\$10,000.00)
2. Denali Services	X	X	\$190,138.00	\$3,000.00	\$203,752.00	\$5,000.00	\$0.00
3. John Cook & Associates, Inc.	X	X	\$186,000.00	\$3,000.00	\$198,000.00	\$5,000.00	\$0.00
4. Federal Mechanical Systems, Inc.	X	X	\$224,800.00	\$3,000.00	\$175,500.00	\$5,000.00	\$0.00
5. Zoom Air, Inc.	X	X	\$175,902.95	\$3,000.00	\$243,278.95	\$5,000.00	\$0.00
6. Powers MEP Group, Inc.	no	X	\$309,000.00	\$3,000.00	\$258,000.00	\$5,000.00	\$0.00
7. TD Industries	X	X	\$234,022.00	\$3,000.00	\$198,161.00	\$5,000.00	\$0.00
8. Integrity Texas Construction	X	cashier's check	\$149,700.00	\$3,000.00	** no bid **	n/a	\$0.00
9. DMI Corp., Decker Mechanical	X	X	\$211,517.00	\$3,000.00	\$209,384.00	\$5,000.00	\$0.00

Joe Travers, Assistant Director of Public Services



## MEMO

**DATE:** January 7, 2013

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager 

**SUBJECT:** Award of Bid #27-13 for the co-op purchase of five (5) rear loader refuse bodies for Solid Waste Services to Heil of Texas in the amount of \$269,150 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #357-10

**Proposed Date of Award: January 14, 2013**

I concur with the recommendation of David Johnson – Solid Waste Manager, and Ernest Ramos – Fleet & Materials Manager to issue a purchase order for five (5) rear loader refuse bodies for Solid Waste Services to Heil of Texas, as outlined in the attached quotation, for a total expenditure of \$269,150.

The above referenced rear loader bodies have been competitively bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #357-10. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available in account 596-2040-581-7421, Project #RS1301.

Concur:

  
Kent Pfeil

### ATTACHMENTS

Xc: Dan Johnson  
David Morgan  
Cliff Miller  
Don Magner  
Shanna Sims-Bradish



## **MEMO**

**TO: PAM KIRKLAND – PURCHASING MANAGER**

**FROM: DAVID JOHNSON – SOLID WASTE MANAGER**

**DATE: JANUARY 8, 2013**

**SUBJECT: CAPITAL EQUIPMENT PURCHASE, BODIES FOR REAR LOAD  
CONFIGURATION VIA BUYBOARD CONTRACT 357-10**

Solid Waste concurs with the recommendation of Fleet to purchase five (5) rear load refuse bodies from Heil of Texas via the Texas Association of School Boards (TASB) for \$53,830 each for a total purchase price of \$269,150. Funding for this purchase is in the FY13 Solid Waste Capital Fund. The account number is 596-2040-581-7421. Project number is RS1301.

Advise if you have any questions or need additional information.



## MEMO

DATE: November 30, 2012

TO: Pam Kirkland, Purchasing Manager

FROM: Ernie Ramos, Fleet & Materials Manager 

RE: Capital Equipment Purchase, Bodies for (Rearloader Configuration)  
Via Buyboard Contract 357-10

I have reviewed the existing contract referenced above and recommend purchasing five (5) Rear Loader Refuse PT1000-20 Bodies from Heil of Texas via the Texas Association of School Boards (TASB) for \$53,830 each including fee totaling \$269,150. I received and approved the quote with published and unpublished options specified on the attached quote listed from Heil of Texas.

The funding for the purchase is funded from account 596-2040-581-7421, Project RS1301. The contact at Heil of Texas, Inc., is Mr. Trey Stamps, and he can be reached at (972) 438-6488, or E-mail: [tstamps@heiloftexas.com](mailto:tstamps@heiloftexas.com), or fax: (972) 438-5564. Please order the bodies as specified on the Buyboard quote.

