

**MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL**  
**July 25, 2011**  
**City of Richardson, Texas**

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, July 25, 2011 with a quorum of said Council present, to-wit:

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

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Pamela Schmidt	City Secretary
Sam Chavez	Asst. Director of Development Services - Planning

- 
1. **INVOCATION – KENDAL HARTLEY**
  2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – TROOP 728 FROM THE ST. PAUL APOSTLE CHURCH**
  3. **MINUTES OF THE JULY 11, 2011 MEETING**

**ACTION TAKEN:** Mr. Omar moved approval of the minutes as presented; second by Mr. Solomon and the motion was approved with a unanimous vote.

- 
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.)

Jerry Nichols, 2005 Portsmouth Drive, Chairman of Representative Angie Button's Seniors Round Table Committee, invited the Council to the 3<sup>rd</sup> Annual Senior Awareness Day being held on August 6, 2011 from 9:30 – 12:30 p.m. at the Richardson Civic Center. He stated it is a learning and entertainment experience rather than a health fair and described the various planned activities noting that there would representatives of the Richardson and Garland Senior Citizen Centers.

Andrew Laska, 502 Hyde Park, addressed the Council about the goals and initiatives discussion held recently and the format of the document. He provided points he felt should be considered and included, particularly acknowledge that Richardson is a first tier suburb. He felt that now is not the time to be timid.

Chip Pratt, 2700 W. Prairie Creek, Canyon Creek HOA, addressed the Council regarding the DART meeting he attended regarding the Cotton Belt Rail Station. He advised that they presented three options for terminating the Cotton Belt east of US 75 and asked the Council to encourage citizen attendance to the next meeting scheduled for Monday, August 8. He noted that the UTD Station would not be a park and ride station. He felt there needed to be more people at the meeting to support the rail stopping at the 190 Station.

---

**5. CONSIDER APPOINTMENTS TO THE ANIMAL SERVICES ADVISORY COMMISSION, ARTS COMMISSION, CITY PLAN COMMISSION, AND ZONING BOARD OF ADJUSTMENT/ BUILDING AND STANDARDS COMMISSION.**

*ACTION TAKEN:* Mr. Solomon moved approval of the following appointments and reappointments; second by Mr. Omar and the motion was approved with a unanimous vote.

**Animal Shelter Advisory Commission**

Reappoint Jean Felsted, Animal Welfare Org (Dist 3) – Chair – term expiring March 31, 2013;  
Reappoint Erica Erikson, Licensed Vet (Dist 2) – Vice Chair – term expiring March 31, 2013;  
Reappoint Bill Alsup, Municipal Official – term expiring March 31, 2013

**Arts Commission**

Appoint Barbara McNutt (Dist 4) – term expiring January 31, 2013;

**City Plan Commission**

Reappoint David Gantt, Chair (Dist 4) – term expiring July 31, 2013  
Reappoint Marilyn Frederick (Dist 4) – term expiring July 31, 2013;  
Reappoint Don Bouvier, Odd Year Alternate (Dist 4) – term expiring July 31, 2013;  
Appoint Tom Maxwell, Jr. (Dist 1) – term expiring 2013  
Appoint Eron Linn, Even Year Alternate (Dist 2) – term expiring July 31, 2012.

**Zoning Board of Adjustments/Building & Standards Commission**

Reappoint Mike Walker (Dist 3) – Vice Chair – term expiring April 1, 2013;  
Reappoint Will Kidd (Dist 4) – term expiring April 1, 2013;  
Appoint Shamsul Arefin, Odd Year Alternate (Dist 1) – term expiring April 1, 2013.

