RICHARDSON CITY COUNCIL
MONDAY, OCTOBER 23, 2023
COUNCIL MEETING AT 6:00 PM
RICHARDSON CITY HALL, 2360 CAMPBELL CREEK BLVD., SUITE 525, RICHARDSON, TX 75082

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.

Attention: Meeting Attendance/Viewing

City Council meetings are available for viewing via live stream on-line and on-demand at www.cor.net/citv. Cablecast viewing of City Council meetings for U-verse and Spectrum customers is temporarily unavailable due to a fire which damaged Richardson City Hall. Cablecast services will be restored as soon as possible. Videos of past Council meetings are also available to view on-demand at www.cor.net/citv.

Anyone wishing to address the City Council can submit comments on any topic or agenda item electronically by utilizing the Public Comment Card found here: www.cor.net/PublicCommentForm, or in-person during the Visitors section or the Public Hearing item. Comments submitted online must be received by 5 p.m. on the date of the meeting to be included in the public record.

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

- **CALL TO ORDER**

1. INVOCATION – AREFIN SHAMSUL

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

3. MINUTES OF THE OCTOBER 9, 2023 AND OCTOBER 16, 2023 MEETINGS

4. VISITORS/ACKNOWLEDGEMENT OF PUBLIC COMMENT CARDS
Visitors may address the Council on any topic that is not already scheduled for Public Hearing. Speakers should complete a Public Comment Card and present it to the City Secretary before the meeting. Speakers are limited to 5 minutes. Comments should be directed to the Mayor and City Council. The Texas Open Meetings Act prohibits the City Council from discussing or taking action on items that are not posted on the agenda. The Mayor or City Manager may provide specific factual information, recite an existing policy, or schedule the item for discussion on a future agenda in response to the public comments.

5. REVIEW AND DISCUSS THE REMOTE CITY COUNCIL MEETING POLICY

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 23-10, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A COMMERCIAL ENTERTAINMENT, INDOOR USE (INDOOR SKI AND SNOWBOARD SCHOOL) LOCATED WITHIN AN EXISTING BUILDING ON AN 8.1-ACRE LOT CURRENTLY ZONED COLLINS/ARAPAHO TOD & INNOVATION DISTRICT PD PLANNED DEVELOPMENT (STATION AREA SUB-DISTRICT), LOCATED AT 1002 N. CENTRAL EXPRESSWAY, AT THE NORTHEAST CORNER OF CENTRAL EXPRESSWAY AND ARAPAHO ROAD.
Citizens wishing to address the City Council can submit comments electronically by 5:00 p.m. by utilizing the Public Comment Card found here: www.cor.net/PublicCommentForm.

7. PUBLIC HEARING, ZONING FILE 23-11, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A NAIL TECHNICIAN SCHOOL LOCATED WITHIN AN EXISTING BUILDING ON A 3.2-ACRE LOT CURRENTLY ZONED LR-M(2) LOCAL RETAIL, LOCATED AT 521 W. CAMPBELL ROAD, ON THE SOUTH SIDE OF CAMPBELL ROAD, EAST OF NANTUCKET DRIVE.
Citizens wishing to address the City Council can submit comments electronically by 5:00 p.m. by utilizing the Public Comment Card found here: www.cor.net/PublicCommentForm.

8. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.

A. CONSIDER RESOLUTION NO. 23-29, ADOPTING THE CITY OF RICHARDSON CITY COUNCIL STATEMENT OF GOALS.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #97-23 – WE RECOMMEND THE AWARD TO LANIER PARKING SOLUTIONS FOR EVENT PARKING & GARAGE MANAGEMENT SERVICES CONTRACT FOR THE EISEMANN CENTER PURSUANT TO UNIT PRICING.

2. BID #14-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO RELIABLE CHEVROLET FOR THE COOPERATIVE PURCHASE OF ELEVEN (11) CHEVROLET TAHOES FOR POLICE DEPARTMENT THROUGH THE INTERLOCAL PURCHASING SYSTEM ("TIPS") CONTRACT #230404 IN THE TOTAL AMOUNT OF $554,499.

3. BID #15-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO RELIABLE CHEVROLET FOR THE COOPERATIVE PURCHASE OF TWO (2) CHEVROLET SILVERADO SSV PICKUP TRUCKS FOR POLICE DEPARTMENT THROUGH SHERIFF'S ASSOCIATION OF TEXAS CONTRACT #22-03-1008R IN THE TOTAL AMOUNT OF $81,204.88.

4. BID #16-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO RUSH TRUCK CENTERS OF TEXAS, LP FOR THE COOPERATIVE PURCHASE OF SEVEN (7) VEHICLES FOR VARIOUS CITY DEPARTMENTS THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #601-19 IN THE TOTAL AMOUNT OF $381,736.92.

5. BID #17-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO ASSOCIATED SUPPLY COMPANY FOR THE COOPERATIVE PURCHASE OF TWO (2) CASE LOADER/BACKHOE FOR THE FLEET DEPARTMENT AND ONE (1) SV340B SKID STEER LOADER FOR PUBLIC SERVICES THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #685-22 IN THE TOTAL AMOUNT OF $353,050.

6. BID #18-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO BOND EQUIPMENT COMPANY FOR THE COOPERATIVE PURCHASE OF THREE (3) CRANE CARRIER CAB/OVER LET26-2 FRONT LOADER CHASSIS AND THREE (3) CRANE CARRIER CAB/OVER LNT REAR LOADER CHASSIS THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #601-19 IN THE TOTAL AMOUNT OF $1,220,684.

7. BID #19-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO RELIANCE TRUCK & EQUIPMENT INC. FOR THE COOPERATIVE PURCHASE OF ONE (1) LABRIE, WITTKE STARLIGHT FRONT LOADER BODY AND THREE (3) LEACH-ALPHA REAR LOADER BODIES THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #686-22 IN THE TOTAL AMOUNT OF $503,414.56.

9. REPORT ON ITEMS OF COMMUNITY INTEREST

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 Council 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 posting the agenda.

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 – E. Arapaho Rd./U.S. 75 Area

RECONVENE INTO REGULAR SESSION

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

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE RICHARDSON CITY HALL ON FRIDAY, OCTOBER 20, 2023, BY 5:00 P.M.

_____

AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, VIA PHONE AT (972) 744-4168, VIA EMAIL AT ADACOORDINATOR@COR.GOV, OR BY APPOINTMENT AT 2360 CAMPBELL CREEK BLVD., SUITE 525, RICHARDSON, TEXAS 75082.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. *

FOR THE PURPOSE OF THIS NOTICE “PROPERTY” SHALL MEAN THE COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY COUNCIL IS HELD.

**This does not apply to licensed carriers.*

MINUTES
RICHARDSON CITY COUNCIL MEETING
OCTOBER 9, 2023

- **Call to Order**
  Mayor Dubey called the meeting to order at 6:00 p.m. with the following Council members present:

Bob Dubey	Mayor
Arefin Shamsul	Mayor Pro Tem
Curtis Dorian	Councilmember
Jennifer Justice	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember

The following staff members were also present:

Don Magner	City Manager
Kent Pfeil	Chief Financial Officer
Charles Goff	Assistant City Manager
Michaela Dollar	Assistant City Manager
Aimee Nemer	City Secretary
Lindsay Turman	Community Services Administrator
Sam Chavez	Director of Development Services

1. INVOCATION – KEN HUTCHENRIDER

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KEN HUTCHENRIDER

3. MINUTES OF THE SEPTEMBER 25, 2023 AND OCTOBER 2, 2023 MEETINGS

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

4. VISITORS/ACKNOWLEDGEMENT OF PUBLIC COMMENT CARDS
There were no public comment cards submitted.

5. PRESENTATION OF PROCLAMATION FOR NATIONAL CODE ENFORCEMENT OFFICER MONTH
Lindsay Turman, Community Services Administrator, reviewed the importance of code enforcement. City Council recognized the Code Enforcement team with a proclamation.

PUBLIC HEARING ITEM:

6. PUBLIC HEARING, ZONING FILE 23-09, A REQUEST TO REZONE APPROXIMATELY 3.4 ACRES LOCATED AT 524 AND 528 CENTENNIAL BOULEVARD, ON THE SOUTH SIDE OF CENTENNIAL BOULEVARD, WEST OF AUDELIA ROAD, FROM PD PLANNED DEVELOPMENT FOR THE O/C OFFICE/COMMERCIAL DISTRICT WITH MODIFIED DEVELOPMENT

STANDARDS TO PD PLANNED DEVELOPMENT FOR THE O/C OFFICE/COMMERCIAL DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS FOR A REVISED CONCEPT PLAN AND FOR APPROVAL OF A SPECIAL PERMIT FOR A CARWASH.

Public Hearing

After a briefing from staff Mayor Dubey opened the Public Hearing. City Manager Magner acknowledged the following public comments submitted in advance.

Opposed
Kelly Luo, 861 Dartford
Alexander Aguayo, 861 Dartford
Tami Peterson, 865 Whitehall
Alexis Puente, 836 Dartford
Mohammad Abu Rashed, 836 Dartford
Alayna Guerrero, 849 Dartford
Justin Neth, 1125 E. Renner
Mohammad Saleem, 849 Rohan
Jennifer Paxton, 837 Dartford
Alex Justus, 857 Rohan
Megan Fleming, 516 Willingham
Zaher Elkik, 825 Dartford
Stephen Wu, 946 Dartford

Additionally, the following public comments were submitted at the hearing.

Opposed
Meghan Rouse, 829 Dartford
Mohammad Pulak, 805 Lotus
Mohammad Chowdhury, 909 Araf

With no further comments, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Mayor Pro Tem Shamsul and approved unanimously.

Applicant representatives Heather Rimmer and Bob Crowe were available for Council questions. The property owner, Tim Hughs, also addressed Council questions.

Council Action

Councilmember Dorian moved to deny the request. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 6-1 with Councilmember Corcoran opposed..

7. CONSENT AGENDA:

A. CONSIDER ADOPTION OF ORDINANCE NO. 4474, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR AN EVENT CENTER FOR THE PROPERTY LOCATED AT 1801 N. PLANO ROAD, RICHARDSON, TEXAS, ZONED PD PLANNED DEVELOPMENT

COLLINS/ARAPAHO TOD & INNOVATION DISTRICT FORM BASED-CODE (EMPLOYMENT SUB-DISTRICT).

B. CONSIDER THE FOLLOWING RESOLUTIONS:

1. **RESOLUTION NO. 23-27, APPROVING THE TERMS AND CONDITIONS OF THE 2023 HOMELAND SECURITY GRANT PROGRAM FUNDS; AUTHORIZING THE DIRECTOR OF EMERGENCY MANAGEMENT TO SERVE AS THE AUTHORIZED OFFICIAL FOR GRANT MANAGEMENT PURPOSES.**

2. **RESOLUTION NO. 23-28, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY OF RICHARDSON, CONCERNING COTTON BELT REGIONAL TRAIL LOCAL CONTRIBUTIONS ("AGREEMENT"), AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. **BID #08-24 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO O'REILLY AUTO PARTS FOR VEHICLE PARTS, SUPPLIES, EQUIPMENT, AND AFFILIATED SERVICES PURSUANT TO REGION VIII EDUCATION SERVICE CENTER'S COOPERATIVE PURCHASING PROGRAM, THE INTERLOCAL PURCHASING SYSTEM ("TIPS"), CONTRACT #230604 FOR AN ESTIMATED ANNUAL EXPENDITURE OF $70,000.**

2. **BID #09-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO ROLL-OFFS USA FOR THE COOPERATIVE PURCHASE OF SOLID WASTE CONTAINERS THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #686-22 IN THE AMOUNT OF $90,983.**

3. **BID #10-24 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO ITERIS, INC. FOR TRAFFIC DETECTION SYSTEM EQUIPMENT & INSTALLATION SERVICES THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #695-23 FOR AN ESTIMATED ANNUAL EXPENDITURE OF $700,000 FOR THE INITIAL YEAR AND $200,000 FOR THE FOLLOWING YEARS.**

4. **BID #11-24 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO ALLIED UNIVERSAL TECHNOLOGY SERVICES FOR TRAFFIC MONITORING CAMERA SYSTEMS THROUGH OMNIA PARTNERS**

CONTRACT #R192008 FOR AN ESTIMATED ANNUAL EXPENDITURE OF $100,000.

Council Action
Councilmember Dorian moved to approve the Consent Agenda as presented. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

8. REPORT ON ITEMS OF COMMUNITY INTEREST
Council reported on items of community interest.

EXECUTIVE SESSION
In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Personnel Matters
    - Evaluation of the City Manager

Council Action
Council convened into Executive Session at 7:55 p.m.

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 9:54 p.m. There was no action taken as a result of the Executive Session.

ADJOURNMENT
With no further business, the meeting was adjourned at 9:54 p.m.

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL MEETING
OCTOBER 16, 2023

- **Call to Order**
  Mayor Dubey called the meeting to order at 6:00 p.m. with the following Council members present:

Bob Dubey	Mayor
Arefin Shamsul	Mayor Pro Tem
Curtis Dorian	Councilmember
Jennifer Justice	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember

Absent:

Dan Barrios	Councilmember

The following staff members were also present:

Don Magner	City Manager
Kent Pfeil	Chief Financial Officer
Michaela Dollar	Assistant City Manager
Aimee Nemer	City Secretary
Haley Alsabrook	Management Analyst
Greg Sowell	Director of Communications

Consultants:

Rick Robinson, Ramsee Consulting

WORK SESSION – 6:00 PM, MULTIPURPOSE ROOM #CH 157

A. VISITORS/ACKNOWLEDGEMENT OF PUBLIC COMMENT CARDS
There were no public comment cards submitted.

B. REVIEW AND DISCUSS CITY COUNCIL GOALS FOR THE 2023-2025 COUNCIL TERM
Rick Robinson, Ramsee Consulting, reviewed the proposed Role of Council, Rules of Engagement, Vision Statement, Balanced Scorecard Goals, and Key Strategies. He explained that a formal resolution would be presented to Council on October 23 for consideration.

- **Role of Council – Proposed New Draft**
  The role of the Council is to be responsible, ethical, transparent, and resourceful advocates of the City. We communicate with, seek input from, and provide a voice for residents and all stakeholders. We set policies and develop strategies that will ensure transparency and enable us to achieve our vision.

The Council supports City Staff by providing the resources, direction, and guidance that enables the City Manager to implement the operational and tactical aspects of our Vision, Goals and Strategies.

- **Rules of Engagement – Proposed New Draft**

The Council will work to achieve a result that is in the best interest of our residents and all stakeholders. We will strive to keep our discussions relevant and productive and will be supportive of all council decisions. While executing our duties, the Council will interact with each other, staff, and stakeholders:

- Respectfully
  - We are willing to listen to and recognize the potential value of differing ideas and opinions in a non-partisan manner
- Professionally
  - We are Punctual, Focused, Present, and Prepared. We are fair, impartial, and unbiased when voting on actions
- Efficiently
  - We value City resources and the time of others, and we will work to limit interruptions and distractions

We agree to use these rules to hold each other accountable

- **Vision Statement – Proposed Version**

Richardson is recognized and studied for being a well-run, professionally managed, forward-looking city, and for our ability to create a clean, safe, vibrant, diverse and inclusive community in which residents and all stakeholders enjoy high-quality amenities, arts, and entertainment.

- Residents and visitors value our accessibility, the quality and variety of our city services, recreational opportunities, green spaces, housing, educational opportunities, retail choices, and transportation options
- We have a thriving, diverse business community whose success is supported by a superior infrastructure, access to a talented, well-educated, and engaged workforce, a business-friendly environment, and easy access to the North Texas region

- **Proposed Balanced Scorecard Goals**
- To effectively, efficiently, and transparently manage city resources while maintaining and enhancing city services
- To have residents and all stakeholders choose Richardson as the best place to locate, contribute, and engage
- To have clear, effective, efficient, continuously improved, and consistently applied processes and policies that make it easy for residents, employees, and all stakeholders to interact with the City
- To have well-trained, engaged, and innovative employees who deliver an exceptional customer experience while working in a safe, inclusive, and equitable environment

- **Proposed New Key Strategies**
- Attract, develop, and retain high-quality, innovative employees
- Document and continuously improve business processes
- Improve access, usability, and user experience with policies, processes, and procedures
- Promote an innovative approach to business processes

- Ensure systems are safe and secure
- *Continue to explore unique opportunities to attract and retain residents and all stakeholders*
- *Promote economic development that benefits the whole city*
- Promote avenues for public engagement and input
- Work to maintain a balance between responsible neighborhood integrity and the regulatory environment
- Leverage our regional leadership position to positively impact County, State and Federal issues
- Maintain strong fund balance and bond rating
- Value, protect, and create a positive return on City, resident, and other stakeholder investments in the City
- Leverage county, state, and federal opportunities

C. REVIEW AND DISCUSS THE REMOTE CITY COUNCIL MEETING POLICY

Greg Sowell, Director of Communications, reviewed state law requirements, a review of peer cities, technical capabilities, and proposed recommendations.