Attachment/s: Buyboard Quote, 1-page  
TASB Buyboard Contract, 4-pages

CC: David Johnson, Solid Waste Manager  
Travis Switzer, Assistant Director of Public Services  
Jerry Ortega, Director of Public Services  
Kent Pfeil, Director of Finance

: ER

# TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE

## BUYBOARD

### PRODUCT PRICING BASED ON CONTRACT

Date 11-19-12

Customer: CITY OF RICHARDSON

Product Description: HEIL PT 1000 20 YARD  
HIGH PERFORMANCE REAR LOADER

A: Base Price in Bid/Proposal Number 357-10 Series \_\_\_\_\_ => 19 \$ 43,225.00

B: Published Options [Itemize each item below]

FRONT MOUNT VANE PUMP	\$ 3,790.00	LEFT HAND BUZZER KIT	\$ 140.00
HOPPER WORK LIGHT KIT	\$ 295.00	MUD FLAPS AHEAD OF REAR TIRES	\$ 190.00
HEAVY DUTY PUMP SHAFT GUARD	\$ 250.00	ONE YEAR WARRANTY	\$ 920.00
HEAVY DUTY BRUSH GUARD	\$ 250.00	DESTINATION CHG	\$ 1,570.00
REGENERATIVE VALVE FOR FAST		20 # FIRE EXTINGUISHER	\$ 425.00
PACKER AND RELOAD TIMES	INC		\$ -
BODY UNDERCOATING	INC		\$ -
QUICK CHANGE EJECTOR SLIDES	INC		\$ -
	\$ -		\$ -
	\$ -		\$ -

Subtotal Column 1: \$ 4,585.00 Subtotal Column 2: \$ 3,245.00

Published Options added to Base Price (Subtotal of "Col 1" + "Col 2") \$ 7,830.00

C: Subtotal of A + B => \$ 51,055.00

D: published Options {Itemize each item below, \_\_\_\_\_} published = \_\_\_\_\_ %

AWTI-3RD EYE S CAMERA SYSTEM			\$ -
W/7" LCD COLOR MONITOR W/ DVR			\$ -
AND HD CAB MOUNTED BRACKETS	\$ 2,695.00		\$ -
	\$ -		\$ -
	\$ -		\$ -

Subtotal Column 1: \$ 2,695.00 Subtotal Column 2: \$ -

Unpublished Options added to Base Price (Subtotal of "Col 1" + "Col 2") \$ 2,695.00

E: Contract Pride Adjustment {If any, explain here} GOOD CUSTOMER DISCOUNT \$ -

F: Total of C + D ± E {Not including H-GAC Fee} => \$ 53,750.00

G: Quantity Ordered {Units x F} => # of Units 5 \$ 268,750.00

H: BUYBOARD Fee {From Fee Schedules, Table: \_\_\_\_\_} => @ \_\_\_\_\_ % \$ 400.00

I: Non-Equipment Charges & Credits {ie: Ext. Warranty, Trade-In, Cost of Factory trips, etc.}

2 \_\_\_\_\_  
2 \_\_\_\_\_

Subtotal of Non-Equipment Charges \_\_\_\_\_

J: TOTAL PURCHASE PRICE INCLUDING {G + H + I} => \$ 269,150.00

300 S. Loop 12  
Irving, TX 75060  
www.heiloftexas.com

Trey Stamps  
Heil of Texas  
972-438-6488  
please fax PO to 800 211 5454

12/6/2012



# MEMO

**DATE:** January 7, 2013

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager *Pam*

**SUBJECT:** Award of Bid #28-13 for the co-op purchase of swimming pool replacement filters for Cottonwood Pool (\$44,750) and Glenville Pool (\$31,200) to Sunbelt Pools through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #367-10

**Proposed Date of Award: January 14, 2013**

I concur with the recommendation of Gary Zimmerman – Superintendent of Recreation to issue a purchase order for the above referenced replacement swimming pool filters to Sunbelt Pools, as outlined in the attached quotations, for a total expenditure of \$75,950.

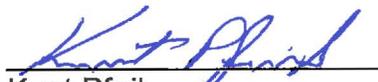
The above referenced swimming pool filters have been competitively bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #367-10. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available in the following accounts for this expenditure:

233-3025-581-7371, Project #PP1301

378-8704-585-7431, Project #PK1301

Concur:

  
Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson  
David Morgan  
Cliff Miller  
Don Magner  
Shanna Sims-Bradish



## MEMO

**TO:** Pam Kirkland  
**FROM:** Gary Zimmerman – Superintendent of Recreation  
**DATE:** January 7, 2013  
**SUBJECT:** **Replace Filtration System – Glenville and Cottonwood Pools**

---

We recommend awarding the replacement of pool filters to Sunbelt Pools per Buyboard contract pricing. Cottonwood Pool - \$44,750 and Glenville Pool - \$31,200. Funding will be from accounts 233-3025-581-7371 PP1301 and 378-8704-585-7431 PK1301.