---

**PUBLIC HEARING ITEMS:**

**6. PUBLIC HEARING, ZONING FILE 11-10: A REQUEST BY RICHARD FERRARA, REPRESENTING MORONEY RENNER 37, LP, EVERGREEN RICHARDSON SENIOR COMMUNITY, LP AND SSAA VENTURES CORPORATION FOR AN AMENDMENT TO THE PD PLANNED DEVELOPMENT ZONING TO REMOVE THE CONDITION REGARDING THE MAXIMUM NUMBER OF PAD SITES AND/OR FREESTANDING BUILDINGS FOR APPROXIMATELY 12.8 ACRES LOCATED AT THE SOUTHWEST CORNER OF RENNER**

**ROAD AND NORTH STAR ROAD. THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.**

Mr. Keffler stated the request deals with special conditions that limit the development of the property located at the northwest corner of North Star and Renner Road to two pad sites and/or free standing buildings. He provided the history of the property since it was zoned Planned Development in 1988, including the development of a child care center and a senior living center leaving a 4.8 acre tract along Renner Road, which is the point of discussion. He advised that the plan Commission voted 7-0 to recommend approval and he asked Sam Chavez to brief the Council.

Mr. Chavez stated the case was a request to amend the existing PD with regard to removing the language in the current ordinance that limits the number of pad sites to two or two free standing buildings. He stated that the language renders the remaining 4.8 acres undevelopable. He advised that staff have received no correspondence regarding the request, and the City Plan Commission reviewed the request and recommended approval as submitted by the applicant.

Mayor Townsend opened the public hearing and asked the applicant to come forward.

Richard Ferrara, 405 N. Waterview, representing the applicant, stated the site has evolved since the language was initially placed in the ordinance. He noted that there are currently two free standing buildings on the property already leaving 4.8 acres available for development if the clause is removed as requested. In response to Mr. Mitchell about the property just to the north of the site in question, Mr. Ferrara advised that there is interest for a veterinarian clinic for the western most part of the property. He felt it would develop with a multi tenant building and he reminded the Council that the architectural controls within the PD would still be applicable.

Mr. Omar asked about the development of a sidewalk that would connect to the corner of Renner and North Star. Mr. Chavez stated that the construction of a sidewalk occurs as the property is developed so there could be a gap without sidewalk. Mr. Ferrara stated that should the center of property be last to develop, he would work with the owner of the property to address the gap.

There were no other speakers.

Mr. Mitchell moved to close the public hearing; second by Ms. Maczka and the motion was approved with a unanimous vote.

ACTION TAKEN: Mr. Omar moved approval of ZF 11-10 as requested; second by Mr. Solomon and the motion was approved with a unanimous vote.

---

**7. PUBLIC HEARING, ZONING FILE 11-11: A REQUEST BY KENT JUNKERT, REPRESENTING KJ AUTO, FOR A SPECIAL PERMIT FOR A MOTOR VEHICLE REPAIR SHOP – MAJOR AT 405 S CENTRAL EXPRESSWAY (SOUTHEAST CORNER OF CENTRAL EXPRESSWAY AND PHILLIPS STREET). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.**

Mr. Keffler stated the request pertains to a non-conforming right that lost because the retail location that was previously used as an automobile related use ceased to operate in 1998 and has been vacant for the last 10 years. He stated that the non-conforming use must now apply

for a Special Permit as a result of changes made by Council with regard to automobile uses in commercial zoning. He reported that the Plan Commission recommended approval of the request with a 7-0 vote. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated the case was a request for approval of a special use permit for a 2,800 sq. ft. major motor vehicle repair shop within the existing 34,000 sq. ft. Texas Automotive Center and it also includes a request for an exception to Art. 22e of the Comprehensive Zoning Ordinance to allow the use to be located in a multi tenant building. He stated the language was included to prohibit an auto related use to be located in the same building adjacent to typical retail or office use and in this case, the entire site is an automotive repair center. The site is zoned C-M Commercial and he noted the other automobile related uses on the site. He stated that no site improvements are planned for the site. He explained that the space has been vacant for 10 years and lost its non-conforming rights and not must obtain a special use permit to operate. He reported that no correspondence has been received and that the Plan Commission reviewed the application at its July 5th meeting and recommended approval with an added condition that the permit be tied to the applicant.