- City Council meetings that involve videoconference participation by one or more City Council members shall be conducted in compliance with state law.
- Remote participation shall be limited to meetings in the Council Chamber.
- Attendance for remote participation shall be for good cause (sickness, work, family care).
- Requests for remote participation should be made to the City Secretary as early as possible.
- No more than two members may videoconference at any one time. Requests to videoconference will be on a first-come/first-served basis.
- The mayor, or council member acting as the presiding officer, must be physically present where the quorum of the meeting is located.
- Member(s) desiring to participate remotely are responsible for ensuring they have the equipment and connectivity to make the connection.
- The City Council meeting will not be paused or adjourned due to technical issues hindering participation of the member(s) participating remotely.
- During any executive session or closed meeting, the council member(s) participating remotely by means of videoconference must safely prohibit all audio and video communication from being seen, heard, or recorded.
- Only City Council members are allowed to remotely attend meetings; the presiding officer may allow staff to attend remotely for good cause.
- Members of boards, commissions, and committees may not remotely attend meetings.

Council requested to define good cause including vacation, limit the number of requests to four per term with the fourth one being by request to the Mayor, and to add an appeals process. Council requested clarification on the Mayor attending remotely with a presiding officer physically present and define how the appeals process would work operationally.

D. REVIEW AND DISCUSS STRATEGIES TO PROMOTE PUBLIC ENGAGEMENT AND INVOLVEMENT

Greg Sowell, Director of Communications, reviewed a new Council tactic of exploring the creation of a board to celebrate and promote diversity, inclusion, and accessibility.

He reviewed peer-city examples of similar boards and provided a proposed purpose for the City's board.

- The committee shall serve as the advisory board to the City Council and City management in matters involving community engagement and interaction.
- The committee is charged with promoting harmony, education on diversity, and constructive collaboration amongst all diverse communities.

Council discussed the board's objective, goal, and role. They also selected elements from the peer-cities that they liked. Mr. Magner explained that staff would take their feedback and draft a proposed purpose and charge for Council to consider.

E. REPORT ON ITEMS OF COMMUNITY INTEREST
Council reported on items of community interest.

EXECUTIVE SESSION
In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Personnel Matters

    - Discussion regarding appointments/reappointments for the quasi-judicial boards and commissions (City Plan Commission, Civil Service Board, and Zoning Board of Adjustment/Building and Standards Commission)

Council Action
Council convened in Executive Session at 7:50 p.m.

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 in regular session at 8:41 p.m. There was no action taken as a result of the Executive Session.

F. REVIEW AND DISCUSS APPOINTMENTS/REAPPOINTMENTS TO THE ANIMAL SERVICES ADVISORY COMMISSION, CULTURAL ARTS COMMISSION, LIBRARY BOARD, PARKS AND RECREATION COMMISSION, SIGN CONTROL BOARD, AND TAX INCREMENT FINANCING BOARDS

ADJOURNMENT
With no further business, the meeting was adjourned at 8:41 p.m.

MAYOR

ATTEST:

CITY SECRETARY

RICHARDSON TEXAS

City Council Worksession
Agenda Item Summary

Work Session Meeting Date:	Monday, October 23, 2023
Agenda Item:	Review and Discuss the Remote City Council Meeting Policy
Staff Resource:	Greg Sowell, Director of Communications and Community Engagement
Summary:	Staff will present an update regarding development of a remote meeting policy for future City Council meetings.
City Council Strategic Goals:	This agenda item helps further the following City Council Strategic Goals: • Improve access, usability, and user experience with policies, processes, and procedures
Background Information:	Since COVID 19, the use of online remote meeting technology has increased in use among elected officials across the country. In Richardson, Texas law regulates how public meetings must be conducted when such technology is in use.
Financial Implications:	Installation of necessary equipment is estimated to be $12,000.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ADOPTING A POLICY FOR VIDEO CONFERENCE CALL MEETINGS BY THE CITY COUNCIL ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Texas Government Code Section 551.127 of the Texas Open Meetings Act allows the use of videoconferencing technology so members of the City Council may participate in City Council meetings remotely by means of a videoconference call, provided that certain conditions are satisfied; and

WHEREAS, the City recognizes that due to the use of the temporary City Hall facilities and the need for the necessary technologies and equipment to allow members of the City Council to participate in City Council meetings by videoconference call that the adoption of a policy regarding the use of videoconference call by the City Council for City Council meetings; and

WHEREAS, the City has determined that a policy provides greater efficiency in government operations, provides secure communications, and ensures that the public will have access to City Council meetings when a member of the City Council participates remotely in a City Council meeting; and

WHEREAS, the City Council finds that the videoconference call policy attached hereto as Exhibit "A" is in the best interest of the City and its inhabitants;

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

SECTION 1. That the City Council hereby adopts the videoconference call policy for City Council meetings attached hereto as Exhibit "A".

SECTION 2. 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 3. 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 _____day of _____ 2023.

CITY OF RICHARDSON, TEXAS

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

APPROVED AS TO FORM:

_____
PETER G. SMITH, CITY ATTORNEY
(PGS:10-2-23)

Resolution No. _____
Exhibit "A"

City of Richardson
Videoconference Call Policy for City Council Meetings

1. City Council meetings that involve remote participation by one or more City Council members through video conferencing shall be conducted in compliance with state law.
2. Requests by Council member(s) for remote participation shall be made to the City Secretary prior to the 72-hour posting deadline for the applicable meeting; or as soon as practical.
3. Remote participation shall be limited to meetings held in the Council Chamber.
4. Remote participation shall be limited for up to two members per City Council meeting to meet Charter quorum requirements.
5. Remote participation shall be provided on a first-come first-serve basis.
6. Council member(s) may remotely attend a City Council meeting up to four times per each two-year term.
7. Remote participation in a City Council meeting shall be allowed for good cause. Good cause is defined as:
    - Generally, must be more than just a mere inconvenience or preference; it should be a compelling reason.
        - Examples of situations where "good cause" is shown include:
        - Sudden illness or hospitalization,
        - Conflict related to employment, and
        - Conflict related to planned travel.
8. A fifth meeting may be requested for remote attendance by a Council member with a request to the Mayor for good cause as defined herein. If the Mayor denies the request, the requesting councilmember may appeal to the full Council.
    - A request to attend a fifth meeting remotely must be made 2 weeks prior to the subject meeting to timely afford an appeal to the full Council.
9. The Mayor, or Council member acting as the presiding officer, must be physically present where the quorum of the meeting is located.
10. Member(s) desiring to participate remotely are responsible for ensuring they have the equipment and connectivity to make and continue the connection during the meeting.
11. The City Council meeting will not be paused or adjourned due to technical or technology issues hindering or preventing participation of the Council member(s) participating remotely.
12. During any executive session or closed meeting, the Council member(s) participating remotely by means of videoconference must safely prohibit all audio and video communication from being seen, heard, or recorded by third parties.
13. Only City Council members are allowed to remotely attend meetings; the presiding officer may allow staff to attend remotely, for good cause.
14. Members of boards, commissions and committees may not participate remotely or by video conference call in meetings of the respective board, commission or committee.

RICHARDSON, TX
DEVELOPMENT SERVICES

MEMO

DATE: **October 23, 2023**

TO: **Honorable Mayor and City Council**

FROM: **Sam Chavez, AICP, Director of Development Services** *SDC*

SUBJECT: **Zoning File 23-10: Special Permit – Shredder Ski School**

REQUEST

Robert Lacey, Shredder Ski School, is requesting approval of a Special Permit for an indoor ski and snowboard school located within an existing building on an 8.1-acre lot located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. The subject site is zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-district). The intended use is defined in the subject PD as an Indoor Commercial Entertainment use and requires approval of a Special Permit.

The applicant intends to open a local franchise offering indoor activities to introduce and strengthen skiing and snowboarding fundamentals for children of all ability levels from the ages of ten (10) months up to ten (10) years of age. The proposed facility would occupy a 4,700-square foot lease space within the building located at the southeast corner of the property as shown on the Concept Plan (Exhibit "B").

The proposed floor plan (Exhibit "C") includes a 6-foot-tall and 10-foot-tall ramp each surfaced with a carpet-like material, open areas for pre-training instruction, balance activities and strength training. In addition to the curriculum, the school will also host birthday parties, parents' night out events and summer/holiday camps. There are no proposed modifications to the exterior of the building.

The facility will be open daily from 8:00 a.m. to 9:00 p.m. with a maximum of fifteen (15) students and three (3) staff on shift during operating hours. The site provides 306 parking spaces while 178 spaces are required. Based on the anticipated occupancy, 15-20 parking spaces would accommodate the use.

Correspondence: To date, staff has not received correspondence regarding this request.

BACKGROUND

The subject property was developed in 1973 with six (6) buildings that contain office, retail, and warehouse space, totaling approximately 117,000 square feet. In 2019, the site was rezoned to PD Planned Development Collins/Arapaho TOD & Innovation District Form Based Code (Station Area Sub-district).

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a 5-0 vote recommends approval of the request subject to the attached special conditions.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 2023-10-05
Staff Report
Zoning/Aerial Map
Proposed Concept Plan (Exhibit "B")
Floor Plan (Exhibit "C")
Applicant's Statement
Site Photo
CPC Notice of Public Hearing
Notification List

Special Conditions: ZF 23-10: Special Permit – Shredder Ski School

1. A Special Permit shall be granted to allow a commercial entertainment, indoor use for an indoor ski and snowboard school and shall be limited to the lease space as shown on the Concept Plan attached hereto as Exhibit "B" and made a part thereof.

2. No other person, company, business, or legal entity may operate a commercial entertainment, indoor use for an indoor ski and snowboard school on the Property other than Shredder. The Special Permit granted pursuant to this Ordinance automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

3. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

medium giant A MEDIA + MARKETING COMPANY

Remit Payments (with Acct Number) to:
Medium Giant, P.O. BOX 660040, DALLAS, TX 75266-0040

Order Confirmation / Invoice

Customer:	CITY OF RICHARDSON	**Customer Account:**	100010162
Ad Order #:	0001858549	**PO Number:**	CPN 9315
Sales Rep:	Max (Mert) Tezkol	**Order Taker:**	Max (Mert) Tezkol

Net Amount:	$326.09	**Tax Amount:**	$0.00	**Total Amount:**	$326.09
Payment Method:	Check/Money Order	**Payment Amount:**	$0.00	**Amount Due:**	**$326.09**

Ad Order #: 0001858549

Ad Number: 0001858549-01

Color:

Ad Size: 3 X 30.00 Li

Ad Content

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 6:00 p.m. on Monday, October 23, 2023, at Richardson City Hall, 2360 Campbell Creek Blvd, Ste. 525 Richardson, TX., to consider the following requests.

ZF 23-10
A request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-District), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. Owner: Rick Currey, representing AF 1002 N. Central Ltd.

ZF 23-11
A request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive. Owner: Genesis Sanchez, representing Prosperity Assets, Ltd c/o TY Commercial Group.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary

APPROVED
By Aimee Nemer at 10:46 am, Oct 04, 2023

Run Dates				Product	Placement/Classification - Position
Publish Date:	10/06/2023	Stop Date:	10/06/2023	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date:	10/06/2023	Stop Date:	10/12/2023	DallasNews.com	Legals Bids Notices - LN Legal Notices

EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – OCTOBER 5, 2023

Zoning File 23-10 – Special Permit – Shredder: Consider and act on a request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-District), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. *Property Owner: Rick Currey, representing AF 1002 N. Central Ltd. Staff: Derica Peters.*

Ms. Peters began by stating the subject site was located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. In 2019 the site was zoned Collins/Arapaho TOD & Innovation District Planned Development (Station Area sub-district). The properties to the north and south have been developed with commercial uses; to the east across Greenville Avenue is the DART Arapaho Center Station; and to the west across Central Expressway is a church. The subject site is a total of 8.1 acres and was developed in the early 1970's with six (6) single story commercial buildings offering 117,000 square feet of commercial lease space.

Ms. Peters stated the request was for a Special Permit for a ski school. The occupant intends to occupy the 4,700-square foot lease space in the southern portion of Building #2 which faced Arapaho Road. Operating hours will be 8:00 a.m. to 9:00 p.m., and the facility will offer indoor skiing and snowboarding instruction for children ages ten (10) months to ten (10) years. In addition to instruction, the facility will accommodate gatherings such as birthday parties, parents' night out and summer and holiday camps.

Ms. Peters stated the site provided 306 parking spaces and only 178 spaces were required per the PD. Based on the applicant's expectation of the maximum number of students and staff, they expect to need fifteen (15) to twenty (20) parking spaces.

Ms. Peters presented a floor plan which illustrated how the interior would be set up. The facility would provide two (2) ramps; one that is 6-foot-tall and one that is 10-foot-tall, as well as other areas for equipment and other activities. Ms. Peters also presented a site photo that showed the front entrance of the building.

Ms. Peters concluded with a summary of the request and the conditions to be included if the Commission recommended approval.

Chairman Marsh asked why a specific parking ratio was not proposed as a condition for this use.

Ms. Peters stated that a parking ratio was not established in the PD or Comprehensive Zoning Ordinance for an indoor commercial entertainment use. These types of uses require Special Permit approval, so parking is discussed as part of the request. However, the PD only required additional parking for newly constructed building area so parking requirements would not change with the addition of this use.

Chairman Marsh asked if staff felt there was any need to specify the hours of operation.

Ms. Peters replied, no.

With no further questions of staff from the Commission, Chairman Marsh invited the applicant forward to present the request.

Mr. Robert Lacey, 8514 Columbia Drive, Rowlett, TX, franchise owner and operator of Shredder Ski School discussed his background related to skiing and snowboarding. He stated that Shredder just began their franchise program. He stated a survey conducted showed Dallas was one of the biggest hubs to travel to Colorado and Utah to go skiing. He stated Shredder currently has six (6) locations in Colorado. He discussed the features of a lease space necessary to accommodate the use. He stated the school would not have fake snow, but rather the ramps would be carpeted to mimic a groomed ski slope. He discussed the timeframe and curriculum related to the instruction.

Vice Chairman Southard asked if the classes would be one (1) class per week for ten (10) weeks and if they would overlap.

Mr. Lacey stated the classes were once per week and that no classes would overlap or run simultaneously.

Vice Chairman Southard asked if the six (6) open schools would be beneficial in providing any insight to their operational needs.

Mr. Lacey stated the first location opened ten (10) years ago and the Shredder business owners are very involved in all franchises. Their construction team builds out the site and helps with training.

Commissioner Roberts commented that the school would be an exciting addition to the City of Richardson. He asked if there were plans to offer classes to people over ten (10) years of age.

Mr. Lacey stated they may consider providing instruction to other age ranges in the future. He stated there is a piece of equipment that has been developed in Germany that mimics a treadmill-like movement, but currently they were only found in malls and have not been marketed to businesses like Shredder.

Chairman Marsh asked if the applicant envisions that most of the customers would park on the east side of the building since there are only five (5) spaces in the front of the building.

Mr. Lacey replied, yes.

Chairman Marsh asked if the property owner was supportive of that parking arrangement.

Mr. Pat Hanahan 9218 Heatherdale, Dallas, TX 75243 came forward to represent the property owner. He stated he leased and managed the property. He stated that the owner of the property is trying to create a mix of destination uses as well as retail and other entertainment uses. He stated the use would drive traffic from the larger Dallas area. He stated the parking arrangement was acceptable and the use was complementary to the other uses in the center.

Vice Chairman Southard asked if they would expect patrons of the property to utilize DART to get to the property.

Mr. Hanahan replied that he anticipated DART being utilized and that signage and other improvements to the building would also draw more traffic.

Vice Chairman Southard asked if the Central Trail and other sidewalks are sufficient to get people from the DART station to the property.

Mr. Hanahan replied, yes.

Vice Chairman Southard commented that it was encouraging to see something being driven by the IQ District.

Chairman Marsh asked Mr. Lacey if he knew of any other ski schools in the D/FW area.