---

Gary Zimmerman, Superintendent of Recreation

# SUNBELT POOLS



January 3, 2013

City of Richardson, TX

Filtration System Budgets

Replace filtration system with Nemato Horizontal High Rate Sand filters as follows:

- Demo and remove old filters
- Install stacked pair of Nemato fiberglass High Rate sand filters
- Single lever backwash mechanism
- Dual tanks on both pools to cut backwash flow so as not to overpower sewer
- All new piping to connect to existing
- Mystic White crushed quartz filter media
- Filters sized to provide minimum of 6 hours turnover and not be overpowered by existing pumps.
- Complete installation and start up.

Cottonwood Pool – Pair of 36 square foot filters: \$44,750.00

Buy Board contract 367-10 Water Treatment Supplies and Equipment, Item 10 – Swimming Pool Mechanical Equipment

**10555 PLANO ROAD      DALLAS, TEXAS 75238-1305      214.343.1133**

**817.649.8794      1.800.548.9115      FAX: 214.343.1201**  
www.sunbeltpools.com      E-mail: dallas@sunbeltpools.com

*Supplies      Repairs      Remodeling      New Construction*

# SUNBELT POOLS



January 3, 2013

City of Richardson, TX

Filtration System Budgets

Replace filtration system with Nemato Horizontal High Rate Sand filters as follows:

- Demo and remove old filters
- Install stacked pair of Nemato fiberglass High Rate sand filters
- Single lever backwash mechanism
- Dual tanks on both pools to cut backwash flow so as not to overpower sewer
- All new piping to connect to existing
- Mystic White crushed quartz filter media
- Filters sized to provide minimum of 6 hours turnover and not be overpowered by existing pumps.
- Complete installation and start up.

Glenville Pool – Pair of 19.3 square foot filters: \$31,200.00

Buy Board contract 367-10 Water Treatment Supplies and Equipment, Item 10 – Swimming Pool Mechanical Equipment

**10555 PLANO ROAD      DALLAS, TEXAS 75238-1305      214.343.1133**

**817.649.8794      1.800.548.9115      FAX: 214.343.1201**

**www.sunbeltpools.com      E-mail: dallas@sunbeltpools.com**

*Supplies      Repairs      Remodeling      New Construction*



# MEMO

**DATE:** January 9, 2013  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager   
**SUBJECT:** Rejection of Bid #43-12 for the 2012 Pubic Buildings Energy Reduction Initiatives Project

**Proposed Date of Rejection: January 14, 2013**

I concur with the recommendation of Joe Travers – Assistant Director of Public Services, to reject the sole bid received on the above referenced project, which was over the budget of \$115,000. Staff will investigate alternate implementation strategies and will re-bid with revised specifications at a later date.

The bid was advertised in *The Dallas Morning News* on May 16 & 23, 2012 and posted on Bidsync.com. A prebid conference was held on May 23, 2012 and five bids were solicited and one bid was received.

Concur:

  
FOR KENT PFEIL

Kent Pfeil

## ATTACHMENTS

Xc: Dan Johnson  
David Morgan  
Cliff Miller  
Don Magner  
Shanna Sims-Bradish



## MEMO

TO: Dan Johnson, City Manager

THROUGH: Don Magner, Assistant City Manager 

FROM: Jerry Ortega, Director of Public Services   
Joe Travers, Assistant Director of Public Services

SUBJECT: Rejection of Bid #43-12  
2012 Public Buildings Energy Reduction Initiatives Project

DATE: January 4, 2013

### **ACTION REQUESTED:**

Staff recommends rejection of Bid #43-12 for the subject project per the attached bid tabulation.

### **BACKGROUND INFORMATION:**

On May 31, 2012 one bid was received for the 2012 Public Buildings Energy Reduction Initiatives Project. This project included:

Implementation of energy reduction initiatives at selected City facilities, including installation of variable frequency drives and conversion of multi-zone air handler systems to variable air volume at the City Hall facility and installation of wall switch occupancy sensors at the City Hall, Public Library, Municipal Court and Public Safety Facilities. This project is funded through an EECBG grant as part of the American Reinvestment and Recovery Act (ARRA).

The bid received was in excess of our budget of \$115,000 and we recommend rejecting all bids received. Staff is pursuing alternate project implementation strategies and expects to complete all aspects of this project within the budget, utilizing all available Grant Funds.