Mr. Omar stated he was concerned about the parking situation because it seemed full already. Mr. Chavez stated staff reviewed the site and it conforms to the required parking.

Mayor Townsend opened the public hearing and invited the applicant to the podium.

Kenneth Junkert, applicant, stated he would like to locate his business in Richardson and his current location is in Dallas.

There were no other speakers.

Mr. Maczka moved to close the public hearing; second by Mr. Dunn and the motion was approved with a unanimous approval.

ACTION TAKEN: Mr. Mitchell moved approval of the request as presented; second by Mr. Hartley and the motion was approved with a unanimous vote.

---

**8. PUBLIC HEARING, ZONING FILE 11-12: A REQUEST BY CHRIS RAY, REPRESENTING CENTENNIAL PARK RICHARDSON, LTD., TO REVISE THE PD DEVELOPMENT RIGHTS FOR THE SPRING VALLEY STATION DISTRICT TO INCLUDE 1.9 ACRES WITH THE PD, ALLOW A MAXIMUM OF EITHER 95 APARTMENT OR CONDOMINIUM UNITS RATHER THAN JUST 95 CONDOMINIUM UNITS FOR LOT 1B, BLOCK O, MCKAMY PARK ADDITION AND AN ADDITIONAL 1.9 ACRES, TO ALLOW SURFACE PARKING FOR THE PROPOSED 95 UNITS, AND THE REMOVAL OF RESIDENTIAL DEVELOPMENT RIGHTS ON LOT 1B, BLOCK Q, MCKAMY PARK ADDITION. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF SPRING VALLEY ROAD BETWEEN THE DART LIGHT RAIL AND GREENVILLE AVENUE. THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.**

Mr. Keffler stated there has been a great deal of interest in the project since the original zoning was put in place in 2004 and stated tonight's request pertains to the northwest corner to provide for a use change from condominium to condominium or apartments with the same number of units. It would also prohibit residential development on a ¼ acre tract beside the Park. He

stated that the Plan Commission recommended approval of the request at its July 5<sup>th</sup> meeting with a 7-0 vote. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated the request is to amend the PD standards for the Spring Valley Station District. The request includes four items; incorporate a 1.9 acre tract of land located at the northern boundary of the site into the PD; amend the development rights to allow 95 condominium or apartment units on Lot 1B, Block Q; allow surface parking for the development; and prohibits residential development on the ¼ acre tract north of the Park with the intent to construct a pool and cabana. He underscored that the request does not increase the total number of units, results in a slight decrease in density and reduces the amount of condominium units from 300 to 205. He used aerial taken on June 15, 2011 to highlight various discussion topics and describe the current status of the project. He stated there are currently three letters of interest from two restaurants and one retail business for the available retail spaces. Mr. Chavez reported that the Plan Commission recommended approval of the request with a vote of 7-0 and noted that in essence, the recommendation restricts rental units to the west side of the creek and ownership property to the east of the creek.

Mr. Omar noted that rental property would not be allowed on the east side of the channel anyway without approval by Council. He asked about the nature of the issues with regard the park and the medians that have prevented the items from being accepted by the City. He felt it was an indication about the developer's ability to complete a job. Mr. Morgan stated the elements of the park have been approved by staff and staff was waiting on the Deed of Transfer. Once the deed is received, the City will take over maintenance of the Park. The final checklist was completed in the last month. Mr. Chavez stated that some of the medians have uneven grades and a lack of turf, and once those items are addressed, the City would accept the medians.

Mr. Mitchell asked about the point of access to the DART station and asked for a timeframe when some connectivity could occur. Mr. Morgan pointed out the trail connection plan in the DART r-o-w and stated staff could look for some short term solutions. Mr. Mitchell felt accessibility to the DART rail was a key element to transit oriented development. Mr. Keffler stated the plan is to have access points that the neighborhood could use as well as the Brick Row residents.