Mr. Lacey replied this would be the first.

With no further questions for the applicant, Chairman Marsh asked if anyone wished to speak in favor or opposition to the request.

Seeing none, Chairman Marsh made a motion to close the public hearing. Vice Chairman Southard seconded the motion. Motion passed 5-0.

Motion: Chairman Marsh made a motion to approve the request as presented. Commissioner Beach seconded the motion. Motion passed 5-0.

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Council

THROUGH: Sam Chavez, AICP, Director of Development Services *SDC*

FROM: Derica Peters, Senior Planner-Planning *DP*

DATE: October 23, 2023

RE: **Zoning File 23-10: Special Permit – Shredder Ski School**

REQUEST

A request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-district), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road.

APPLICANT/PROPERTY OWNER

Robert Lacey, Shredder / Rick Currey, representing AF 1002 N. Central Ltd.

EXISTING DEVELOPMENT

The site is developed with six (6) single-story buildings totaling approximately 117,000 square feet of commercial lease space.

ADJACENT ROADWAYS

U.S. Highway 75: 199,120 vehicles per day on all lanes, northbound and southbound, north of Belt Line Road (2020).

E. Arapaho Road: 35,200 vehicles per day on all lanes, eastbound and westbound, west of Grove Road (2021).

SURROUNDING LAND USE AND ZONING

North:	Restaurant; PD Planned Development
South:	Retail/Commercial; PD Planned Development, O-M Office, LR-M(2) Local Retail and I-M(1) Industrial
East:	Public (DART Arapaho Center Station); PD Planned Development
West:	Institutional; O-M Office

FUTURE LAND USE PLAN

Collins/Arapaho TOD & Innovation District:

The property was rezoned as part of the Station Area Sub-district of the Collins/Arapaho TOD & Innovation District Form Based Code. The vision for the Station Area Sub-district positions the DART Arapaho Center Station as a high density, transit-oriented, mixed-use gateway to the Innovation District by increasing flexibility to maximize development potential around the station. The Sub-district will encourage efficient, compact land use patterns and will be highly walkable and bikeable to connect residents and employers to jobs and amenities and further capitalize on the Sub-district's light rail and bus transit assets.

Future Land Uses of Surrounding Area:

North: Collins/Arapaho TOD & Innovation District
South: Enhancement/Redevelopment & Main Street/Central Expressway Form Based Code
East: Collins/Arapaho TOD & Innovation District
West: Community Commercial

EXISTING ZONING

PD Planned Development Collins/Arapaho TOD & Innovation District Form Based Code – Station Area Sub-district (Ordinance 4322).

INFRASTRUCTURE/TRAFFIC

The proposed request will not have a significant impact on the surrounding roadway system and will not impact existing utilities in the area.

STAFF COMMENTS

Background:
The property was zoned I-M(1) Industrial in 1961 and subsequently rezoned in 1972 and 1983 to allow retail uses in addition to uses allowed in the I-M(1) Industrial District. The property was developed in 1973 with six (6) buildings that contain office, retail, and warehouse space, totaling approximately 117,000 square feet. In 2019, the site was rezoned to PD Planned Development Collins/Arapaho TOD & Innovation District Form Based Code – Station Area Sub-district.

Request:
The applicant is requesting a Special Permit for an indoor ski and snowboard school, which is defined as a "Commercial Entertainment, Indoor" use in the PD. The use is defined as:

> *Commercial Entertainment, Indoor – a facility for any indoor profit-making activity which is providing participatory or spectator activities, such as, but not limited to, motion picture theatres, bowling alleys, video game rooms, e-sports, billiard halls, indoor skating rinks, bingo parlors, rock climbing walls, indoor playgrounds, trampoline parks, bounce house facilities, escape rooms and similar entertainment activities*.

Although the facility will be utilized for training purposes rather than entertainment purposes, staff determined the proposed use was most closely aligned with this definition.

The applicant intends to occupy a 4,700-square foot lease space located in the southern portion of the southern-most building, Building #2, as shown on the Concept Plan (Exhibit "B"). The facility will offer indoor activities to introduce and strengthen skiing and snowboarding fundamentals for children of all ability levels from the ages of ten (10) months up to ten (10) years of age. The proposed floor plan (Exhibit "C") illustrates how the facility will be designed to accommodate equipment and structures to simulate the elements of mountain skiing and snowboarding. The facility will include a 6-foot-tall and 10-foot-tall ramp to simulate a ski slope. Open areas for pre-training instruction, balance activities and strength training are also provided.

The facility will be open for classes daily from 8:00 a.m. to 9:00 p.m. The applicant has stated there will be a maximum of fifteen (15) students and three (3) staff on shift during operating hours. In addition to ski and snowboard instruction, the facility will also host birthday parties, parents' night out events and summer/holiday camps. There are no proposed modifications to the exterior of the building.

The site provides 306 parking spaces; 178 parking spaces are required based on the parking regulations within the PD. However, this specific PD only requires additional parking for new building area; therefore, uses within the building may change without modifying the number of required parking spaces. Based on the anticipated occupancy of the facility, fifteen (15) to twenty (20) parking spaces would accommodate the use.

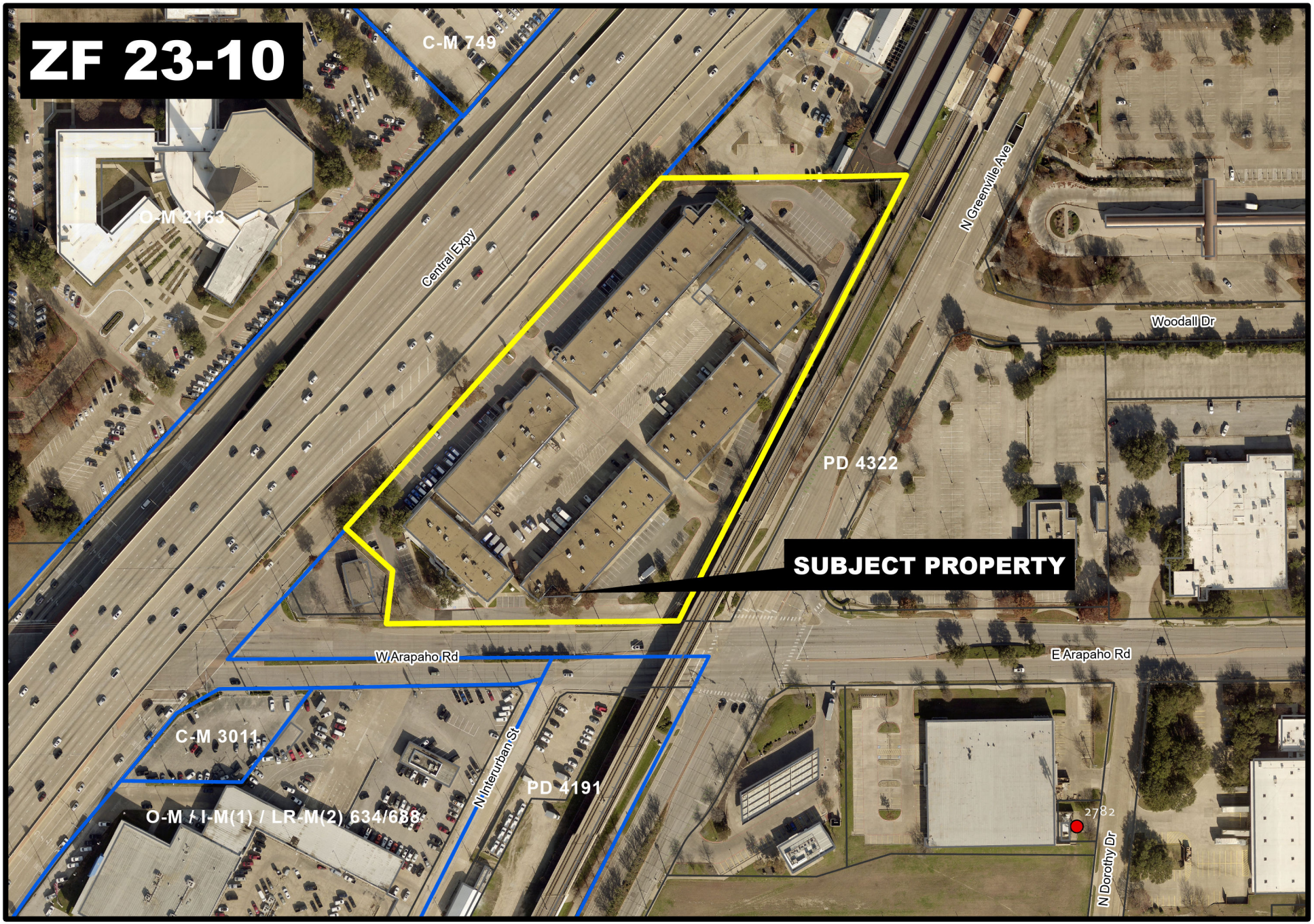
Correspondence: To date, staff has not received correspondence regarding this request.

Motion: On October 5, 2023, the City Plan Commission recommended approval of the applicant's request by a vote of 5-0 subject to the following conditions:

1. A Special Permit shall be granted to allow a commercial entertainment, indoor use for an indoor ski and snowboard school and shall be limited to the lease space as shown on the Concept Plan attached hereto as Exhibit "B" and made a part thereof.

2. No other person, company, business, or legal entity may operate a commercial entertainment, indoor use for an indoor ski and snowboard school on the Property other than Shredder. The Special Permit granted pursuant to this Ordinance automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

3. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.



ZF 23-10 Aerial & Zoning Map
Special Permit - Shredder Ski School
1002 N. Central Expressway

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N W E S

RICHARDSON TEXAS

1002 NCX SHREDDER SKI SCHOOL ZONING EXHIBIT

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000136506.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0205K, with an effective date of July 7, 2020, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence and the below sources

DigTess - Ticket #2058349313

Maps/Plans:

Water & Sanitary Sewer plans prepared by Cook and Huitt, Inc. signed by Jack C. Cook, March 4, 1970.

Paving & Drainage Improvements Construction Plans prepared by Forrest and Cotton, Inc. Consulting Engineers, signed by I. Carroll Finklea.

ALTA/NSPS NOTES

1. Regarding Table "A" Item 2: Property address: "1000 N. Central Expressway" & "1002 N. Central Expressway" according to Dallas County Appraisal District and posted on the existing building.
2. Regarding Table "A" Item 6: No zoning report was provided at time of survey.
3. Regarding Table "A" Item 14: The southwest corner of the site is located at the northeast intersection of N. Central Expressway and Arapaho Road.
4. Regarding Table "A" Item 16: No evidence of recent earth moving work, building construction, or building additions was observed during the process of conducting fieldwork.
5. Regarding Table "A" Item 17: No information regarding changes in proposed right-of-way was provided to the surveyor. No Evidence of recent street or sidewalk construction was observed during the process of conducting fieldwork.
6. PARKING SUMMARY

STRIPED UNMARKED SPACES:	313
STRIPED HANDICAP-MARKED SPACES:	3

SITE BENCHMARKS:

1. The site benchmark is a MAG nail set in an asphalt parking lot, being located approximately 124 feet southwest of the terminus of a concrete wall near the northeast corner of the site, and being approximately 252 feet southeast of a fire hydrant located near the northeast corner of the site. **ELEVATION=664.58' (NAVD '88)**
2. The site benchmark is a MAG nail found in an asphalt parking lot, being located approximately 25 feet southeast of the nearest curb return to the westernmost corner of the site, and being approximately 38 feet south of a fire hydrant located immediately south of said curb return. **ELEVATION=655.82' (NAVD '88)**



ZONING AND SITE REQUIREMENTS

SITE INFORMATION TABLE	
NAME	1002 NCX/ARAPAHO CENTRAL PARK
ADDRESS	1002 N. CENTRAL EXPY
PROPERTY SIZE	8.07-AC/351,548 SF
EXISTING ZONING	STATION AREA SUBDISTRICT - COLLINS/ARAPAHO PLANNED DEVELOPMENT ORD. 4322
PROPOSED ZONING	COMMERCIAL AMUSEMENT
REQUIRED SETBACKS	
FRONT	NONE
SIDE	NONE
REAR	NONE
BUILDING AREA TOTAL	116,698 SF
BLDG 1	11,466 SF
BLDG 2	20,460 SF
BLDG 3	17,988 SF
BLDG 4	18,000 SF
BLDG 5	28,596 SF
BLDG 6	20,188 SF
MAX. BUILDING HEIGHT	NONE
BUILDING HEIGHT	1 STORY/18 FT
FLOOR AREA RATIO	0.75:1
REQUIRED PARKING	NON-RESIDENTIAL >5,000 SF (1 SPACE PER 500 SF ABOVE 5,000 SF) = 142
	INDUSTRIAL >5,000 SF (1 SPACE PER 1,000 SF ABOVE 5,000) = 36
TOTAL	178
PARKING PROVIDED	306

LEGEND OF ABBREVIATIONS

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- roof drain
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND OUT OF THE
LEMUEL BASS SURVEY, ABSTRACT NO. 87
CITY OF RICHARDSON
DALLAS COUNTY, TEXAS

1002 N. CENTRAL EXPRESSWAY

RICHARDSON TEXAS

ALTA/NSPS LAND TITLE SURVEY

SHEET:

2 OF 3
OVERALL TOPOGRAPHIC SURVEY

EXHIBIT B

SURVEY PREPARED BY: BARTON CHAPA SURVEYING, LLC. 5000 STATE HIGHWAY 121, COLLEYVILLE, TX. 76034 (TBPLS FIRM 10194474)

P:\Project Data\Survey\2020 - Folsom Commercial, L.P\20200101 - 1002 N. Central\Drawings

ARAPAHO CENTRAL PARK

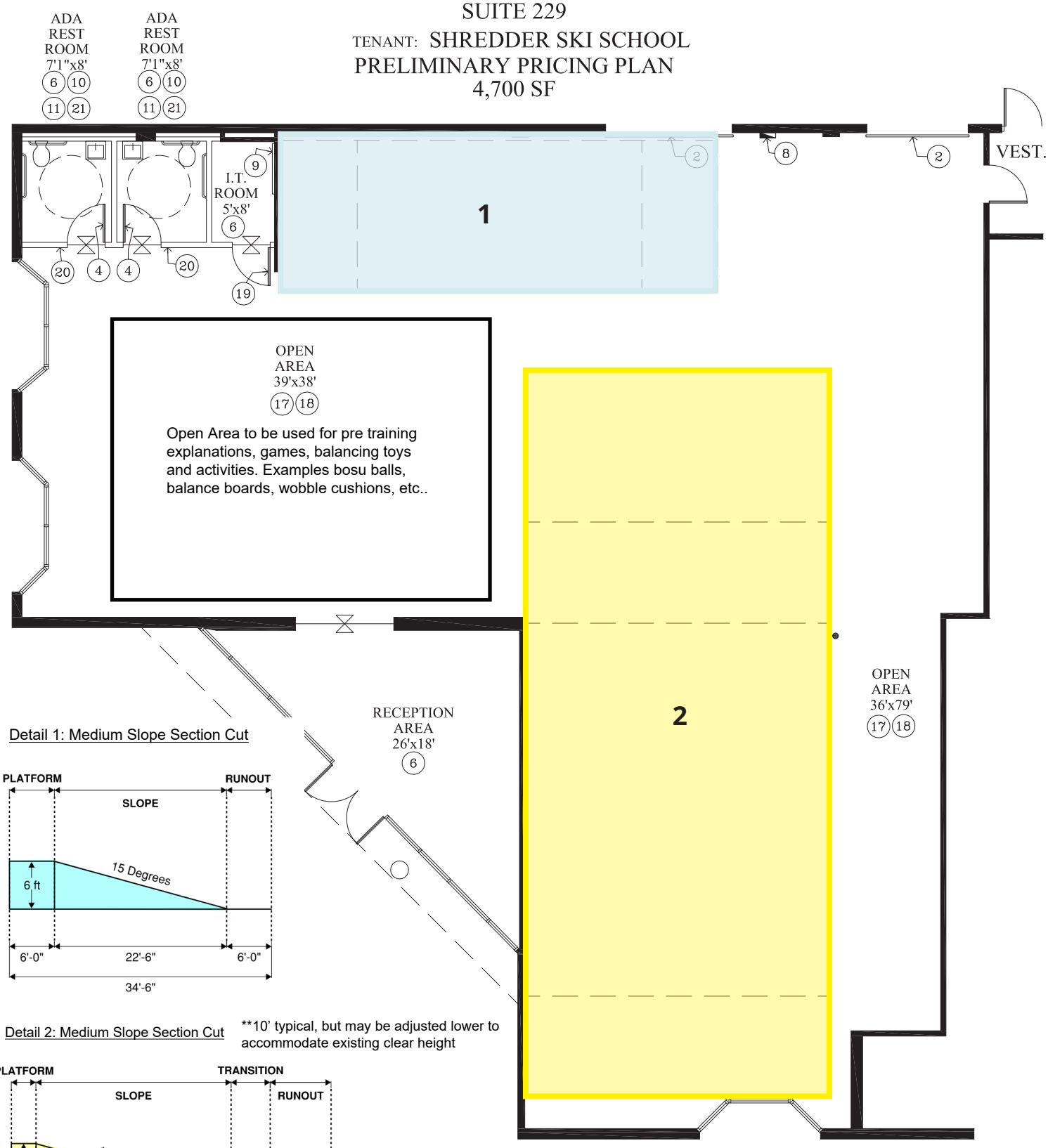
1002 N. Central Expressway, Richardson, Texas

SUITE 229

TENANT: SHREDDER SKI SCHOOL

PRELIMINARY PRICING PLAN

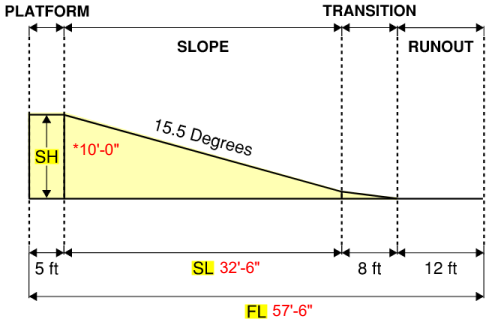
4,700 SF

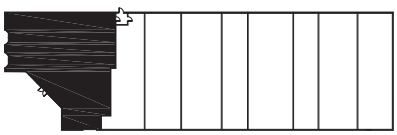


Detail 1: Medium Slope Section Cut

Detail 2: Medium Slope Section Cut

**10' typical, but may be adjusted lower to accommodate existing clear height





BUILDING 2

All dimensions and square footages are approximate.

