MINUTES

RICHARDSON CITY COUNCIL WORK SESSION AND COUNCIL MEETING MONDAY, NOVEMBER 12, 2012

WORK SESSION - 6:00 P.M.:

Call to Order

Mayor Townsend called the meeting to order at 6:02 p.m. with the following Council members present:

Bob Townsend Mayor

Laura MaczkaMayor Pro TemMark SolomonCouncil memberScott DunnCouncil memberKendal HartleyCouncil memberSteve MitchellCouncil memberAmir OmarCouncil member

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

Samantha Woodmancy Management Analyst

Aimee Nemer City Secretary
Kent Pfeil Director of Finance

Michael Spicer Director of Development Services

Ronny Glanton Golf Professional

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

Item 5 – ZF 12-11

Staff Comments

Mr. Spicer, Director of Development Services explained the background of the request reminding Council that at the October 22, 2012 Council Meeting, the applicant requested further continuance until November 12, 2012 in order to finalize plans that might better respond to Council's concerns.

Mr. Spicer stated that since the September 24, 2012 City Council meeting, the applicant has reduced the size of the proposed development from 12.75 acres to 11.13 acres. He explained that the south property line has been moved north and a 0.85-acre parcel located at the southwest corner of Collins and Alma has been removed and set aside for a future park.

Mr. Spicer also explained that the applicant has also revised the site plan and elevations in an effort to establish a stronger urban character; updated the site plan to include placing the buildings closer to Greenville Avenue; increased the density from twenty- eight (28) units per

acre to thirty-six (36) units per acre (351 units to 401 units); increased the amount of deck parking to accommodate the additional units without increasing the surface parking area; providing "retail ready" ground floor space along Greenville Avenue and Alma Road; increased building heights from three (3) to four (4) stories with heights up sixty (60) feet along Greenville Avenue and Alma Road; and provided elevators in all four-story buildings.

Council Comments

Councilmember Mitchell inquired what the maximum number of units for high density on this property would be. He commented that the revised proposal does not have many more units than the original proposal. Mr. Spicer replied that 50-75 units per acre would be the maximum density for a "Texas doughnut" configuration, which is a design with the units wrapped around a parking garage.

Item 7 - Sign Control Board Minutes

Staff Comments

Don Magner, Assistant City Manager, reviewed Sign Control Case #12-13 explaining that the variance request is from Viewpoint Bank located at 1280 W. Campbell Road to allow a 15' 7" tall, 59.25 square foot pole sign which is 9' 7" taller than is permitted and 34.25 square feet larger than is permitted. He explained that the reason for the request is to be consistent with neighboring businesses and improve visibility for existing and new customers. Mr. Magner stated this request was unanimously approved by the Sign Control Board.

B. Review and Discuss the Sherrill Park Golf Course

Staff Comments

David Morgan, Assistant City Manager, reviewed this item for Council stating that the review of golf operations was on Council's Near Term Action list.

Mr. Morgan briefed Council on the guiding goals of the review and the results:

Eliminate the need for ongoing transfers/operation subsidy into the Golf Fund

•Several key cost savings measures and revenue sharing adjustments have allowed the City to achieve this goal. The 5-year model shows the Golf Fund handling it's expenditures, creating funding for future capital improvements, and growing the fund balance reserve to 90 days.

Preserve the existing rate strategy including resident benefits

- •No green fee increase is anticipated through the 5-year model.
- •A golf cart rental fee increase of \$3 is planned in 2014/15, which is consistent with other area courses.
- •No changes are recommended to the resident punch card or the tee time benefits for residents on the weekends.

Maintain the quality of the courses

- •Funding to appropriately maintain the golf courses has been preserved.
- •Golf course improvements are planned for Course 1 and additional funding is planned in the 5-year model.

Retain Ronny Glanton as the Head Golf Professional

•Provisions for an amended contract with RGI have been successfully identified that appropriately considers the golf market and the caliber of Ronny Glanton.

Increase Operational Transparency

•All revenues and expenditures for the City and RGI will be reported.

Mr. Morgan reviewed a summary of proposed changes and improvements:

- City and Ronny Glanton Inc. (RGI) Responsibilities and Revenue Sharing
- Golf Fund Budget and 5-Year Outlook
- Golf Personnel Changes
- Capital Equipment and Course Improvements
- RGI Contract Changes

Mr. Morgan stated that after Council feedback and direction, City Council action scheduled for December 10th would be to consider budget amendments for the Golf Fund to be effective January 1, 2013, and to authorize the City Manager to execute a revised professional services agreement with Ronny Glanton Inc.

Council Comments

Councilmember Mitchell asked for clarification on the compensation to RGI. Mr. Morgan reported that \$200,000 is based on 95,000 rounds of golf and if revenue increases, it would be a maximum amount of \$225,000.

There was Council discussion regarding the rates, cart fees, and sales tax. Councilmember Dunn questioned no increase in rates other than the cart fee and sales tax for the next five years. Councilmember Omar expressed a concern that the City was being overly sensitive to the sales tax increase and cart fees.

Councilmember Omar asked how the structure of the professional services contract compares with other cities. Mr. Morgan explained that it is very difficult to compare because each city operates their courses differently. He explained that some cities courses are run completely by the city, some are contracted out, and some are run jointly.