Mr. Dunn noted areas where concrete debris needs to be cleaned up and he also noted that the creek appears to need attention.

Mr. Mitchell asked about a timeframe for the beginning of the trail construction. Mr. Morgan stated that the trail design would be completed in the fall, followed by a 3 month bidding process and construction in the spring of 2012. Mr. Solomon stated he would prefer the trail construction begin at the southern end and move north.

Mayor Townsend opened the public hearing and invited the applicant to the podium.

Chris Ray, 744 Brick Row, Richardson, informed the Council about his conversation with members of the Highland Terrace Neighborhood Association. He stated that the Association has been opposed to the project from the beginning, but after a recent meeting, agreed that they would not oppose the request for 77 units. He stated that the onus has been on them to show what responsible rental property could be. He stated that their interest in protecting the complex does not conflict with the interest of the neighborhood and he agreed that in general people take better care of something they own rather than rent. He stated the reason rental

units will work at the site is because there is ownership in the master level and it keeps the developers interest in the asset. He stated the more people that are members of the HOA, the more sustainable the project would be. With regard to the new building, Mr. Ray stated the current building materials would be continued to the proposed building. The unit mix will be heavier with two bedrooms, will have a larger average unit size and no unit will be less than 700 sq. ft. He reported that rental rates are at \$1.48 per sq. ft. and are effective at \$1.30 and noted that the price point is actually more than a \$200,000 house mortgage payment would be. He stated he resides in the complex along with other young professionals and it was his feeling that many people live there that would otherwise live in Plano. He felt that employees of Fossil would also find Brick Row a location point. He provided various statistics and noted the condominium market has continued to decrease while apartment interest has increased. With regard to the Park, the office is completing the title work and conveyance document. He stated that David Weekly has purchased five more townhome lots. With regard to the medians, he explained that it was part of a larger \$4.4 million infrastructure package. He noted that the medians received damage from contractors but rather than waiting, he stated they would be laying sod by the end of the week. He noted that there is no irrigation to the medians so establishing the sod would be a challenge in the current weather conditions. He provided explanation about some of the delay with regard to completion of some of the final punch lists. With regard to retail, he stated they have signed a Chinese restaurant for the anchor point of the A Building and have signed MetroPCS for another retail spot. He stated they are also trying to get an Italian restaurant and a dry cleaner business. He felt that neighborhood businesses would be coming and would be in the B building. He described the trail connection and noted the idea is to connect the neighborhood in three different locations to the trail, retail and the DART rail. He stated that they want the residents to have direct access to the Rail.

Mr. Omar stated his appreciation for Mr. Ray's candor and presentation as well as the occupancy levels and price points. He stated he would like to approve the request, but he sees signs of an inability by the owner to see things that need to be corrected and completed or marketed. He voiced a concern that approving the request would take away their incentive to complete the project. Mr. Ray stated there are areas where curbs are cracking and falling forward, which he felt was due to the deep freezes and now extreme heat, but they are identifying and fixing problems as quickly as possible. With regard to maintenance of the townhome lots, he stated they have now engaged the same contractor being used by the townhome HOA for continuity purposes.

Mr. Mitchell voiced his appreciation for Mr. Ray's outreach to the neighborhood. He stated that the angst he is hearing from property owners is an understanding of the final product and direction of the development. He asked for clarification about the plan for the triangle property between Centennial Blvd and Spring Valley Road. Mr. Ray stated they have a responsible plan for the retail development, but don't have a plan to build it until the market calls for it. He stated they have every intention of building the condominiums, but there currently is no market for it so it will not be constructed until there is demand for the units. He clarified Mr. Gleeson's previous remarks that his investors had no intention of funding the construction of condos, but did support the pad site for condos. He stated if the market came back for condominiums, he would build it, but he did not expect the market to return for about 30 years. He stressed that the ULI Study stated the most important factor for success is to be able to adapt. The vision has always been retail on both sides, but the market is not there at this point. With regard to the triangle, he stated he wants to request allowance for a monument to advertise the development. Mr. Mitchell asked about the proposed parking for the 1.9 acre tract and Mr. Ray stated the surface parking would be similar to Building C and stated the width would not allow for garage parking.