August 14, 2023

THOMPSON CONSULTING SERVICES, INC. 12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252

EXHIBIT C

Max occupants: 18 (15 students + 3 staff)

Hours of operation 8am – 9pm. (See chart with class schedule)

Program and Service Delivery

These groups are designed to be age appropriate as follows:

- Yeti School (Parent/Child program - ages 10 months through 3 years). Our Yeti School parent-child classes introduce ski and snowboard lessons to children ages 10 months to 3 years. This unique program is the perfect opportunity for your child to discover there's more to playing in the snow. These indoor kids ski and snowboard lessons focus on balance and strength training. Yetis also cheer during the opening circle chant, practice coordination in the warm-up, and have tons of fun learning in a fun and safe environment.
- Little Shredders (ages 3-5 years). Our Little Shredders indoor ski and snowboard lessons are designed to introduce and strengthen skiing and snowboarding fundamentals for children of all ability levels. Shredder's indoor ski and snowboard arenas make practice and repetition possible year-round. This enables kids to gain more confidence, progress faster on the mountain, and maximize time with their families.
- Ski & Snowboard School (ages 5-10 years). Our professionally developed Ski and Snowboarding School curriculum focuses more on the technical aspects of skiing and riding, since these kids are typically more physically independent. In addition to learning advanced skiing and snowboarding skills, these shredders learn about mountain safety, practice simulating getting on and off a chairlift, and much more.

Shredder programs are fun, and kids love the progressive based activities, games and challenges. The Shredder curriculum is built around our four Core Values of safety, fun, development, and equality, allowing children to develop an early love for snow sports to create life-long skiers and snowboarders. Not only is the curriculum extremely fun for the kids, it has been scientifically designed to mimic the exact training that would be received at the resorts' ski schools. Shredder is a member school with the Professional Ski Instructors of America (PSIA) and The American Association of Snowboard Instructors (AASI) and our curriculum was created with their progressions in mind aligning our program with industry standards.

Additional Programs offered by Shredder International include:

- Birthday Parties: Shredder's indoor snowboarding and ski facilities are terrific birthday party places. Our superstar Shredder instructors entertain kids and guests for a fun and unique event with activities on and off our indoor slopes.
- Parents Night Out: Parents can treat themselves to an evening out while Shredder takes care of the kids during Parents Night Out evenings. PNOs take place on select Fridays during the Fall and Winter sessions. We watch the kids from 4:30 – 8:30pm. The evening includes kids snowboarding and skiing, games, crafts, movies and a pizza dinner. $40-60 for the first child; 10% discount for each additional sibling. Ages ~3 – 10 are welcome (must be potty trained)
- Summer and Holiday Camps: Our kids snowboarding, and ski summer camps are designed to have fun while strengthening their skills. Participants get prime time on the slope, working on fundamentals and strengthening techniques. Each day, kids spend significant time getting instruction and honing their ski and snowboard skills for the upcoming season. These packets provide customers the flexibility to sign up their children based on their summer schedule. Additionally, Shredder receives a steady flow of revenue from January to July.

Staff

- Shredder's staffing plan is critical to the success of the business. Experience within the Shredder system shows that the children will bond with instructors and develop a sense of belonging to the group. Our recruiting effort will target high-energy, charismatic, outgoing instructors with strong teaching and sports backgrounds. Above all else, instructors must have the ability and desire to work with children. The Gym Manager will lead the location recruiting efforts and will focus on college students, teachers, and childcare professionals with experience in skiing and snowboarding, physical education, or child development.

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:00am - 8:40am	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School	LS Ski	LS Ski
8:20am - 9:00am	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School
9:00am - 9:40am	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School	LS Ski	LS Ski
9:20am - 10:00am	LS Ski	LS Ski	LS Ski	LS Ski	LS Ski	Yeti School	Yeti School
10:00am - 10:40am	LS Ski	LS Ski	LS Ski	LS Ski	LS Ski	Yeti School	Yeti School
10:20am - 11:00am	LS Ski	LS SB	LS Ski	LS SB	LS Ski	LS Ski	LS Ski
11:00am - 11:40am	Yeti School	LS Ski	Yeti School	LS Ski	Yeti School	LS SB	LS SB
11:20am - 12:00pm	LS SB	LS Ski	LS SB	LS Ski	LS SB	LS Ski	LS Ski
12:00pm - 1:00pm	LUNCH	LUNCH	LUNCH	LUNCH	LUNCH	LUNCH	LUNCH
1:00pm - 1:40pm	Private	Private	Private	Private	Private	LS Ski	LS Ski
1:20pm - 2:00pm						LS SB	LS SB
2:00pm - 2:40pm	Private	Private	Private	Private	Private	Private	Private
2:20pm - 3:00pm						Ski School	Ski School
3:00pm - 3:40pm	LS Ski	LS Ski	LS Ski	LS Ski	LS Ski	SB School	SB School
3:20pm - 4:00pm						LS Ski	LS Ski
4:00pm - 4:40pm	LS Ski	LS SB	LS Ski	LS SB	LS Ski	Ski School	Ski School
4:20pm - 5:00pm	LS Ski	LS Ski	LS Ski	LS Ski			
5:00pm - 5:20pm	Ski School	Ski School	Ski School	Ski School	PNO	Birthday	
5:20pm - 6:00pm	SB School	SB School	SB School	SB School	PNO	Birthday	
6:00pm - 6:40pm	LS Ski	LS Ski	LS Ski	LS Ski	PNO	Birthday	
6:20pm - 7:00pm	Ski School	Ski School	Ski School	Ski School	PNO	Birthday	
7:00pm - 7:40pm					PNO		
7:20pm - 8:00pm					PNO		
8:00pm - 8:40pm					PNO		
8:20pm - 9:00pm					PNO		

SITE PHOTO – ZF 23-10



Notice of Public Hearing
City Plan Commission

An application has been received by the City of Richardson for a:

Special Permit

File No.:	**ZF 23-10**
Applicant:	Robert Lacey
Location:	(See map on reverse side)
Request:	**ZF 23-10 Special Permit – Shredder Ski School:** Consider and act on a request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-District), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. Owner: Rick Currey, representing AF 1002 N. Central Ltd. Staff: Derica Peters.

The City Plan Commission will consider this request at a public hearing on:

THURSDAY, OCTOBER 5, 2023
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed the request.

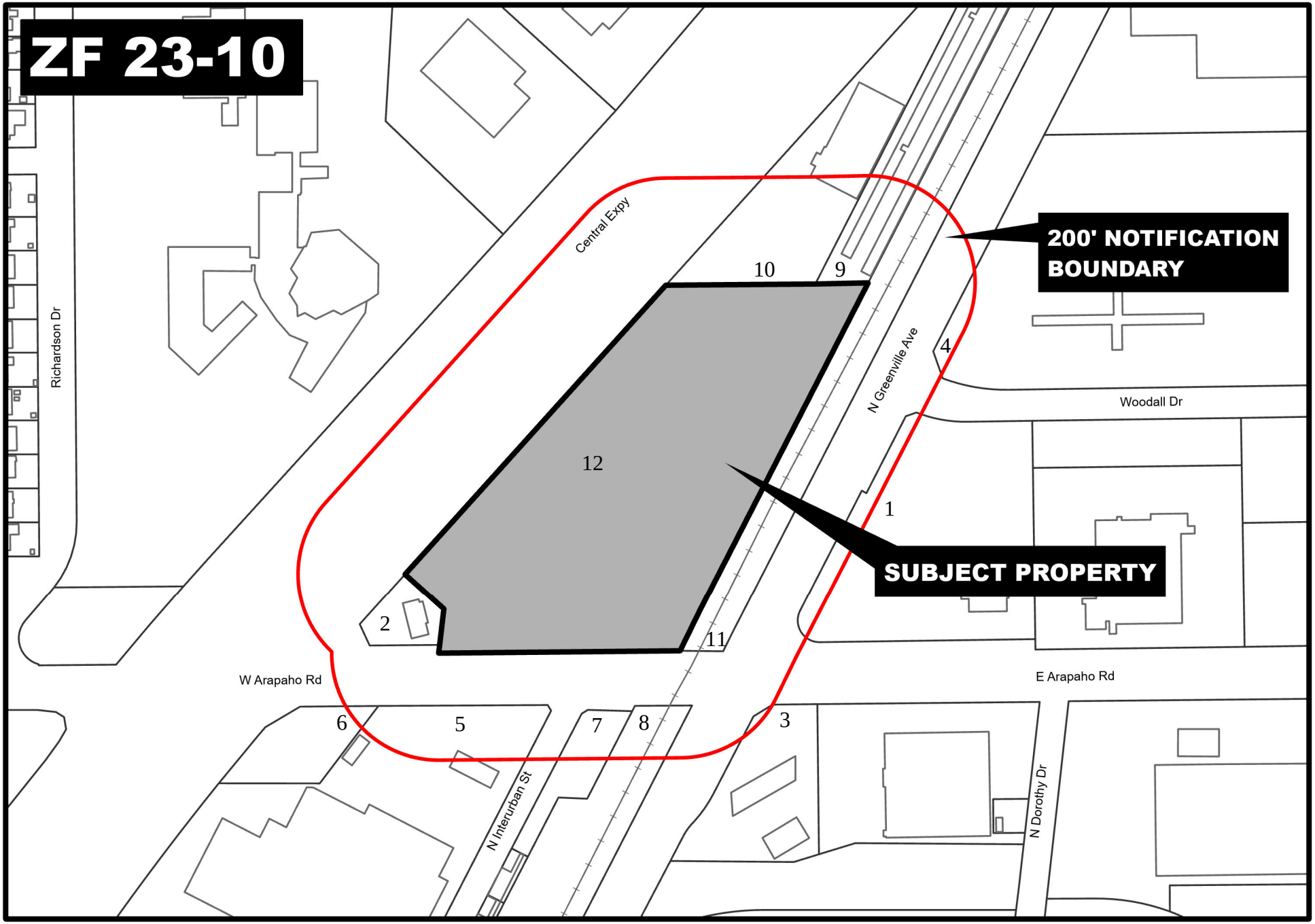
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: http://www.cor.net/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 23-10.

Date Posted and Mailed: September 22, 2023



ZF 23-10 Notification Map
Special Permit - Shredder Ski School
1002 N. Central Expressway

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

RICHARDSON TEXAS

1. AF 101 E ARAPAHO LTD
18111 PRESTON RD STE 1000
DALLAS, TX 75252

2. GREENWAY ARAPAHO &
AF 1002 N CENTRAL LTD
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201

3. BIG DIAMOND INC
ATTN REAL ESTATE DEPT
PO BOX 690110
SAN ANTONIO, TX 78269

4. DART
MB 7230
P O BOX 660163
DALLAS, TX 75266

5. 800 N CENTRAL LP
% BHA REAL ESTATE HOLDINGS
8333 ROYAL RIDGE PKWY # 100
IRVING, TX 75063

6. 800 N CENTRAL LP
% BHA REAL ESTATE HOLDINGS
8333 ROYAL RIDGE PKWY # 100
IRVING, TX 75063

7. ARAGREEN PROPERTIES LC
% BHA REAL ESTATE HOLDINGS
8333 ROYAL RIDGE PKWY # 100
IRVING, TX 75063

8. DALLAS AREA RAPID TRANSIT
PO BOX 660163
DALLAS, TX 75266

9. STORAGE TRUST PPTIES LP
DEPT PT TX 28121
PO BOX 25025
GLENDALE, CA 91221

10. TRIANGLE 75 LTD
STE 100-310
25 HIGHLAND PARK VILLAGE
DALLAS, TX 752052789

11. DART
MB 7230
P O BOX 660163
DALLAS, TX 75266

12. AF 1002 N CENTRAL LTD
18111 PRESTON RD STE 1000
DALLAS, TX 75252

ROBERT LACEY
SHREDDER
8514 COLUMBIA DR
ROWLETT, TX 75089

RICK CURREY
AF 1002 N CENTRAL LTD
18111 PRESTON RD STE 1000
DALLAS, TX 75252

ZF 23-10 SHREDDER

RICHARDSON, TX
DEVELOPMENT SERVICES

MEMO

DATE: **October 23, 2023**

TO: **Honorable Mayor and City Council**

FROM: **Sam Chavez, AICP, Director of Development Services** *SDC*

SUBJECT: **Zoning File 23-11: Special Permit – Boss Nail Academy**

REQUEST

Hanan Ibrahim, Boss Nail Academy, is requesting approval of a Special Permit for a nail technician school for a 6,261-square foot lease space within an existing 38,310-square foot retail building on a 3.2-acre lot. The subject site is zoned LR-M(2) and located at 521 W. Campbell Road, south side of W. Campbell Road, east of Nantucket Drive. The proposed nail technician school use is an unlisted use in the Comprehensive Zoning Ordinance; therefore, a Special Permit is required for this use.

Boss Nail Academy is a professional manicurist school accredited through the Texas Department of Licensing and Regulations as a licensed cosmetology school offering a specialty license for manicurists. The school provides hands-on experience for students with eight (8) nail stations, eight (8) pedicure stations, a separate room for theory and a dedicated classroom for practical sessions.

The proposed hours of operation are Monday through Saturday, 9:30 a.m. to 9:30 p.m. (9:30 a.m. to 1:30 p.m. morning session and 5:30 p.m. to 9:30 p.m. evening session) with a maximum of fifteen (15) students and staff per session. In addition to students and staff, up to five (5) customers per session may be served on Fridays.

Based on the expected number of students, staff, and customers in the facility at a given time, a minimum of twenty (20) parking spaces shall be required. Based on the required parking ratios for existing tenants and the twenty (20) spaces for the proposed use, 159 parking spaces would be required while 179 parking spaces are provided.

Correspondence: A representative of the property owner to the west expressed concerns at the CPC meeting about customers parking on their property. Staff informed the representative that signage could be placed on their property to delineate each property's parking spaces.

BACKGROUND

The building is currently occupied with two (2) retail stores, and a health club intends to occupy the remaining vacant lease space to the west of the subject lease space for Boss Nail Academy.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a 5-0 vote recommends approval of the request subject to the attached special conditions.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 2023-10-05
Staff Report
Zoning/Aerial Map
Zoning Concept (Exhibit "B")
Floor Plan (Exhibit "C")
Applicant's Statement
Site Photo
CPC Notice of Public Hearing
Notification List

Special Conditions: ZF 23-11: Special Permit – Boss Nail Academy

1. A Special Permit shall be granted to allow a nail technician school and shall be limited to the lease space as shown on the Concept Plan attached hereto as Exhibit "B" and made a part thereof.