# MEMO

**DATE:** January 9, 2013

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager

**SUBJECT:** Change Order to increase purchase order 120797 to Camino Construction for the Street Rehab Phase III – Melrose (Coit to West Shore) & Meadowview Court in the amount of \$185,000

**Proposed Date of Award:** January 14, 2013

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to increase the above referenced purchase order in the amount of \$185,000, as outlined in Mr. Spanos attached memo.

Texas Local Government Code Chapter 252.048 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount or decreased more than 25% without the consent of the contractor and any change order over \$50,000 must be approved by the governing body of the municipality.

This change order is within the 25% maximum change order limit but requires approval by the governing body because it is over \$50,000.

Concur:

  
\_\_\_\_\_

Kent Pfeil

Approved:

  
\_\_\_\_\_

Dan Johnson

## ATTACHMENTS

Xc: Dan Johnson  
David Morgan  
Cliff Miller  
Don Magner  
Shanna Sims-Bradish



# MEMO

TO: Pam Kirkland, Purchasing Manager  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Change Order #4 to Increase Purchase Order #120797  
Camino Construction - Street Rehab Phase III - Melrose (Coit to West Shore) & Meadowview Court  
DATE: 01/04/13

## ACTION REQUESTED

Process change order #4 to increase Purchase Order #120797

## ACCOUNT SUMMARY

Original Purchase Order	\$1,618,477.00
Change Order #1	\$57,297.00
Change Order #2	\$33,688.00
Change Order #3	\$19,721.00
Change Order #4	\$185,000.00
<b>Total Authorized Contract Amount</b>	<b>\$1,914,183.00</b>

## BACKGROUND INFORMATION

Change Order #4 in the amount of \$185,000 is requested from the additional work that is necessary to complete this project. Additional failed street pavement areas were identified after the asphalt overlay was removed from this concrete street over 40 years old. Also, more street pavement has to be replaced in some areas to eliminate standing water to improve the drainage. Extra sidewalk pavement is also required to remove tripping hazards and to correct steep slopes to comply with TDLR accessibility requirements for pedestrian routes.

## FUNDING INFORMATION

Funding will be provided from:

#377-8702-585-7524	SD1205	\$115,000.00
#377-8703-585-7524	NV1301	\$ 20,000.00
#378-8703-585-7524	NV1303	\$ 50,000.00

CC: Ed Witkowski P.E. Project Engineer  
Sean Vincent Construction Inspector  
Carolyn Kaplan Capital Projects Accountant

**CITY OF RICHARDSON  
SIGN CONTROL BOARD MINUTES – JANUARY 9, 2013**

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:34 p.m. on Wednesday, January 9, 2013, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT:                   DORTHY MCKEARIN, CHAIR  
  SANDRA MOUDY, VICE CHAIR  
  CHARLES WARNER, MEMBER  
  SCOTT PETTY, ALTERNATE  
  ALICIA MARSHALL, ALTERNATE

MEMBERS ABSENT:                   CHIP IZARD, MEMBER  
  MUHAMMAD Z. IKRAM, MEMBER

CITY STAFF PRESENT                   DON MAGNER, ASSISTANT CITY MANAGER  
  PATRICIA GUERRA, ASST. DIR. OF COM. SERVICES  
  STEPHANIE JACKSON, CODE ENFORCEMENT MGR.  
  LINDSAY TURMAN-GREGORY, COMMUNITY SVCS SUPV.  
  JENNA HITE, COM. SVCS. ADMIN. SECRETARY

Ms. McKearin stated there is a quorum present.

Ms. Moudy made a motion to approve the minutes of the November 7, 2012 meeting. The motion was seconded by Mr. Warner and carried unanimously.

SCB CASE #13-01: TO CONSIDER THE REQUEST OF THE WARMING HUT FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(d)(ii) TO ALLOW FOR A 18 FOOT REDUCTION OF THE 30 FOOT SETBACK REQUIREMENT TO ALLOW FOR A 59.88 SQUARE FOOT POLE SIGN, WITH AN ELECTRONIC MESSAGING CENTER TO BE 12 FEET FROM THE ADJOINING PRIVATE PROPERTY LINE AT THE PROPERTY LOCATED AT 331 N CENTRAL EXPRESSWAY; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Mr. Magner introduced the request of the Warming Hut for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(23)(d)(ii) to allow for a 18 foot reduction of the 30 foot setback requirement to allow for a 59.88 square foot pole sign, with an electronic messaging center to be 12 feet from the adjoining private property line at the property located at 331 N. Central Expressway. A power point presentation was shown for review.

