MINUTES

RICHARDSON CITY COUNCIL WORK SESSION AND SPECIAL CALLED MEETING JULY 29, 2013

WORK SESSION -6:00 P.M.:

• Call to Order

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

Laura Maczka Mayor

Bob Townsend Mayor Pro Tem
Mark Solomon Councilmember
Scott Dunn Councilmember
Kendal Hartley Councilmember
Paul Voelker Councilmember
Steve Mitchell 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

A. VISITORS

There were no visitors comments submitted.

B. PRESENTATION OF PROCLAMATION TO MAESTRO CLAY COUTURIAUX, MUSIC DIRECTOR AND CONDUCTOR FOR THE RICHARDSON SYMPHONY ORCHESTRA

Mayor Maczka and the City Council presented the proclamation to Maestro Clay Couturiaux.

C. REVIEW AND DISCUSS THE RENTAL REGISTRATION PROGRAM

Assistant City Manager, Don Magner, reviewed this item for Council discussing the current registration requirements, inspection process, fees, potential enhancement opportunities, and next steps based on input from Council. Mr. Magner explained two enhancement considerations:

#1 Amend the current ordinance to clarify existing language with no substantive changes to regulations

#2 Revise the current ordinance to modify existing regulations

Registration:

• Require a rental unit be registered within 30 days of the first tenant occupying the dwelling

- Require registration to be renewed annually
- Require registration form to be updated within 30 days of a change in occupancy

Inspection:

- Require an exterior inspection annually
- The owner and tenant will be provided written notice of the inspection date and time
- Notice will also offer interior inspection
- The owner and/or tenant will be encouraged to be present for the exterior inspection, but not required
- If the tenant does not consent to the exterior inspection, staff may seek an administrate search warrant to enter onto the property to conduct the inspection

Conduct an interior inspection when...

- A tenant requests an inspection in conjunction with their exterior inspection
- Based on observations made during the exterior inspection, staff requests and the tenant consents to the inspection
- Staff obtains an administrative search warrant to conduct the inspection if a tenant does not consent to said inspection

An exterior and/or interior inspection could also be conducted at any other time if:

- Requested by an owner if the home is vacant
- Requested by a tenant if the home is occupied
- The City has other probable cause and...
 - + The owner or tenant, as appropriate, consents to the inspection
 - + An administrative search warrant is obtained to conduct the inspection

Council Discussion

Council was strongly in favor of option 2 and gave direction to staff to amend the ordinance accordingly. Mayor Pro Tem Townsend suggested using the word "encourages" instead of "offers" relating to the offering of the interior inspection. Councilmember Voelker requested that educational materials be developed and handed out to owners and tenants during the exterior inspection and any other opportunities. Mayor Maczka commented that the educational materials would be helpful to all residents advising them of safety precautions.

D. REVIEW AND DISCUSS THE ALAMO DRAFTHOUSE OPENING ACTIVITIES

Deputy City Manager, David Morgan, gave a presentation on the Alamo Drafthouse opening activities and other scheduled events. He reported that the official opening will be Friday, August 9th with a ribbon cutting at 10:30 a.m. and doors opening at 7:30 p.m.

E. DISCUSS THE PROPOSED TAX RATE OF \$0.63516 AND CONSIDER SETTING PUBLIC HEARINGS ON AUGUST 19 AND AUGUST 26, 2013 ON THE PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2013-2014.

Council Action

After comments from City Manager Dan Johnson regarding the upcoming budget and proposed tax rate which remains the same, Councilmember Solomon moved to set public hearings on August 19, 2013 and August 26, 2013 for the proposed tax rate of \$0.63516 per \$100 valuation for Fiscal Year 2013-2014. Councilmember Dunn seconded the motion. A record vote was taken

with the following: Mayor Maczka, Mayor Pro Tem Townsend, Councilmember Solomon, Councilmember Dunn, Councilmember Hartley, Councilmember Voelker, and Councilmember Mitchell voting in favor and no members voting against.

F. CONSIDER SETTING A PUBLIC HEARING ON AUGUST 19, 2013 ON THE PROPOSED FISCAL YEAR 2013-2014 CITY OF RICHARDSON MUNICIPAL BUDGET.

Council Action

Councilmember Mitchell moved to set a public hearing date of August 19, 2013 for the proposed budget for Fiscal Year 2013-2014. Councilmember Voelker seconded the motion. A record vote was taken with the following: Mayor Maczka, Mayor Pro Tem Townsend, Councilmember Solomon, Councilmember Dunn, Councilmember Hartley, Councilmember Voelker, and Councilmember Mitchell voting in favor and no members voting against.

G. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Pro Tem Bob Townsend announced that Bob Dubey was recently inducted into the Texas High School Athletics Directors Hall of Honor and commended him on this achievement.

EXECUTIVE SESSION

In compliance with Section 551.087(1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Economic Development Negotiations
 - Commercial Development Alma Rd./Renner Rd. Area

Council Action

Council convened into Executive Session at 7:30 p.m. Mayor Pro Tem Townsend recused himself from the Executive Session due to a conflict of interest on file with the City Secretary.

RECONVENE INTO REGULAR SESSION

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

Council Action

Council reconvened into Regular Session at 8:11 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:11 p.m.

ATTEST:

CITY SECRETARY

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