2. No other person, company, business, or legal entity may operate a nail technician school on the Property other than Boss Nail Academy. The Special Permit granted pursuant to this Ordinance automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

3. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

4. A minimum of twenty (20) parking spaces shall be provided on the Property for the nail technician school use.

medium giant A MEDIA + MARKETING COMPANY

Remit Payments (with Acct Number) to:
Medium Giant, P.O. BOX 660040, DALLAS, TX 75266-0040

Order Confirmation / Invoice

Customer:	CITY OF RICHARDSON	**Customer Account:**	100010162
Ad Order #:	0001858549	**PO Number:**	CPN 9315
Sales Rep:	Max (Mert) Tezkol	**Order Taker:**	Max (Mert) Tezkol

Net Amount:	$326.09	**Tax Amount:**	$0.00	**Total Amount:**	$326.09
Payment Method:	Check/Money Order	**Payment Amount:**	$0.00	**Amount Due:**	**$326.09**

Ad Order #: 0001858549

Ad Number: 0001858549-01

Color:

Ad Size: 3 X 30.00 Li

Ad Content

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 6:00 p.m. on Monday, October 23, 2023, at Richardson City Hall, 2360 Campbell Creek Blvd, Ste. 525 Richardson, TX., to consider the following requests.

ZF 23-10
A request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-District), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. Owner: Rick Currey, representing AF 1002 N. Central Ltd.

ZF 23-11
A request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive. Owner: Genesis Sanchez, representing Prosperity Assets, Ltd c/o TY Commercial Group.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary

APPROVED
By Aimee Nemer at 10:46 am, Oct 04, 2023

Run Dates				Product	Placement/Classification - Position
Publish Date:	10/06/2023	Stop Date:	10/06/2023	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date:	10/06/2023	Stop Date:	10/12/2023	DallasNews.com	Legals Bids Notices - LN Legal Notices

EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – OCTOBER 5, 2023

Zoning File 23-11 – Special Permit – Boss Nail Academy: Consider and act on a request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive. *Property Owner: Genesis Sanchez, representing Prosperity Assets, Ltd. c/o TY Commercial Group. Staff: Derica Peters.*

Ms. Peters began by stating the subject property was zoned LR-M(2) Local Retail. The site was developed as a commercial retail center with a 38,310-square foot building on a 3.2-acre site. Properties to the east and west were developed with commercial uses; to the south were office uses; and to the north was a linear park and a single-family residential neighborhood. The property was currently occupied with two (2) retail stores and a future health club would be moving into one (1) of the vacant lease spaces. The applicant intended to occupy the remaining 6,261-square foot lease space.

Ms. Peters stated the applicant representing Boss Nail Academy described their business as a professional manicure school accredited through the Texas Department of Licensing and Regulation. The facility offers a license after a 600-hour program. Ms. Peters stated classes would be held Monday through Saturday from 9:30 a.m. to 1:30 p.m. and 5:30 p.m. to 9:30 p.m. There would be fifteen (15) students and staff in attendance during the classes and they offer services to real customers as part of their training.

Ms. Peters stated that as part of the request, a minimum parking requirement would be established for the proposed use since the City's Parking Regulations did not provide a specific parking ratio for a nail technician school. The property provides 179 parking spaces and based on the expected number of students, staff, and customers in the facility at a given time, the applicant proposed that a minimum of twenty (20) parking spaces should be provided. Based on the proposed parking for the use, a surplus of twenty (20) parking spaces would be provided. Ms. Peters presented a possible floor plan of the facility and a site photo of the subject lease space showing the location of the subject property and the adjacent property to the west.

Ms. Peters concluded with a summary of the request and the conditions to be included if the Commission recommended approval. Ms. Peters further stated that correspondence was received from the property owner to the west stating their concern about the encroachment upon their parking area from the students due to no physical delineation between the two (2) properties.

Chairman Marsh asked why the applicant decided on calling this a nail technician school versus a professional manicurist school.

Ms. Peters stated that the applicant can speak to the training involved and skills that are taught during these classes.

With no further questions of staff from the Commission, Chairman Marsh invited the applicant to come forward to present the request.

Hanan Ibrahim, 2104 Randas Way, Rockwall, TX 75087 representing Boss Nail Academy and Betsy Juarez, 2505 Summit View Street, Grand Prairie, TX 75050, Director of Education, and co-owner of Boss Nail Academy came forward to address the Commission.

Ms. Ibrahim explained her other businesses related to hair and makeup. She discussed the goal of Boss Nail was to provide people with education and with a way to make a living. She stated the school would have classes Monday through Friday between the hours of 9:30 a.m. to 1:30 p.m. and 5:30 p.m. to 9:30 p.m. The time between classes and Saturdays would be used for students to make up missed hours. The facility accepts clients on Fridays, and in total they would have ten (10) to twelve (12) customers during the day. She stated fifteen (15) parking spaces would be adequate for their needs. She stated the use would bring additional customers to the other tenants in the shopping center.

Ms. Juarez stated that she worked on the educational side of the school. Her goal was to ensure that all sanitation protocols were being followed. She also stated their business has an 100% success rate for students completing the coursework and receiving their license.

Chairman Marsh asked if they would be providing training in manicures and pedicures.

Ms. Juarez responded, yes. She discussed the different types of nail-related services on which students would receive training.

Chairman Marsh asked if they were satisfied with the terminology that was proposed by staff as a nail technician school.

Ms. Juarez stated they were a manicurist licensing facility.

Ms. Ibrahim stated that their license falls under the umbrella of the State cosmetology license but for manicurists.

Chairman Marsh stated he was asking for clarification since they provide manicures and pedicures.

Mr. Shacklett clarified the term was used since it is an unlisted use, and there may be a difference between what the State may call the use and what the City may call it for zoning purposes. He stated that all the services the applicant will provide would fall under this proposed use. He stated that the term can be further defined if needed.

Ms. Ibrahim stated the facility is required to provide signage stating the facility is a school.

Ms. Peters clarified a nail salon that is not a school is allowed by right.

Commissioner Roberts asked where they draw customers from.

Ms. Ibrahim stated that they accepted walk-ins, family, and friends on Fridays only.

Commissioner Beach asked how long the coursework takes to complete.

Ms. Ibrahim stated that if students attend full-time, the course takes fifteen (15) weeks, and if part-time, the course takes thirty (30) weeks.

With no further questions for the applicant, Chairman Marsh asked if anyone wished to speak in favor or opposition to the request.

Ben Hargrove, 434 Malden Drive, Richardson, Texas 75080 came forward to address the Commission. Mr. Hargrove stated he is the representative for the property to the west of the site, and he works for Quine & Associates. He stated they are in favor of the use, but they want to make sure that students at the school do not park in front of the businesses on his property. He asked if they would need to install signs to designate which parking spaces are located on each property.

Mr. Shacklett stated each property is required to meet Code-required parking on its own site, which both sites did. He stated properties can enter into cross parking agreements if they choose to do so. He stated signage could be placed on the property to delineate each property's parking spaces.

Chairman Marsh wanted to clarify that the subject property is a different owner than the Benefit store property (located west of the subject property).

Mr. Hargrove replied, yes and wanted to clarify that the public would not know that the buildings are located on two (2) separate properties.

Chairman Marsh asked if his property had been impacted from customers on the subject property parking on his property.

Mr. Hargrove stated there had not been an impact due to the vacancy on the subject property.

Commissioner Walraven stated it seemed the best resolution would be to mark the spaces and make sure all the tenants have been notified of where to park.

Mr. Shacklett stated marking the spaces is probably the easiest solution. It would be up to each property owner as to how they would sign the parking spaces. He stated this is typical of many shopping centers in the City. He stated that the property owners could contact Building Inspection to understand the type of signage that would be allowed.

Commissioner Roberts asked about loading and unloading operations at the store on the property represented by Mr. Hargrove.

Mr. Hargrove commented that he thought the furniture went out through the back of the store.

Mr. Shacklett reiterated both sites provided the required parking.

Chairman Marsh asked the applicant if they would like to respond.

Ms. Ibrahim stated that she understood the parking concerns, and she would make sure the school would not interfere with the neighboring property's parking spaces. They would make sure their employees and students park in the rear of the parking lot.

Chairman Marsh asked if there were any other questions.

Seeing none, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion. Motion passed 5-0.

> **Motion:** Commissioner Roberts made a motion to approve the request as presented. Commissioner Walraven seconded the motion. Motion passed 5-0.

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Council

THROUGH: Sam Chavez, AICP, Director of Development Services *SDC*

FROM: Derica Peters, Senior Planner-Planning *DP*

DATE: October 23, 2023

RE: **Zoning File 23-11: Special Permit –Boss Nail Academy**

REQUEST

A request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive.

APPLICANT/PROPERTY OWNER

Hanan Ibrahim, Boss Nail Academy / Genesis Sanchez, representing Prosperity Assets, Ltd c/o TY Commercial Group.

EXISTING DEVELOPMENT

The 3.2-acre site is developed with a 38,310-square foot retail building. The site is developed as part of a larger commercial shopping center located on multiple lots.

ADJACENT ROADWAYS

W. Campbell Road: Six-lane, divided arterial; 28,700 vehicles per day on all lanes, eastbound and westbound, east of West Shore Drive (2021).

Nantucket Drive: Two-lane, undivided local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Single-Family/Park; R-1100-M Residential
South: Office; O-M Office
East: Retail/Commercial; LR-M (2) Local Retail
West: Retail/Commercial; LR-M (2) Local Retail

FUTURE LAND USE PLAN

Neighborhood Service:

Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers, and beauty shops; entertainment; recreation; and office uses oriented to the immediate area. Retail centers often contain a major or junior anchor, but may not. Office uses in this category are usually integrated into retail centers, but may include small freestanding office buildings that provide services for the surrounding neighborhood. Some Neighborhood Service districts may include senior housing.

Future Land Uses of Surrounding Area:

North: Parks and Open Space/Neighborhood Residential
South: Neighborhood Service
East: Neighborhood Service
West: Neighborhood Service

EXISTING ZONING

LR-M(2) Local Retail (Ordinance 273).

INFRASTRUCTURE/TRAFFIC

The proposed request will not have a significant impact on the surrounding roadway system and will not impact existing utilities in the area.

STAFF COMMENTS

Background:
The subject property; developed in 1985, is the eastern most portion of a shopping center located on multiple lots containing various retail and restaurant uses. The property is occupied with two (2) retail stores totaling approximately 27,000 square feet in the eastern portion of the building. A health club intends to occupy a 5,000-square foot lease space on the western end of the building. The applicant intends to occupy the remaining vacant lease space, a 6,261-square foot lease space located in the western portion of building, as shown on the Concept Plan (Exhibit "B").

Request:
The applicant is requesting a Special Permit for nail technician school. Boss Nail Academy is a professional manicurist school that is accredited through the Texas Department of Licensing and Regulation and offers a specialty license after completion of a 600-hour program. They currently offer classes at their location in Wylie, Texas and intend to open an additional facility at the subject property. The applicant has stated students receive comprehensive training through hands-on experience with eight (8) nail stations, eight (8) pedicure stations, a separate room for theory and a dedicated classroom for practical sessions. The applicant has provided a possible floor plan layout attached as Exhibit "C".

The applicant anticipates the need for fifteen (15) parking spaces per shift to accommodate both students and staff. The students may serve a maximum of five (5) customers per morning shift and evening shift. Classes will be held in the mornings from 9:30 a.m. to 1:30 p.m. and in the evenings from 5:30 p.m. to 9:30 p.m. In between these class sessions, some students may be in attendance to make up missed class time as needed. There are no proposed modifications to the exterior of the building.

As part of the request, a minimum parking requirement will be established for the proposed use since the City's Parking Regulations do not provide a specific parking ratio for a nail technician school. Based on the expected number of students, staff, and customers in the facility at a given time, a minimum of twenty (20) parking spaces shall be provided.

Correspondence: Staff has received correspondence from the representative of the property owner to the west. They have stated their concern is that parking from the nail technician school may encroach upon their property since there is no physical delineation between the parking lot areas on their property and the subject property. The representative also spoke at the October 5, 2023, CPC meeting.

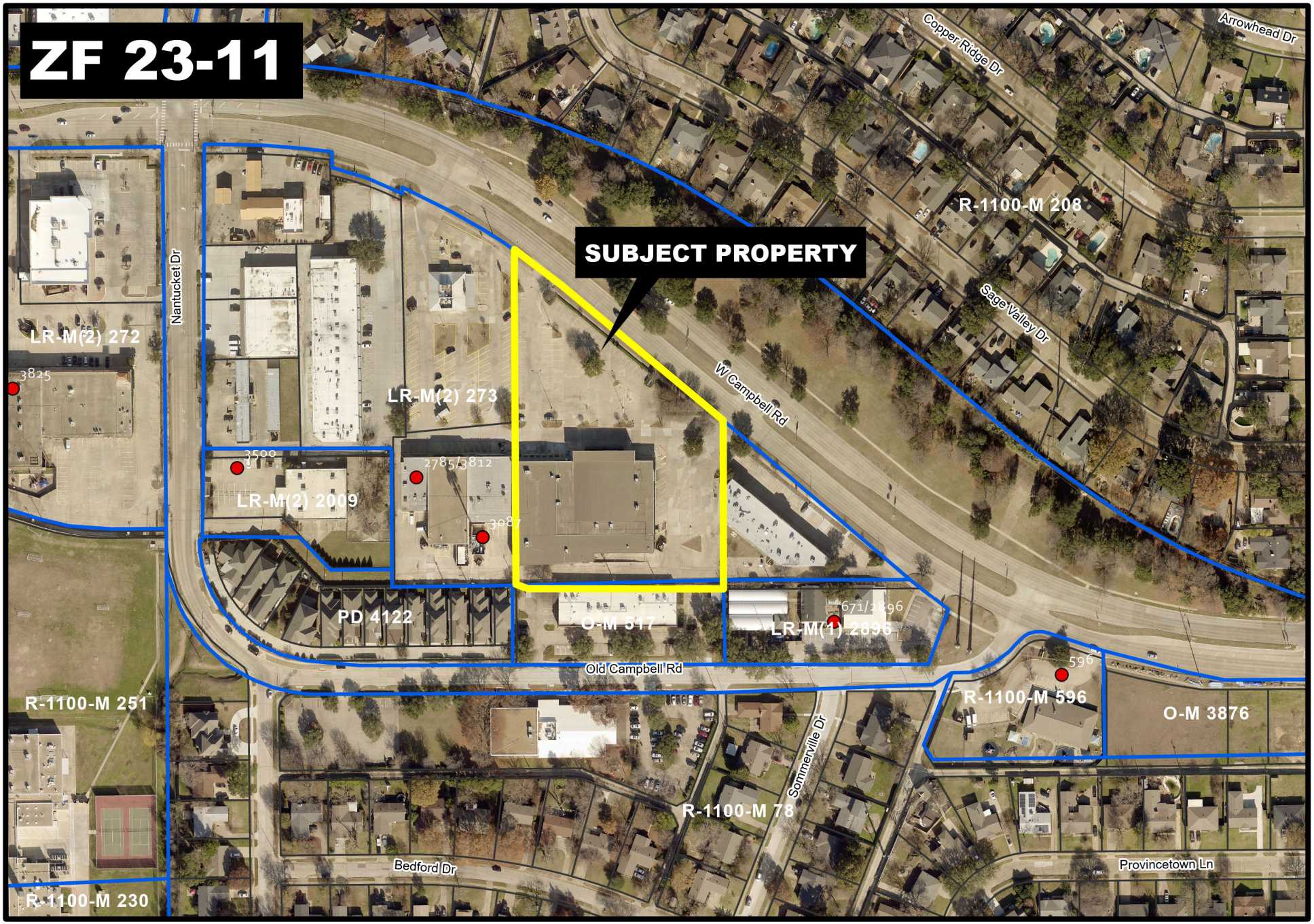
Motion: On October 5, 2023, the City Plan Commission recommended approval of the applicant's request by a vote of 5-0 subject to the following conditions:

1. A Special Permit shall be granted to allow a nail technician school and shall be limited to the lease space as shown on the Concept Plan attached hereto as Exhibit "B" and made a part thereof.