Ms. Jackson stated an email was received in opposition of the proposed signage.

Ms. McKearin asked if the Board had any questions for City staff. There were no questions.

Jeff Gibbens, 5495 Belt Line Road #100, Dallas, TX, President of ProMed Signs, representing Warming Hut, stated the reason for the variance request is they want to change the type of materials and update the current sign and this changed the sign type and the City is requiring the sign to be brought up to the current Sign Ordinance. Mr. Gibbens stated if the sign is required to be moved to the required 30 foot adjoining private property line it could create a traffic hazard. Mr. Gibbens stated if the sign is moved to the required 30 foot private property line, the sign pole will be located at the edge of the landscape island and overhang the parking lot. Mr. Gibbens stated there are large vehicles that enter into the parking lot and could possibly clip the sign and he would like to keep the sign in the same location, same square footage but update the sign itself.

Mr. Warner asked if the sign was going to be closer to Central Expressway. Mr. Gibbens stated the sign would be in the same exact location and not any closer to Central Expressway. Ms. Moudy inquired what the stake location on the diagram indicated located next to the curb. Mr. Gibbens stated it was to show where the sign would be positioned if the sign was required to meet the current sign ordinance.

David Frank, 1809 Drew Ln, Richardson, TX, President of Warming Hut Corporation, stated moving the sign to the 30 foot adjoining private property line could cause possible traffic hazards and we have car stops currently located about 10 feet from the landscapes and trucks currently run over them. Mr. Frank stated he wanted to update the sign so that it would be attractive and at the same time keep it in compliance.

Ms. Marshall asked if the city had a problem with using a single pole rather than the double poles. Mr. Magner stated the city does not have a preference. Mr. Gibbens stated he preferred a single pole and if they were installing a new sign a single pole would be used. Mr. Gibbens stated the city staff recommended he replace the sign and use the poles currently in place.

Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

Ms. Moudy stated the opposing email received regarding the proposed sign states to leave the sign where it is currently located and not move it closer to Central Expressway. Ms. McKearin inquired if larger vehicles come into the parking lot. Mr. Frank stated there are larger trucks that use this parking lot for other businesses near this location.

There being no further comments from the Board, Ms. McKearin asked for a motion.

Mr. Warner Moved to approve the SCB Case #13-01. Mr. Petty seconded the motion and it carried unanimously.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

SCB CASE #13-02: TO CONSIDER THE REQUEST OF TEXAS INSTRUMENTS FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(18)(b)(i) TO ALLOW FOR (1). A 2.5 FOOT INCREASE IN HEIGHT AND A 15 SQUARE FOOT INCREASE TO SIGN AREA, TO ALLOW FOR A 8.5 FOOT IN HEIGHT, 55 SQUARE FOOT MONUMENT SIGN AND (2). A ONE FOOT INCREASE IN HEIGHT TO ALLOW FOR A 7 FOOT IN HEIGHT MONUMENT SIGN AT THE PROPERTY LOCATED AT 300 W. RENNER ROAD; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Mr. Magner introduced the request of Texas Instruments for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(18)(b)(i) to allow for (1). A 2.5 foot increase in height and a 15 square foot increase to sign area, to allow for an 8.5 foot in height, 55 square foot monument sign and (2). A one foot increase in height to allow for a 7 foot in height monument sign at the property located at 300 W. Renner Road. A power point presentation was shown for review.

Ms. McKearin asked if the Board had any questions for City staff. There were no questions.

Kenneth Pitsenbarger, 12500 T.I. Blvd, Dallas, TX, stated Texas Instruments has updated the corporate logo and the image of the sign corporate wide. Mr. Pitsenbarger stated the signs' designed are high tech looking as far as materials and construction and have an elegant appearance and are appropriate looking for the area we are located at.