He described the expect layout of the building and felt the surface parking would not be visible. Lastly, Mr. Mitchell voiced his appreciation for the added pool and cabana.

Mr. Dunn asked if the apartments could be converted to condos and Mr. Ray replied affirmatively and felt that Building C and the proposed building would probably be converted prior to constructing new buildings.

Mr. Solomon asked about the amount of developable property and Mr. Ray replied approximately 1.8 acres because of the floodplain. Mr. Omar asked about the environmental impact with the increase of concrete and Mr. Ray stated the creek has more than enough capacity and was in fact over-engineered for the area. He explained that they could not go into the creek without triggering Federal regulations and he felt that trees would continue to grow in the creek.

Mayor Townsend asked Ms. Schmidt to begin calling speakers regarding the request.

Rick Hart, President of Rosehill HOA, requested the Council stick to the original plan. He requested the request be rejected by the Council. He was opposed to the decrease of owner occupied units and the increase of rental units. He asked the Council to deny the request with prejudice.

Barbara Edmondson, 301 Prince Albert Court, spoke in opposition to the request and stated she was really bothered with the request. She felt the developer has not built condos because apartments are cheaper to build. She noted that a Planned Development takes a long time to develop. She asked the Council to deny the request and to protect the neighborhood.

Bill Edmondson, 301 Prince Albert Court, stated developers have to plan for problems. He felt the applicant wants to create enough cash flow to make it attractive for sale. He asked the Council to think about the neighborhood. He questioned the support of the request by the other neighborhood because there were no representatives present.

Wyatt Rousseau, 879 Cotswolds Court, spoke in support of comments made by Rick Hart and members of the Rosehill Estates HOA. He asked the Council to ask the developer to continue with the plan previously approved, and deny the request.

Dave Peters, 744 Brick Row #2307, spoke in favor of the request. He stated he has been very pleased with the quality of the project and the tenants in the complex. He felt concessions were needed because of the economy. He reminded the Council that the finishes will be such that the units could be converted to condos. He felt that completing development of the west side of the project would help with the development of the east side of the project. He encouraged approval of the request.

Ms. Schmidt advised the Council that there were three cards submitted in opposition to the request by individuals who did not wish to speak as follows: Mrs. Ellen Byrd, 304 Prince Albert Court; and Sherry Cal and Richard E. Buford, 264 Queen Victoria Court. Mr. Mitchell asked if there were any visitors from the Highland Terrace HOA and no hands were raised.

Mr. Solomon moved to close the public hearing; second by Mr. Dunn and the motion was approved with a unanimous vote.

Mr. Omar stated he wants to show some flexibility, but still had concerns with the effort shown to complete the ongoing projects. He felt the request was a couple months too early and was concerned that if the request is approved now, the remaining items would not get completed. Mr. Mitchell also felt the request was premature. He voiced some real hesitancy in approving the request and although flexibility is needed, felt there needs to be a plan. He felt the product in Buildings A, B & C was impressive, but he was having difficulty supporting the request. Mr. Hartley voiced a concern that he has not heard from the townhome owners. Ms. Maczka stated she appreciates the candor and responsibility accepted by the applicant, but was concerned that the projects are not totally completed prior to tackling another one. She stated she is willing to be flexible, but is concerned with the lack of the final vision. Mr. Dunn voiced a concern with the fluidity of the project. He stated he disagrees with condos on the east side of the creek and was leaning in favor of the current request with a limit of 77 units and with heavy oversight by the City for a clean worksite. Mr. Solomon stated he would like to see the project completed, get a commitment for the 77 units and a reasonable commitment for completion of the pool so that people are swimming in the spring. Mr. Omar asked if code enforcement has been involved and Mr. Morgan replied affirmatively. Mayor Townsend noted that the appearance has been lacking and reminded Council that it would be two weeks before the final ordinance would be on the agenda for action and felt there might be improvements prior to that time. He stated there is a plan for the project, he felt the additional 77 apartments may help; and that staff needs to enforce the codes in place. Mr. Omar remarked again that the townhome property does not appear to be available for sale and asked what the plan is to market the property or enhance the esthetics of the area.