2. No other person, company, business, or legal entity may operate a nail technician school on the Property other than Boss Nail Academy. The Special Permit granted pursuant to this Ordinance automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

3. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

4. A minimum of twenty (20) parking spaces shall be provided on the Property for the nail technician school use.

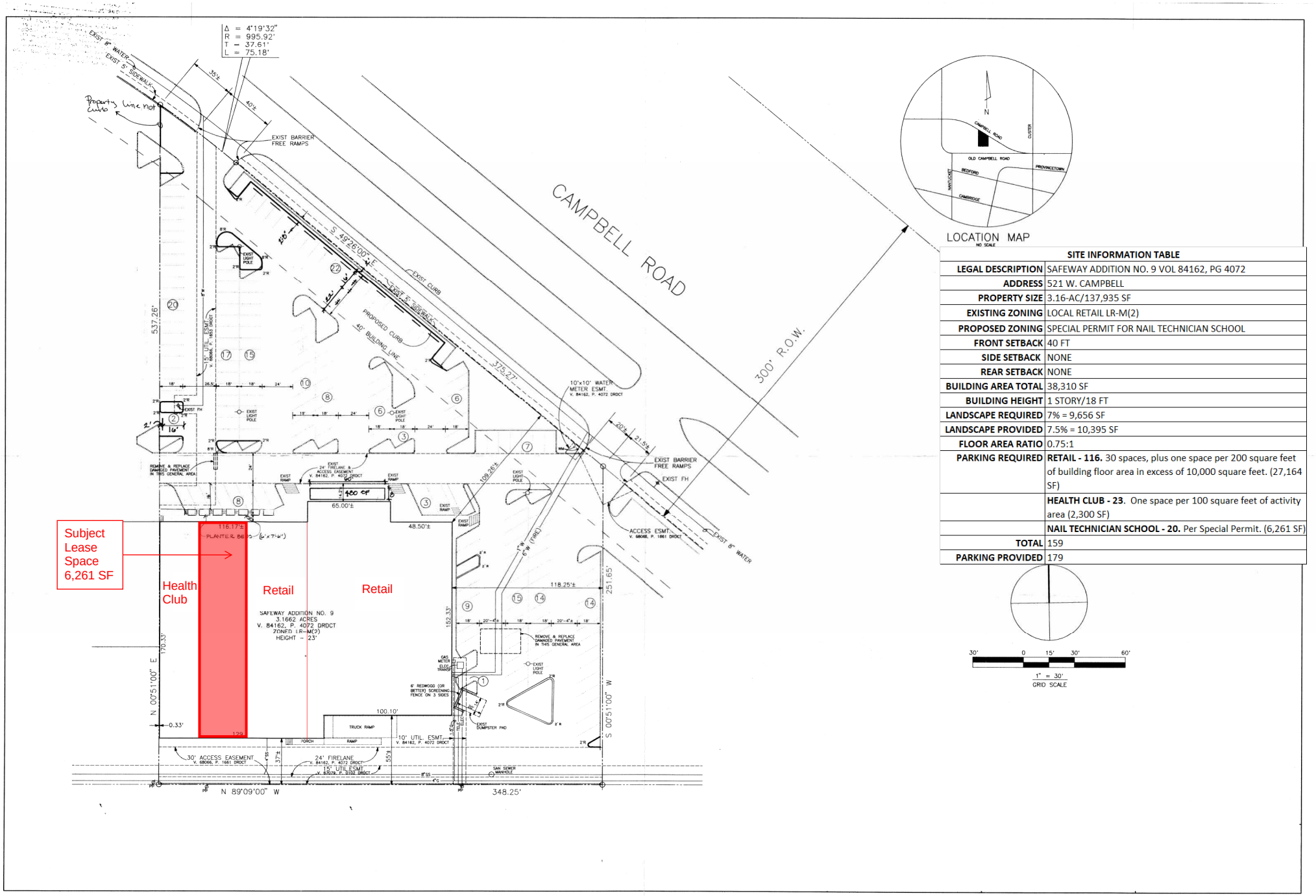


ZF 23-11 Aerial & Zoning Map
Special Permit - Boss Nail Academy
521 W. Campbell Road

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N W E S

RICHARDSON TEXAS



SITE INFORMATION TABLE	
LEGAL DESCRIPTION	SAFEWAY ADDITION NO. 9 VOL 84162, PG 4072
ADDRESS	521 W. CAMPBELL
PROPERTY SIZE	3.16-AC/137,935 SF
EXISTING ZONING	LOCAL RETAIL LR-M(2)
PROPOSED ZONING	SPECIAL PERMIT FOR NAIL TECHNICIAN SCHOOL
FRONT SETBACK	40 FT
SIDE SETBACK	NONE
REAR SETBACK	NONE
BUILDING AREA TOTAL	38,310 SF
BUILDING HEIGHT	1 STORY/18 FT
LANDSCAPE REQUIRED	7% = 9,656 SF
LANDSCAPE PROVIDED	7.5% = 10,395 SF
FLOOR AREA RATIO	0.75:1
PARKING REQUIRED	**RETAIL - 116.** 30 spaces, plus one space per 200 square feet of building floor area in excess of 10,000 square feet. (27,164 SF)
	HEALTH CLUB - 23. One space per 100 square feet of activity area (2,300 SF)
	NAIL TECHNICIAN SCHOOL - 20. Per Special Permit. (6,261 SF)
TOTAL	159
PARKING PROVIDED	179

EXHIBIT B

ZF 23-11 FLOOR PLAN

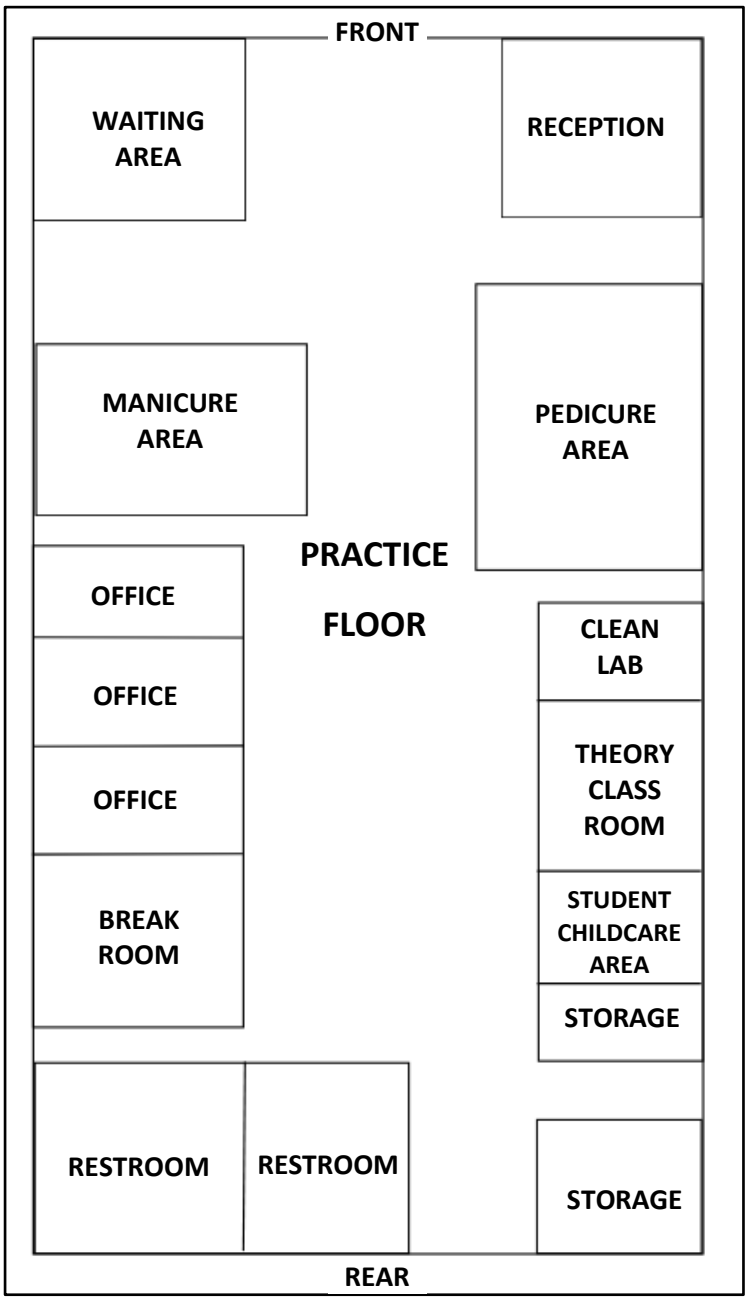


EXHIBIT C

BOSS NAIL
—ACADEMY—

Dear City of Richardson, I hope this letter finds you well. I am writing to formally request a special use permit for Boss Nail Academy, an esteemed establishment founded by Hanan Ibrahim and led by Hanan as the Founder and CEO, along with Betsy Juarez as the Director of Education and Managing Party. Our academy is dedicated to providing exceptional education and training in the field of nail care and artistry. As the CEO of Boss Nail Academy, Hanan Ibrahim strongly believes in the importance of professional education and skill development in the beauty industry. Our academy aims to empower individuals by equipping them with the necessary tools and knowledge to excel in the nail care sector.

We aspire to create a nurturing and inclusive learning environment where aspiring nail technicians can receive comprehensive training and gain hands-on experience. Boss Nail Academy is committed to empowering individuals through comprehensive training and hands-on experience. With 8 pedicure stations, 8 nail stations, a separate room for theory, and a dedicated classroom for practical sessions, we have created a cutting-edge facility that meets the needs of aspiring nail technicians. Securing a special use permit for Boss Nail Academy is crucial for us to fulfill our mission of fostering excellence in the field of nail care. With this permit, we can ensure that our academy meets all necessary regulations and standards set by the city. It will also enable us to operate in a safe and compliant manner, guaranteeing the well-being of our students, staff, and clients. Students including staff, we will need 15 parking spaces per shift the max.There is morning class from 9:30am-1:30pm & evening class from 5:30pm-9:30pm. In between those hours there are students making up time, the expected amount of people in the building between 1:30-5:30 is about 10-12 people.

Under the expert guidance of Betsy Juarez, our esteemed Director of Education and Managing Party, Boss Nail Academy is poised to become a catalyst for excellence in the beauty industry. Betsy brings a wealth of experience and a passion for education, ensuring that our students receive the highest quality training and mentorship. We have carefully chosen our location, considering its accessibility and convenience for our target audience. The premises at 521 W Campbell Rd Suite 200, Richardson, TX 75080, have been thoughtfully designed to provide a conducive learning environment, equipped with state-of-the-art facilities and equipment necessary for practical training. We have taken all necessary measures to minimize any potential impact on the surrounding community and have obtained the required approvals from relevant authorities. By granting us the special use permit, you would not only support the growth of Boss Nail Academy but also contribute to the development of skilled professionals in the beauty industry within our city.

This will ultimately lead to job creation, economic growth, and improved service quality in the local nail care sector. We assure you that Boss Nail Academy will operate with the utmost professionalism, abiding by all regulations and guidelines set by the city. We are committed to maintaining the highest standards of education, fostering creativity, and promoting a culture of excellence and integrity in the nail care profession. Thank you for considering our request for a special use permit for Boss Nail Academy. We are eagerly looking forward to the opportunity to contribute to the community and make a positive impact on the lives of aspiring nail technicians.

Please do not hesitate to contact me at (626) 227-5974 if you require any further information or if there are any additional steps we need to take to move this process forward. I am more than willing to meet in person or provide any necessary documentation for your review.

Thank you for your time and consideration.
Sincerely,

Hanan Ibrahim
Founder and CEO, Boss Nail Academy

SITE PHOTO – ZF 23-11



Notice of Public Hearing
City Plan Commission

An application has been received by the City of Richardson for a:

Special Permit

File No.:	**ZF 23-11**
Applicant:	Hanan Ibrahim
Location:	(See map on reverse side)
Request:	**ZF 23-11 Special Permit – Boss Nail Academy:** Consider and act on a request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive. Owner: Genesis Sanchez, representing Prosperity Assets, Ltd c/o TY Commercial Group. Staff: Derica Peters

The City Plan Commission will consider this request at a public hearing on:

THURSDAY, OCTOBER 5, 2023
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed the request.

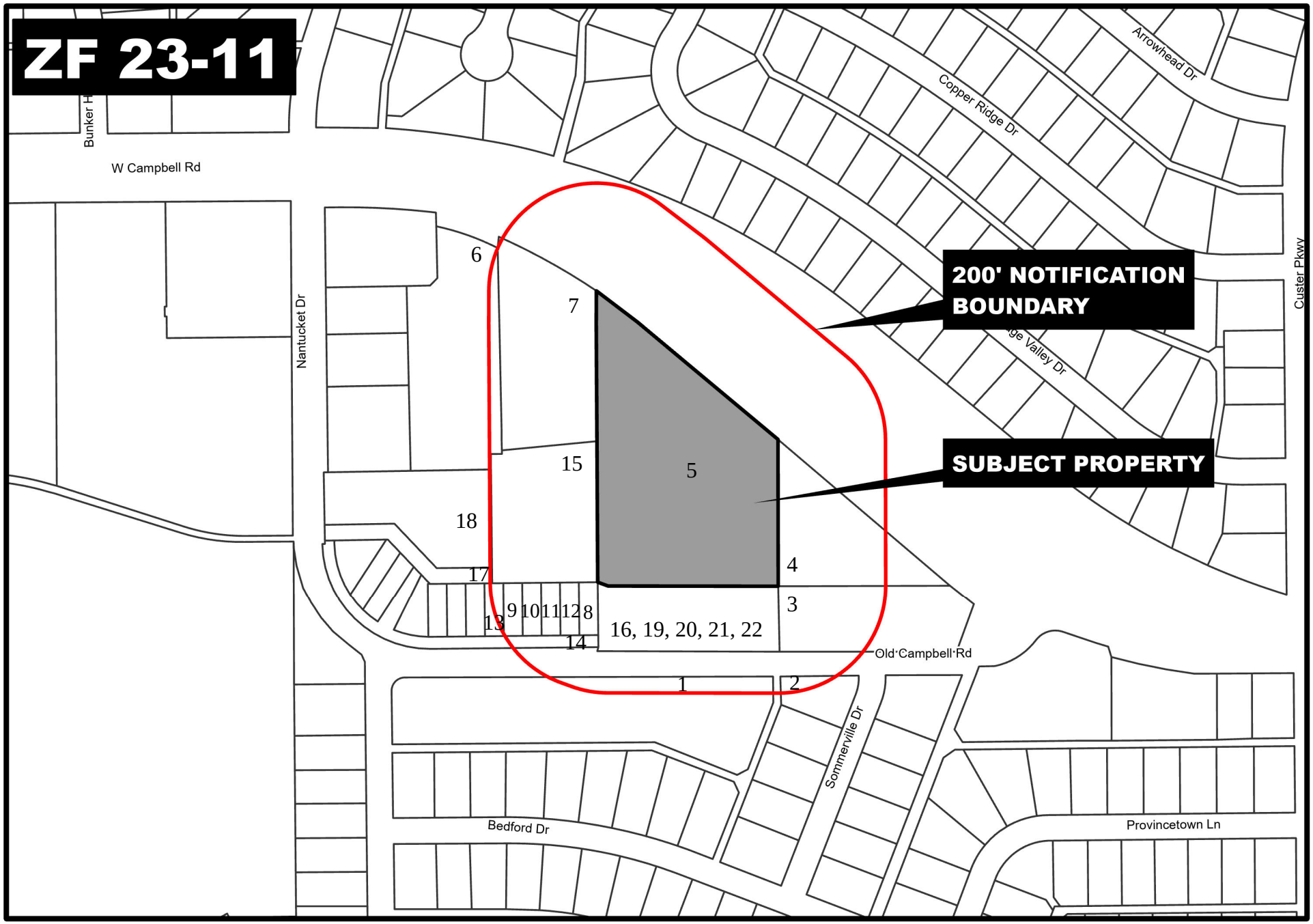
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: http://www.cor.net/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 23-11.