Ms. McKearin asked what material was being used. Mr. Pitsenbarger stated the letters are acrylic and the sign body is aluminum and the cabinet is illuminated internally. During the day there will be no lighting but at nighttime it will be lite with red logo and white letters. Ms. McKearin asked if this would make the sign last longer. Mr. Pitsenbarger stated when this sign was designed we have it in mind to last 20-30 years. Ms. Moudy inquired why the decision to make the 7 feet in height and 8.6 square feet. Mr. Pitsenbarger stated what elevated the sign is when it was placed on a concrete pedestal and if they go back with the same size of signs they would have to shrink the sign and they would not get the visibility they were going for. Mr. Pitsenbarger stated the logo was designed to have the letters a certain size and certain clearance space around it and that is what determined the size of the physical sign and if we reduced the dimensions it would make the sign smaller in appearance and not appropriate for that location. Ms. Marshall asked if the back of the sign was aluminum. Mr. Pitsenbarger stated the sign at Alma Road and Renner Road is backside is aluminum with no illumination but the entire cabinet is aluminum and the sign by the building there are letters on both side and illuminated.

Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

The Board did not have any comments.

There being no further comments from the Board, Ms. McKearin asked for a motion.

Mr. Petty Moved to approve the SCB Case #13-02. Mr. Warner seconded the motion and it carried unanimously.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

SCB CASE #13-03: TO CONSIDER THE REQUEST OF GOLF CARS OF DALLAS FOR VARIANCES TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(b)(iii)(1) AND SECTION 18-96(23)(c)(iii)(1) FOR A 20 FOOT INCREASE IN HEIGHT AND 52 SQUARE FOOT INCREASE IN SIGN AREA TO ALLOW FOR A 40 FOOT IN HEIGHT, 112 SQUARE FOOT MULTI-TENANT POLE SIGN AT THE PROPERTY LOCATED AT 2100 ALAMO ROAD; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Mr. Magner introduced the request of Golf Cars of Dallas for variances to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(23)(b)(iii)(1) and Section 18-96(23)(c)(iii)(1) for a 20 foot increase in height and 52 square foot increase in sign area to allow for a 40 foot in height, 112 square foot multi-tenant pole sign at the property located at 2100 Alamo Road. A power point presentation was shown for review.

Ms. Jackson stated an email was received in opposition of the proposed signage.

Ms. McKearin asked if the Board had any questions for City staff.

Ms. McKearin asked the Golf Car sign portion under the Half Price sign was going to be 28 square feet. Ms. Jackson stated it would be 28 square feet and it would all be digital.

Jeff Gibbens, 5495 Belt Line Road, Dallas, TX, President of Pro Med Signs, representing Golf Cars of Dallas, TX, stated a change out of the sign currently there to be digital sign. Mr. Gibbens stated Golf Cars of Dallas has 25% of the sign it is faded and flex face material and looks like a banner and needs to be repaired. Mr. Gibbens stated the issue is where the business is actually located and there are two buildings in front of Golf Cars of Dallas and you cannot see the business from Central Expressway. Mr. Gibbens also stated over the years the business has become much larger and the signage currently there does not project the image of what the business is now and needs to get the exposure from Central Expressway. Mr. Gibbens stated Golf Cars of Dallas is the key to a large part of the community and sells not only to golfers but to resident homeowners to use for personal usages and donates golf carts to a number of events and festivals in the City of Richardson. Mr. Gibbens stated because the sign is pre-existing and is non-conforming the variance in 1994 was approved because of these reasons. Mr. Gibbens stated the sign would be retro-fitted and would not change anything as far as the size or location just the sign itself. Mr. Gibbens stated Golf Cars of Dallas wants a sign to have more appeal and look separate from Half Price Books because how it is now it does not look like there are two separate businesses and people tend to drive pass the business. Mr. Petty asked if the sign should be located on Alamo Road where the business is actually located. Mr. Gibbens stated the business is address on Alamo Road but the value of the property is going to be from the Central Expressway side.

Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

Mr. Petty stated the sign is fairly non-conforming at 40 feet height. Mr. Gibbens stated it is non-conforming because of the variance granted allowing it to be at 40 feet in height. Mr. Gibbens stated the idea is to retro-fit the new sign being the same size as the current sign without changing the physical structure.

Ms. Marshall asked if the message center would always have Golf Cars of Dallas. Mr. Gibbens stated it the message will change every 10 minutes. Ms. Moudy stated she was not comfortable with the 40 feet in height but like the proposed sign. Mr. Givens stated the sign was not going to change in height. Mr. Magner stated Golf Cars of Dallas can have the current sign refaced without a variance and the height would not be changed. Mr. Magner stated because the type of change requested it is considered a new element to the sign. Mr. Givens stated the goal is to update the sign which has been there for 20 years and use the maximum of what is in the current sign code.