Mr. Ray stated that one of the curb appeal challenges for the townhome property is that the public space and right of way is tree wells, 40 ft on center, two species of trees; and the landscape is in the front yard of the townhomes making it very difficult to showcase the property. He explained that they have recently planted seasonal color through the main entrance. He stated they do have two monument signs under development to put there but there is a 30 ft setback for the sign that will not be visible once the townhomes are built. He stated they plan to ask for an exception to allow the monument sign within 20 ft of the curb. He explained that stated their incentive is to obtain the certificate of occupancy for the building already constructed, which won't happen until completion of the infrastructure. Mr. Omar asked about the plan to insure that the complex doesn't entirely become a construction zone and Mr. Ray explained the issues associated with the beginning of the project that would not be an issue with the proposed project. Mayor Townsend noted the need to move the utility poles and lines along Greenville. In response to Mr. Mitchell, Mr. Ray stated that they are always thinking about how to make the project better and more successful, which might mean a change to the plan or may sound like they don't have a plan. Mr. Mitchell stated if change is needed, he would like to see a proposed plan rather than frequent requests for amendments. In response to Mr. Omar, Mr. Ray stated that it would be at least a month for the conveyance documents to be completed and a less amount of time to be able to turn over the medians. He stated it could be four months before retail could move into the site. Mr. Dunn and Ms. Maczka underscored that it is all the little unfinished or unkempt things that are causing concern. Mr. Ray stated he hears the Council concerns loud and clear. He also stated that if the zoning is approved this evening, it would be six months before they could break ground. Mr. Mitchell agreed with Mr. Omar that the request was still too early until the other items were completed and that he would like to see a more concrete plan. He felt it would make the Council and residents feel more confident. Mr. Keffler stated he has no doubt that the City can leverage all of the points made by Council. He also noted that the ordinance would be on the Council agenda in two weeks, which could be delayed if needed. He stated that Council could also stipulate timeframes for completion of the pool and cabana.



ACTION TAKEN: Mr. Solomon moved to approve ZF 11-12 with the stipulations that the number of units will be 77, and that the discussed amenities including but not limited to a pool with a cabana on Lot 1 Block Q to be completed by March 1, 2012 and furthermore that the City Office of Community Services is to be diligent in code enforcement; that it be further emphasized that the will of this Council is to prohibit rental units on the east side of the creek and that the project manager proceed with an immediate proposal to the Sign Control Board for the monument signs as discussed; second by Mr. Dunn. Discussion. Mr. Solomon, Mr. Dunn, Ms. Maczka, Mr. Hartley and Mayor Townsend in favor; Mr. Mitchell and Mr. Omar opposed. Motion approved.

---

**ACTION ITEMS:**

**9. CONSIDER VARIANCE REQUEST FOR 115 E. MAIN STREET, LOCATED ON THE NORTH SIDE OF MAIN STREET, BETWEEN TEXAS STREET AND MCKINNEY STREET TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES WITHIN 300 FEET OF A CHURCH.**

Mr. Keffler stated the variance request would allow the sale of alcoholic beverages at a location that has been in operation for 30 years that lost its permit based on a change of ownership. The variance is needed because of the location of the Cornerstone Chinese Bible Church within 300 feet of the site. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated the request was for a variance for 115 E. Main Street to allow the sale of alcoholic beverages for onsite consumption within 300 feet of a church. He stated that Chapter 4 of the City's Code of Ordinances prohibits the sale of alcoholic beverages for on premise consumption for businesses located within 300 feet of a church, school or public hospital. The Cornerstone Chinese Bible Church is located with 300 feet of the site and submitted a letter in opposition to the request. He advised that the Main Street Liquid Company occupied the site from 1975 until May 2011.