Date Posted and Mailed: September 22, 2023



ZF 23-11 Notification Map
Special Permit - Boss Nail Academy
521 W. Campbell Road

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N W E S

RICHARDSON TEXAS

1. FAITH UNITED METHODIST CHURCH
615 OLD CAMPBELL RD
RICHARDSON, TX 750803338

2. DEWELL DAVID J
1911 SOMERVILLE DR
RICHARDSON, TX 75080

3. DAYCHA CAMPBELL LLC
5806 W LOVERS LN
DALLAS, TX 75225

4. CAMPBELL SQUARE LTD
PO BOX 116223
CARROLLTON, TX 75011

5. PROSPERITY ASSETS LTD
% TY EQUITY GROUP INC
5930 LBJ FWY STE 400
DALLAS, TX 75240

6. CAMPBELL PLAZA LTD
7005 CHASE OAKS BLVD STE 200
PLANO, TX 75025

7. WARD LARRY J
PO BOX 833009
RICHARDSON, TX 75083

8. BAKER WALTER & DONNA
622 OLD CAMPBELL RD
RICHARDSON, TX 750803337

9. FRAKER JAMES PATRICK &
LYNN MARIE
638 OLD CAMPBELL RD
RICHARDSON, TX 75080

10. SUN DANIEL & KIMLY NGUYEN
634 OLD CAMPBELL RD
RICHARDSON, TX 75080

11. ELLIS CRYSTAL &
GRANT JAQUANNA
630 OLD CAMPBELL RD
RICHARDSON, TX 75080

12. RAMIREZ JOSEPH M &
MONICA FRUGIA
626 OLD CAMPBELL RD
RICHARDSON, TX 75080

13. KEE SUSAN R &
RAUSCH JUSTIN T
642 OLD CAMPBELL RD
RICHARDSON, TX 75080

14. HPGC VENTURES LLC
STE 3-400
701 N CENTRAL EXPRESSWAY
RICHARDSON, TX 75080

15. WARD PROPERTIES CAMPBELL LL
PO BOX 833009
RICHARDSON, TX 75083

16. MIAWRCPP TRUST
610 OLD CAMPBELL RD STE 108A
RICHARDSON, TEXAS 750803379

17. GRIFFITH BALIE J & BEVERLY D
1206 W 6TH ST
AUSTIN, TX 78703

18. GRIFFITH BALIE & BEVERLY
1206 W 6TH ST
AUSTIN, TX 78703

19. JOHNSON FAMILY REAL ESTATE LLC
610 OLD CAMPBELL RD STE 112
RICHARDSON, TEXAS 750803379

20. KIEU LEO
1818 WARWICK ST
GARLAND, TEXAS 750440000

21. ACCUPUNCTURE & SPORT INJURY
CLINIC LLC
610 OLD CAMPBELL RD STE 100
RICHARDSON, TEXAS 750803379

22. CHIH MIN & HWEI HWA VAJRA
MASTERS FOUNDATION
610 OLD CAMPBELL RD STE 104
RICHARDSON, TEXAS 750803379

HANAN IBRAHIM
BOSS NAIL ACADEMY
521 W CAMPBELL RD STE 200
RICHARDSON, TX 75080

GENESIS SANCHEZ
PROSPERTY ASSESTS LTD
TY COMMERCIAL GROUP
5930 LBJ FREEWAY SUITE 400
DALLAS, TX 75240

ZF 23-11 BOSS NAIL ACADEMY

RESOLUTION NO. 23-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ADOPTING THE CITY OF RICHARDSON CITY COUNCIL STATEMENT OF GOALS, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Statement of Goals represents the City Council's vision, goals and strategies for the City of Richardson, Texas, and identifies a foundation of principles upon which the community will continue to prosper; and

WHEREAS, the City Council desires to adopt the City Council Statement of Goals set forth in Exhibit "A";

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

SECTION 1. That the City Council of the City of Richardson, Texas, adopts the City Council Statement of Goals, attached hereto as Exhibit "A".

SECTION 2. 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 3. 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 23rd day of October 2023

CITY OF RICHARDSON, TEXAS

_____

Mayor

ATTEST:

_____

City Secretary

RESOLUTION NO. 23-29
EXHIBIT "A"

Statement of Goals

Role of Council

The role of the Council is to be responsible, ethical, transparent, and resourceful advocates of the City. We communicate with, seek input from, and provide a voice for residents and all stakeholders. We set policies and develop strategies that will ensure transparency and enable us to achieve our vision.

The Council supports city staff by providing the resources, direction, and guidance that enables the City Manager to implement the operational and tactical aspects of our vision, goals, and strategies.

Rules of Engagement

The Council will work to achieve a result that is in the best interest of our residents and all stakeholders. We will strive to keep our discussions relevant and productive and will be supportive of all Council decisions. While executing our duties, the Council will interact with each other, staff, and stakeholders:

- Respectfully
  - We are willing to listen to and recognize the potential value of differing ideas and opinions in a non-partisan manner
- Professionally
  - We are punctual, focused, present, and prepared. We are fair, impartial, and unbiased when voting on actions
- Efficiently
  - We value city resources and the time of others, and we will work to limit interruptions and distractions

We agree to use these rules to hold each other accountable

Vision Statement

Richardson is recognized and studied for being a well-run, professionally-managed, forward-looking city, and for our ability to create a clean, safe, vibrant, diverse and inclusive community in which residents and all stakeholders enjoy high-quality amenities, arts, and entertainment.

Residents and visitors value our accessibility, the quality and variety of our city services, recreational opportunities, green spaces, housing, educational opportunities, retail choices, and transportation options.

We have a thriving, diverse business community whose success is supported by a superior infrastructure, access to a talented, well-educated, and engaged workforce, a business-friendly environment, and easy access to the North Texas region.

Balanced Scorecard Goals

- To effectively, efficiently, and transparently manage city resources while maintaining and enhancing city services

- To have residents and all stakeholders choose Richardson as the best place to locate, contribute, and engage
- To have clear, effective, efficient, continuously improved, and consistently applied processes and policies that make it easy for residents, employees, and all stakeholders to interact with the City
- To have well-trained, engaged, and innovative employees who deliver an exceptional customer experience while working in a safe, inclusive, and equitable environment

New Key Strategies

- Attract, develop, and retain high-quality, innovative employees
- Document and continuously improve business processes
- Improve access, usability, and user experience with policies, processes, and procedures
- Promote an innovative approach to business processes
- Ensure systems are safe and secure
- Continue to explore unique opportunities to attract and retain residents and all stakeholders
- Promote economic development that benefits the whole city
- Promote avenues for public engagement and input
- Work to maintain a balance between responsible neighborhood integrity and the regulatory environment
- Leverage our regional leadership position to positively impact county, state and federal issues
- Maintain a strong fund balance and bond rating
- Value, protect, and create a positive return on city, resident, and other stakeholder investments in the City
- Leverage county, state, and federal opportunities

RICHARDSON®
TEXAS

MEMO

DATE: **October 2, 2023**

TO: **Anita Cothran – Director of Finance**

FROM: **Ally Dobbins – Purchasing Manager** AD

SUBJECT: **Award of Bid #97-23 Event Parking & Garage Management Services Contract for the Eisemann Center to Lanier Parking Solutions in the amount of $661,584.92 for the initial contract period plus optional renewal periods**

Proposed Date of Award: October 9, 2023

I concur with the recommendation of Ally Haynes-Hamblen – Eisemann Center Managing Director, and request permission to issue a contract for event parking & garage management services for the Eisemann Center to Lanier Parking Solutions in the amount of $661,584.92 for the initial contract period plus optional renewal periods, as outlined in the bid tabulation.

The award of this contract was based on best value criteria as provided in Texas Local Government Code Section 252.043. Bids were evaluated on the following criteria specified in the solicitation:

1. Experience and qualifications of the bidder, the bidder's ability to provide the goods and services outlined in this bid, and responses provided in the questionnaire – (50%)
2. Pricing – (30%)
3. Reputation of the bidder and of the bidder's goods or services – (20%)

Six (6) bids were received and Lanier Parking Solutions was the highest ranked firm based on the criteria listed above. While they were not the lowest in price, they have demonstrated their ability to provide the goods and services specified in the bid and staff received very positive feedback from the references provided.

The term of the contract is for one (1) year commencing on November 1, 2023 with options to renew for up to four (4) additional one-year periods, if exercised and mutually agreed upon by both parties.

City staff estimates expenditures for the initial term to be $661,584.92. Funding is provided from Hotel/Motel Tax Fund.

The bid was advertised in *The Dallas Morning News* on July 13 & 20, 2023 and posted on Periscope. A total of 3,118 electronic solicitations were distributed and thirty-five (35) vendors viewed the bid. A pre-bid conference was held on July 25, 2023 and six (6) bids were received.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

Charles W. EISEMANN CENTER
For Performing Arts and Corporate Presentations

MEMO

DATE: September 15, 2023

TO: Ally Dobbins
Purchasing Manager

FROM: Ally Haynes-Hamblen
Executive Director, Eisemann Center

SUBJ: RECOMMENDATION TO AWARD PARKING SERVICES MANAGEMENT CONTRACT

A total of six (6) bids were received for the Annual Contract for Eisemann Center Parking Garage Management Services, Bid #97-23. Bids were received from the following companies:

ABM Parking Services
Ace Parking Management
Lanier Parking Solutions
LAZ Parking Texas
Parking Company of America, Dallas
SP Plus Corporation

The Evaluation Committee, consisting of Virgil Justice, Audrey Greaves, Pam Polsky and myself, met on August 29, 2023, to review the bids. The Committee recommends that the contract be issued to Lanier Parking Solutions as they provide the best overall value for the City of Richardson.

This recommendation was made based on the cumulative grading that included experience and qualifications, ability to provide the services outlined in the bid specifications, references and pricing. Lanier Parking Solutions met all the requirements and received the highest overall grade. Additionally, they presented the most comprehensive service package with an ability to expand or reduce services as needed to meet the city's business and event parking needs. Lanier Parking is able to provide staffed 24/7 parking service if needed and can provide year-round maintenance services under the scope of their agreement, if requested. Their references are very strong and as our current provider, they understand our needs better than the other bidders and can ensure uninterrupted service with a smooth transition to the new contract. Tabulation of bid pricing is reflected on the next page.

I respectfully request Council consideration to award the Annual Contract for Eisemann Center Parking Garage Management Services to Lanier Parking Solutions. Funding for the first year of the contract in the amount of $500,000 will be supported in the Parking Garage account line #1510-09-28-750-000-553399, as well as additional funding sources, to ensure consistent, uninterrupted service. With Council's approval, the initial term will begin on November 1, 2023, and go through October 31, 2024. This annual contract shall have the option to renew for four (4) additional one (1) year periods.

If you have any questions, please feel free to contact me.

Cc: Virgil Justice, Pam Polsky, Audrey Greaves, Henrietta Spaulding

Bid Number: 97-23
Date Opened: 8/09/2023

ARC Eisemann Center Event Parking Garage Management Services
BEST VALUE

Vendor Name: Parking Company of America, Dallas				
	Maintenance/Supplies	Staffing/Taxes/Benefits	Management Fee	TOTAL
2023-2024	$60,254.00	$311,850.00	$96,000.00	$468,104.00
2024-2025	$53,368.66	$314,429.85	$99,000.00	$466,798.51
2025-2026	$50,485.04	$317,048.40	$102,150.00	$469,683.44
2026-2027	$53,625.17	$329,101.22	$105,458.00	$488,184.39
2027-2028	$50,745.06	$331,798.92	$108,930.00	$491,473.98
TOTAL	$268,477.93	$1,604,228.39	$511,538.00	**$2,384,244.32**

Vendor Name: SP Plus Corporation				
	Maintenance/Supplies	Staffing/Taxes/Benefits	Management Fee	TOTAL
2023-2024	$ 43,903	$ 365,886	$ 135,464	$ 545,253
2024-2025	$ 45,758	$ 376,955	$ 139,648	$ 562,361
2025-2026	$ 47,700	$ 388,231	$ 143,956	$ 579,887
2026-2027	$ 49,735	$ 411,487	$ 148,411	$ 609,633
2027-2028	$ 51,863	$ 423,815	$ 152,998	$ 628,676
TOTAL	$ 238,959	$ 1,966,374	$ 720,477	**$ 2,925,810**

Vendor Name: Ace Parking Management				
	Maintenance/Supplies	Staffing/Taxes/Benefits	Management Fee	TOTAL
2023-2024	$ 56,648	$ 428,190	$ 134,740	$ 619,578
2024-2025	$ 56,648	$ 429,863	$ 134,740	$ 621,251
2025-2026	$ 58,077	$ 444,928	$ 136,668	$ 639,673
2026-2027	$ 59,575	$ 466,403	$ 138,635	$ 664,613
2027-2028	$ 61,140	$ 489,768	$ 140,640	$ 691,548
TOTAL	$ 292,088	$ 2,259,152	$ 685,423	**$ 3,236,663**

Vendor Name: Lanier Parking				
	Maintenance/Supplies	Staffing/Taxes/Benefits	Management Fee	TOTAL
2023-2024	**$62,233.95**	**$463,178.97**	**$136,172.00**	**$661,584.92**
2024-2025	**$57,920.97**	**$477,074.34**	**$140,257.16**	**$675,252.47**
2025-2026	**$66,018.60**	**$491,386.58**	**$144,464.87**	**$701,870.05**
2026-2027	**$61,448.35**	**$519,983.94**	**$148,798.83**	**$730,231.12**
2027-2028	**$70,033.41**	**$535,583.47**	**$153,262.78**	**$758,879.66**
TOTAL	**$317,655.28**	**$2,487,207.30**	**$722,955.64**	**$3,527,818.22**

Vendor Name: LAZ Parking Texas				
	Maintenance/Supplies	Staffing/Taxes/Benefits	Management Fee	TOTAL
2023-2024	$83,709.88	$492,025.07	$144,107.84	$719,842.79
2024-2025	$84,510.43	$506,241.50	$147,809.64	$738,561.57
2025-2026	$86,134.91	$520,926.26	$151,654.36	$758,715.53
2026-2027	$87,790.90	$554,353.13	$155,648.90	$797,792.93
2027-2028	$89,479.00	$570,565.41	$159,800.60	$819,845.01
TOTAL	$431,625.12	$2,644,111.37	$759,021.34	**$3,834,757.83**

Vendor Name: ABM Parking Services				
	Maintenance/Supplies	Staffing/Taxes/Benefits	Management Fee	TOTAL
2023-2024	$ 203,099	$ 414,634	$ 116,000	$ 733,733
2024-2025	$ 204,523	$ 422,916	$ 125,730	$ 753,169
2025-2026	$ 207,414	$ 431,193	$ 129,741	$ 768,348
2026-2027	$ 210,040	$ 454,314	$ 134,237	$ 798,591
2027-2028	$ 210,286	$ 463,858	$ 138,420	$ 812,564
TOTAL	$ 1,035,362	$ 2,186,915	$ 644,128	**$ 3,866,405**

NOTE:
This contract will be awarded pursuant to unit prices which allows the City of Richardson to purchase the above listed services as the requirements and needs of the city arise on an annual basis. The city is not obligated to pay for a minimum or maximum of any of the above listed services.

RICHARDSON®
TEXAS

MEMO

DATE: October 2, 2023

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager AD JB6

SUBJECT: **Award of Bid #14-24 for the Cooperative Purchase of Eleven (11) Chevrolet Tahoes for Police Department to Reliable Chevrolet in the total amount of $554,499 through The Interlocal Purchasing System ("TIPS") Contract #230404**

Proposed Date of Award: October 16, 2023

I concur with the recommendation of Ernie Ramos – Fleet and Materials Manager and Gary Tittle – Chief of Police, and request permission to issue a purchase order for eleven (11) Chevrolet Tahoes for Police Department to Reliable Chevrolet at a unit price of $50,409 and in the total amount of $554,499, as provided in the attached quote.

The above referenced vehicles have been competitively bid through TIPS Contract #230404. The City of Richardson participates in the TIPS program through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Section 791.025 and Texas Local Government Code Section 271.102.

Funding is provided from the Equipment Replacement Fund.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON
TEXAS

DATE: October 13, 2023

TO: Ally Dobbins, Purchasing Manager

THROUGH: Gary Tittle, Police Chief

FROM: Ernie Ramos, Fleet & Materials Manager E.R

RE: Capital Equipment Purchase, Chevrolet Tahoe's via TIPS Contract # 230404, Contract expires 06/30/2026

NOB
Fin
FLT

For FY-2024, we have been approved to purchase 11 units replacing units currently in the fleet. I have reviewed the TIPS contract referenced above and received a quote from Reliable Chevrolet for Eleven (11) 2024 Chevrolet Tahoe's, $50,409 each, quote totals $554,499 for all 11-units. Funding has been approved and established in the capital replacement fund. Estimated delivery date to be determined after Po is issued for this purchase.

Attachment/s: Reliable Chevrolet Quote (1-page)

CC: Brian Meli, Traffic Sergeant
Jamie Gerhart, Patrol Captain
Michael Bussiere, Assistant Chief-Operations

: ER

TIPS	PRICING WORKSHEET For MOTOR VEHICLES Only	CONTRACT # 230404	Date Prepared:	10/12/2023

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be emailed to Reliable Chevrolet @ dadams@reliablechevrolet.com or faxed to 972-952-8172. Therefore please type or print legibly.