Frank Gornick, 2100 Alamo Road, Richardson, owner of Golf Cars of Dallas, stated the height is needed because of the overpass and if it was low you would not see the sign unless on the frontage road. Mr. Gornick stated he has been the owner since 1999 and the current signage is not helping the business obtain the exposure needed to Central Expressway. Mr. Gornick stated with the two buildings in front of his location he is not getting business and wants to do what he can to get the attention of his location. Mr. Gornick stated he does all the leasing/renting for the City of Richardson events and he would like to be able to advertise this message on his sign. Mr. Gornick stated this helps him get the exposure for his business.

Ms. McKearin stated she likes the proposed sign but she did not agree the Half Price Book sign staying static and the Golf Cars of Dallas being a message center. Mr. Givens stated he has a letter of approval from a local business. Mr. Givens also stated this business has a hardship in not being visible to Central Expressway.

Mr. Petty asked how the arrangement was decided on the current sign between Half Price Books and Golf Cars of Dallas. Mr. Gornick stated the decision of the current sign was before he was the owner. Mr. Petty asked if there is a sign on Alamo Road to advertise the business. Mr. Gornick stated there is a sign but it is located on the building. Mr. Gornick stated Alamo Road is actually a residential street. Ms. Moudy stated it was clear with the explanation of the overpass and the 40 feet in height of the sign being necessary.

Ms. Marshall stated with the name of the business not staying on the message constantly and when you change the message you are still not advertising the Golf Cars of Dallas is located there. Mr. Givens stated he felt changing the message center to show date and time or advertising specials would promote more for the business.

There being no further comments from the Board, Ms. McKearin asked for a motion.

The Board did not have any comments

Mr. Warner Moved to approve the SCB Case #13-03. Ms. Moudy seconded the motion and it carried 4 to 1 with Ms. McKearin in opposition.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

Ms. McKearin asked for a motion to adjourn the Public Hearing. Ms. Moudy Moved to adjourn the Hearing. The motion was seconded by Mr. Warner and carried unanimously.

There being no other business before the Board, the meeting was adjourned at 7:43 p.m.

DORTHY MCKEARIN, CHAIR

---



City of Richardson  
City Council Work Session  
Agenda Item Summary



**Work Session Meeting Date:** Monday, January 14, 2013

**Agenda Item:** Review and Discuss Item Listed on the City Council Meeting Agenda

**Staff Resource:** Dan Johnson, City Manager

**Summary:** The City Council will have an opportunity to preview and discuss with City Staff the agenda items that will be voted on at the City Council Meeting immediately following the Work Session.

**Board/Commission Action:** Various, if applicable.

**Action Proposed:** No action will be taken.



City of Richardson  
City Council Worksession  
Agenda Item Summary



---

**City Council Meeting Date:** Monday, January 14, 2013

**Agenda Item:** Review and Discuss the State of the University of Texas at Dallas

**Staff Resource:** Dan Johnson, City Manager

**Summary:** Dr. David Daniel, President of the University of Texas at Dallas, will present a "State of UT Dallas" report.

Topics will include: Campus development and planning, progress towards Tier One status and related research and academic achievements, State of Texas funding outlook, as well as student, faculty, and administration highlights.

**Board/Commission Action:** N/A

**Action Proposed:** Receive Presentation; Council Review and Discussion

---



City of Richardson  
City Council Worksession  
Agenda Item Summary



**Worksession Meeting Date:** Monday, January 14, 2013

**Agenda Item:** Review and Discuss the Sidewalk Continuity Survey

**Staff Resource:** Cliff Miller, Assistant City Manager  
Steve Spanos, Director of Engineering  
Jim Lockart, Assistant Director of Engineering

**Summary:** One of the City Council 2012-13 Near Term Action Items is to identify gaps of sidewalk continuity and evaluate possible improvement plans. Staff has completed a survey of the existing sidewalk network and will present the results of the survey and information on plans for addressing gaps in continuity.

**Board/Commission Action:** N/A

**Action Proposed:** N/A.



City of Richardson  
City Council Work Session  
Agenda Item Summary



**Work Session Meeting Date:** Monday, January 14, 2013

**Agenda Item:** Items of Community Interest

**Staff Resource:** Dan Johnson, City Manager

**Summary:** The City Council will have an opportunity to address items of community interest, including:

Expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City of Richardson or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after the posting of the agenda.

**Board/Commission Action:** NA

**Action Proposed:** No action will be taken.