Mr. Dunn asked about the rights of the permit and Mr. Chavez stated if TABC treats the permit as a renewal, then there would be grandfathered rights.

ACTION TAKEN: Mr. Mitchell moved approval of Item 9; second by Mr. Omar and the motion was approved with a unanimous vote.

---

ALL ITEMS LISTED UNDER ITEM 10 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:

**10. CONSENT AGENDA:**

Mr. Keffler requested that Item 10.D.2, which is the CSP for the Eisemann Center LED lighting, be removed from the Consent Agenda.

**ACTION TAKEN:** Mr. Solomon moved to approval of the Consent Agenda with the exception of Item 10.D.2; and moved that due to procedural omissions, that we do not award CSP 905-11, reject all proposals received and authorize staff to initiate the process to release a new Competitive Sealed Proposal for the Eisemann Center Garage LED Lighting Retrofit. Second by Mr. Omar and the motion was approved with a unanimous vote.

A. Consider the following Resolutions:

1. Resolution No. 11-20 approving the terms and conditions of the 2011 Byrne Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement, and authorizing the City Manager to execute said agreement.
2. Resolution No. 11-21 appointing Laura Maczka as Alternate to the Aggregated position of Representative to the Regional Transportation Council of the North Central Texas Council of Governments, which fractional allocation membership is shared with the Town of Addison, and the cities of Murphy, Sachse, and Wylie.

B. Receive from the City Plan Commission:

1. Final plat for Lots 1, 2 and 3, Block A of the Belt Line/Inge Addition.
2. Amending plat for Lot 3C, Block A of the Spring Valley Business Park Addition being an amending plat of Lot 3B, Block a of the Spring Valley Business Park Addition.

C. Consider award of the following bids:

1. Bid #55-11 – authorization to issue a Cooperative Purchase Order to Command & Control Environments, Inc., for radio dispatch furniture through the Texas Building & Procurement Commission's Texas multiple award schedule (TXMAS) program Contract #5-7110180 in the amount of \$181,066.12.
2. Bid #56-11 – authorization to issue a Cooperative Purchase Order to DFW Communications, Inc., for the Fire Station Alerting System through the State of Texas Department of Information Services Contract #DIR-SDD-1334 in the amount of \$117,377.48.

D. Consider award of the following competitive sealed proposals:

1. CSP #904-11 – award to Idea Construction for the public safety jail renovation in the amount of \$231,243.00.
2. CSP #905-11 – award to Facility Solutions Group for the Eisemann Center Garage LED Lighting Retrofit in the amount of \$189,576.77.

Removed from the Consent agenda by the City Manager.

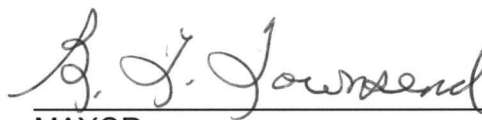
E. Consider award of Request for Proposal #703-11 – authorization to issue an annual requirements contract to Mansfield Oil Company for fleet fuel card & management services through the city of Plano pursuant to unit prices of the oil price information

service average price plus \$0.145/gallon for unleaded gasoline and plus \$0.18/gallon for diesel fuel.

- F. Authorize the City Manager to execute Change Order #1 to Purchase Order #111332 in the amount of \$57,626.35 to CPS Civil regarding the Fire Station #4 Paving Improvements.

---

Meeting adjourned at 10:50 p.m.

  
MAYOR

ATTEST:

  
CITY SECRETARY