There was Council discussion about the terms of the contract. Mr. Morgan provided clarification on the terms and emphasized that there is protection both for the City and RGI. He also stated that the contract provides for regular financial reporting. Mr. Johnson advised that there is a unique three-year period within the five-year contract in which the golf course will be enduring course renovations.

Councilmember Maczka requested clarification on the *Miscellaneous* category. Mr. Morgan stated that staff would provide detail.

C. Report on Items of Community Interest

Council Comments

Councilmember Omar thanked Mayor Townsend and Councilmember Solomon for attending the Spirit Run and announced that Richardson High School was awarded the most spirited.

ADJOURN WORK SESSION AND CONVENE MEETING - 7:30 P.M.

- 1. INVOCATION LAURA MACZKA
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS LAURA MACZKA
- 3. MINUTES OF THE OCTOBER 22, 2012, OCTOBER 29, 2012, AND NOVEMBER 5, 2012 MEETINGS

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

Comments

There were no visitor comments submitted.

PUBLIC HEARING ITEMS:

5. CONTINUED CONSIDERATION OF ZONING FILE 12-11: A REQUEST BY JOHN S. KIRK, REPRESENTING EMBREY PARTNERS, LTD., FOR A CHANGE IN ZONING FROM I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY TO BE LOCATED AT THE SOUTHEAST CORNER OF GREENVILLE AVENUE AND COLLINS BOULEVARD (CONTINUED FROM OCTOBER 22, 2012, CITY COUNCIL MEETING).

Staff/Applicant Comments

Mr. Spicer reviewed this item for Council. Bill Dahlstrom, the applicant; Todd Fobare, the property owner; and John Kirk, the developer; also addressed Council and were present for questions. Mr. Kirk provided a Power Point and reviewed the density –increased by 30%; urban design with four stories and elevations up to 60 feet; retail ready on first floor with 18 feet in height and 45 feet in depth; structured parking with garage; and new feature of community park.

Council Comments

There was significant Council discussion with the following issues being raised as concerns:

• Parking garage -orientation, location, and cladding materials

- Community park location, ownership, maintenance
- Current study area for Collins –should this piece be included
- Current zoning of property and uses that are allowed by right
- Density of proposed development –not dense enough to support retail

Mr. Kirk requested that Council defer rather than deny the request in order to review the Council's direction.

Council Action

Mayor Pro Tem Maczka moved to table this item to the January 28 Council Meeting. Councilmember Solomon seconded the motion. A vote was taken and passed, 6-1 with Councilmember Mitchell voting in opposition.

6. CONSENT AGENDA:

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:

A. AUTHORIZE THE ADVERTISEMENT BID #11-13 - APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE 2013 CITY HALL AIR HANDLER ENERGY UPGRADES. BIDS TO BE RECEIVED BY WEDNESDAY, NOVEMBER 28, 2012 AT 2:00 P.M.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #59-12 WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LDM DESIGN FOR MASONRY WALL REPAIR AND REPLACEMENT PURSUANT TO UNIT PRICES.
- 2. BID #10-13 WE REQUEST AUTHORIZATION TO INITIATE TWO (2) SIXTY (60) MONTH LEASE AGREEMENTS WITH KONICA MINOLTA BUSINESS SOLUTIONS (\$35,635.92/ANNUALLY) AND OCE' IMAGISTICS/CANON (\$16,584/ANNUALLY) FOR BLACK/WHITE AND COLOR COPIERS THROUGH THE DEPARTMENT OF INFORMATION RESOURCES CONTRACTS #DIR-SDD-1673 AND #DIR-SDD-1662.
- 3. BID #12-13 WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO BOND EQUIPMENT COMPANY FOR FIVE (5) CAB/CHASSIS' FOR THE SOLID WASTE REARLOADERS THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #358-10 IN THE AMOUNT OF \$753,085.
- 4. BID #14-13 WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO HALL-MARK FIRE APPARATUS-TEXAS, LLC FOR AN E-ONE RESCUE PUMPER APPARATUS FOR THE FIRE DEPARTMENT THROUGH THE

HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #FS12-11 IN THE AMOUNT OF \$571,887.

C. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL RFP#702-12. WE RECOMMEND THE AWARD TO TECH LOGIC CORPORATION FOR THE RADIO FREQUENCY IDENTIFICATION & MATERIALS HANDLING SYSTEM FOR THE RICHARDSON PUBLIC LIBRARY IN THE AMOUNT OF \$534,777.

Council Action

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

7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE NOVEMBER 7, 2012 MEETING.

Council Comments

Councilmember Solomon expressed concerns with the number of pole signs.

Council Action

Councilmember Dunn moved to receive the Sign Control Board Minutes as presented. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 6-1 with Councilmember Solomon opposed.

EXECUTIVE SESSION

Council Action

Council convened into Executive Session at 10:14 p.m.

- In compliance with Section 551.087 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Deliberation Regarding Economic Development Negotiations
 - Commercial Development Plano Rd./Renner Rd., Lookout Dr./Glenville Dr., North Central Expressway/James Dr. Areas
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

Council Action

Council reconvened into Regular Session at 10:59 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:59 p.m.

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ATTEST:

CITY SECRETARY

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