Buying Agency:	CITY OF RICHARDSON	Contractor:	RELIABLE CHEVROLET
Contact Person:		Prepared By:	DOUG ADAMS
Phone:		Phone:	972-952-1561
Fax:	FAN # 803357 - BID ASSISTANCE APPLIED	Fax:	972-952-8172
Email:		Email:	dadams@reliablechevrolet.com
Spec #:		Description:	2024 CC10706 9C1

A. Product Item Base Unit Price: 50409

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
9C1 POLICE PACKAGE	INCL	6C7 RED / WHITE DOME LAMP	INCL
AMF EXTRA REMOTES	INCL	7X3 LH SPOT	INCL
V76 TOW HOOKS	INCL	5J1 KEYLESS REMOTE PANIC BUTTON DISABLED	INCL
VK3 FRONT LICENSE PLATE BRACKET	INCL	6N6 INSIDE REAR DOOR LOCKS DISABLED	INCL
CLOTH OR VINYL REAR SEAT - YOU CHOOSE	INCL	6E2 KEYED ALIKE	INCL
BTV REMOTE START	INCL	6N5 REAR WINDOW SWITCHES DISABLED	INCL
DRZ REAR CAMERA MIRROR	INCL	UN9 RADIO SUPPRESSION PKG	INCL
VPV SHIP THROUGH KERR INDUSTRIES	INCL	UTQ CONTENT THEFT ALARM DISABLED	INCL
6J3 GRILLE LAMP WIRING	INCL	9G8 DAYTIME RUNNING LAMPS DISABLED	INCL
6J4 HORN AND SIREN CIRCUIT WIRING	INCL		
6J7 FLASHER SYSTEM	INCL	Subtotal From Additional Sheet(s):	
5J0 FRONT PARK DISABLE CALIBRATION	INCL	Subtotal B:	0

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
NO DEALER ADDS OR UPFITS ON THIS QUOTE			
		Subtotal From Additional Sheet(s):	
		Subtotal C:	0

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B). **For this transaction the percentage is:** 0%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	11	X Subtotal of A + B + C:	50409	=	Subtotal D:	554499

E. TIPS Order Processing Charge (Amount Per Current Policy) Subtotal E:

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
SOLD TO GOVERNMENT ENTITY		DELIVERY TO RICHARDSON (OPTIONAL)	
NO TAXES, CHARGE 5 TAG AND 7 INSPECT			
EXTERIOR COLOR --- WHITE		Subtotal F:	0

Delivery Date:	TBD	G. Total Purchase Price (D+E+F):	554499

E. Ramos

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TEXAS

MEMO

DATE: October 16, 2023

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager AD TDG

SUBJECT: **Award of Bid #15-24 for the Cooperative Purchase of Two (2) Chevrolet Silverado SSV Pickup Trucks for Police Department to Reliable Chevrolet in the total amount of $81,204.88 through Sheriff's Association of Texas Contract #22-03-1008R**

Proposed Date of Award: October 23, 2023

I concur with the recommendation of Ernie Ramos – Fleet and Materials Manager and Gary Tittle – Chief of Police, and request permission to issue a purchase order for two (2) Chevrolet Silverado SSV Pickup Trucks for Police Department to Reliable Chevrolet at a unit price of $39,854.44 and $41,350.44 and in the total amount of $81,204.88, as provided in the attached quote.

The above referenced vehicles have been competitively bid through Sheriffs' Association of Texas Contract #22-03-1008R. All local government agencies in the State of Texas can participate in the Sheriffs' Association of Texas Vehicle Procurement Program.

Funding is provided from the Equipment Replacement Fund.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON
TEXAS

DATE: October 13, 2023

TO: Ally Dobbins, Purchasing Manager

THROUGH: Gary Tittle, Police Chief

FROM: Ernie Ramos, Fleet & Materials Manager

RE: Capital Equipment Purchase, Chevrolet Silverado SSV Pickup via Sheriff's Association Contract # 22-03-1008R, Contract expires 10/31/2023

For FY-2024, we have been approved to purchase Two (2) Chevrolet Silverado SSV Pickups for units replacing units currently in the fleet. I have reviewed the contract referenced above and received a quote from Reliable Chevrolet for Two (2) 2023 Chevrolet Silverado's for $39,854.44 and $41,350.44 for each quote. These trucks are on the lot and available to purchase from Reliable' s inventory. Funding has been approved and established in the capital replacement fund. Estimated delivery date will be immediately after PO is issued.

Attachment/s: Reliable Chevrolet Quotes (2-pages)

CC: Brian Meli, Traffic Sergeant
Jamie Gerhart, Patrol Captain
Michael Bussiere, Assistant Chief-Operations

: ER

SHERIFFS ASSOCIATION	CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only	Contract No.:	22-03-1008R	Date Prepared:	10/12/2023

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be emailed to Reliable Chevrolet @ dadams@reliablechevrolet.com or faxed to 972-952-8172. Therefore please type or print legibly.

Buying Agency:	CITY OF RICHARDSON	Contractor:	RELIABLE CHEVROLET
Contact Person:		Prepared By:	DOUG ADAMS
Phone:		Phone:	972-952-1561
Fax:		Fax:	972-952-8172
Email:		Email:	dadams@reliablechevrolet.com

Spec #:	106	Description:	2023 CHEVROLET SILVERADO 1500 WT CREW CAB SSV SWB 2WHDR (CC10543)

A. Product Item Base Unit Price Per SAT Contract: LONGHORN DISTRICT — 32941.44

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		RCV - 18" ALUMINUM WHEELS	592
ADD FOR 4 WHEEL DRIVE	3300	R30 - LT275/65R 18 "C" ALL TERRAIN	450
AKO - DEEP TINT GLASS	182	U2K - SIRIUS XM (SUBSCRIPTION REQ'D)	91
		UF2 - LED CARGO BOX LIGHTING	114
CGN - SPRAY IN BEDLINER	496	UE1 - ONSTAR	432
JL1 - INTEGRATED BRAKE CONTROLLER	250	Z71 - OFF ROAD SUSPENSION PKG	860
		ZLQ - FLEET CONV PKG	337
AMF - REMOTE KEYLESS EXTRA FOBS	68	VK3 - FRONT LICENSE PLATE BRACKET	INCL
A2X - POWER SEAT	264	Z82 - TRAILER PKG	359
B1J - REAR WHEELHOUSE LINERS	127	QT5 - EZ LIFT TAILGATE	137
		Subtotal From Additional Sheet(s):	
		Subtotal B:	8059

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	
ALL 5W4 STANDARD FEATURES INCL	INCL	Subtotal C:	0

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B)	For this transaction the percentage is:	0%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	41000.44	=	Subtotal D:	41000.44

E. SAT Order Processing Charge (Amount Per Current Policy)	Subtotal E:	$350

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
		DELIVERY	INCL
JET BLACK CLOTH SEATS			
EXTERIOR COLOR - white		Subtotal F:	0

Delivery Date:	TBD	G. Total Purchase Price (D+E+F):	41350.44

CR.

SHERIFFS ASSOCIATION	CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only	Contract No.:	22-03-1008R	Date Prepared:	10/12/2023

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be emailed to Reliable Chevrolet @ dadams@reliablechevrolet.com or faxed to 972-952-8172. Therefore please type or print legibly.

Buying Agency:	CITY OF RICHARDSON	Contractor:	RELIABLE CHEVROLET
Contact Person:		Prepared By:	DOUG ADAMS
Phone:		Phone:	972-952-1561
Fax:		Fax:	972-952-8172
Email:		Email:	dadams@reliablechevrolet.com

Spec #:	106	Description:	2023 CHEVROLET SILVERADO 1500 WT CREW CAB SSV SWB 2WHDR (CC10543)

A. Product Item Base Unit Price Per SAT Contract: LONGHORN DISTRICT — 32941.44

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		RCV - 18" ALUMINUM WHEELS	592
ADD FOR 4 WHEEL DRIVE	3300	R30 - LT275/65R 18 "C" ALL TERRAIN	450
AKO - DEEP TINT GLASS	182		
		UF2 - LED CARGO BOX LIGHTING	114
JL1 - INTEGRATED BRAKE CONTROLLER	250	Z71 - OFF ROAD SUSPENSION PKG	860
		ZLQ - FLEET CONV PKG	337
AMF - REMOTE KEYLESS EXTRA FOBS	68	VK3 - FRONT LICENSE PLATE BRACKET	INCL
A2X - POWER SEAT	264	Z82 - TRAILER PKG	359
		QT5 - EZ LIFT TAILGATE	137
		Subtotal From Additional Sheet(s):	
		Subtotal B:	6913

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	
ALL 5W4 STANDARD FEATURES INCL	INCL	Subtotal C:	0

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	0%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	39854.44	=	Subtotal D:	39854.44

E. SAT Order Processing Charge (Amount Per Current Policy) — Subtotal E:

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
		DELIVERY	INCL
JET BLACK CLOTH SEATS			
EXTERIOR COLOR - white		Subtotal F:	0

Delivery Date:	TBD	G. Total Purchase Price (D+E+F):	39854.44

E.R.

RICHARDSON®
TEXAS

MEMO

DATE: October 16, 2023

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager AD JBG

SUBJECT: **Award of Bid #16-24 for the Cooperative Purchase of Seven (7) Vehicles for Various City Departments to Rush Truck Centers of Texas, LP in the total amount of $381,736.92 through The Local Government Purchasing Cooperative ("BuyBoard") Contract #601-19**

Proposed Date of Award: October 23, 2023

I concur with the recommendation of Ernie Ramos – Fleet and Materials Manager with concurrence from Eric Robison – Director of Public Services, Yvonne Falgout – Director of Parks & Recreation, and Jennifer Davidson – Director of Library Services, and request permission to issue a purchase order for seven (7) vehicles with configurations shown in the attached quotes for Public Services, Parks Maintenance, Aquatics, and Library Services to Rush Truck Centers of Texas in the amount of $381,736.92, which includes a $400 BuyBoard fee.

The above referenced vehicles have been competitively bid through BuyBoard Contract #601-19. The City of Richardson is a member of BuyBoard through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Section 791.025 and Texas Local Government Code Section 271.102.

Funding is provided from the Equipment Replacement Fund.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON
TEXAS

DATE: October 13, 2023

TO: Ally Dobbins, Purchasing Manager

THROUGH: Eric Robison, Director of Public Services
Yvonne Falgout, Director of Parks & Recreation
Jennifer Davidson, Director of Library Services

FROM: Ernie Ramos, Fleet & Materials Manager E.R.

RE: Capital Equipment Purchases, via Buyboard Contract # 601-19, Contract expires 11/30/2023.

I have reviewed the contract referenced above and received quotes from Rush Truck Centers of Texas, LP. for various vehicles identified below totaling $381,736.92. I reviewed the quotes and recommend purchasing the vehicles from Rush Truck Centers of Texas, LP. The funding for these purchases has been established in the replacement fund.

Project # ST2401, ½-ton Pickup, $49,487.14
Project # PM2404, ½-ton Pickup, $49,487.14
Aquatics Facility, ½-ton Pickup Truck, $49,487.14
Project # PM2405, ¾-ton Pickup, $54,995.14
Project # PM2406, ¾-ton Pickup, $54,995.14
Water Utilities, ¾-ton Pickup, $54,995.15
Project # LI2302, Library Outreach Van, $68,290.07

Buyboard Fee of $400 is split between the seven units identified above.

Attachment/s: Copies of Rush Truck Quotes

CC: Mario Aguilar, Street Superintendent
Brad Bernhard, Assistant Director of Public Services
Bradley Due, Utility Systems Superintendent
Chris Acuff, Assistant Parks Superintendent
Chris Rasbury, Assistant Parks Superintendent
Jeff Jackson, Parks Superintendent
Chris Cottone, Superintendent of Athletics & Aquatics
Shohn Rodgers, Assistant Director of Parks & Planning
Vrena Patrick, Assistant Director of Library Services

: ER

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE
BUYBOARD

REMIT P.O. TO:munisales@rushenterprises.com

Vendor	*RUSH TRUCK CENTER*	Date Prepared	*10/12/2023*
Contact for Vendor:	*Mike Foley*	Phone	214-215-3536
End User:	*City of Richardson*		
End User Contact:	***Ernie Ramos***	Phone/Fax	972 744 4421
Product Description:	***2023 Ford Transit 350***		

A: Base Price in Bid/Proposal Number:	601-19	Series: **Transit 350**	$ 25,300.00

B: Published Options(*Itemize Below*)

	DESCRIPTION	AMOUNT
Ford	S4X dual rear wheel	$ 11,250.00
Ford	Listed Ford options	$ 5,675.00
Subtotal Column 1:	$ 16,925.00	

OPT #	DESCRIPTION	AMOUNT
RTC-0040	OEM Safety Inspection	$ 1,236.00
RTC-1026	Lot Insurance	$ 1,069.25
RTC-1027	Floor Plan Interest	$ 1,425.00
Subtotal Column 2:	$ 3,730.25	

Published Options added to Base Price(*Subtotal of "Col 1" & "Col 2"*)	$ 20,655.25
C: Subtotal of A + B	$ 45,955.25
D: Non Published Options	
General shelving PKG	
Subtotal Column 1: $ 7,855.00	Subtotal Column 2:
Unpublished Options added to Base price (*Subtotal "Col 1 + Col 2"*)	$ 7,855.00
E: Contract Price Adjustment (*If any, explain here*)	
	$ 14,422.67
Material surcharge increases	
F: Total of C + D +/- E	$ 68,232.92
G: Quantity ordere Units:	
H: BUYBOARD Administrative Fee %	
I: Non-Equipment Charges & Credits (*I.e.: Ext. Warranty, Trade-In, Delivery, etc.*)	
J: TOTAL PURCHASE PRICE INCLUDING (G+H+I)	$ 68,232.92

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE
BUYBOARD

REMIT P.O. TO:munisales@rushenterprises.com

Vendor	*RUSH TRUCK CENTER*	Date Prepared	*10/12/2023*
Contact for Vendor:	*Mike Foley*	Phone	214-215-3536
End User:	*City of Richardson*		
End User Contact:	***Ernie Ramos***	Phone/Fax	972 744 4421
Product Description:	***2024 Ford F-250 Extended cab***		

A: Base Price in Bid/Proposal Number: 601-19	Series: **F-250**	$ 21,150.00

B: Published Options(*Itemize Below*)

	DESCRIPTION	AMOUNT
Ford	X2A	$ 9,995.00
Ford	Listed Ford options	$ 2,690.00
Subtotal Column 1:	$ 12,685.00	

OPT #	DESCRIPTION	AMOUNT
RTC-0040	OEM Safety Inspection	$ 1,236.00
RTC-1026	Lot Insurance	$ 1,069.25
RTC-1027	Floor Plan Interest	$ 1,425.00
Subtotal Column 2:	$ 3,730.25	

Published Options added to Base Price(*Subtotal of "Col 1" & "Col 2"*)	$ 16,415.25
C: Subtotal of A + B	$ 37,565.25
D: Non Published Options	
Subtotal Column 1: / Subtotal Column 2:	
Unpublished Options added to Base price (*Subtotal "Col 1 + Col 2"*)	
E: Contract Price Adjustment (*If any, explain here*)	$ 17,372.75
Material surcharge increases	
F: Total of C + D +/- E	$ 54,938.00
G: Quantity ordered Units: 3.00	$ 164,814.00
H: BUYBOARD Administrative Fee %	
I: Non-Equipment Charges & Credits (*I.e.: Ext. Warranty, Trade-In, Delivery, etc.*)	
J: TOTAL PURCHASE PRICE INCLUDING (G+H+I)	$ 164,814.00

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE
BUYBOARD

REMIT P.O. TO:munisales@rushenterprises.com

Vendor	*RUSH TRUCK CENTER*	Date Prepared	*10/12/2023*
Contact for Vendor:	*Mike Foley*	Phone	214-215-3536
End User:	*City of Richardson*		
End User Contact:	***Ernie Ramos***	Phone/Fax	972 744 4421
Product Description:	***2024 Ford F-150 extended cab***		

A: Base Price in Bid/Proposal Number:	601-19		Series:	**F-150**	$ 17,150.00
B: Published Options(*Itemize Below*)					

	DESCRIPTION	AMOUNT
Ford	X1K X cab	$ 9,995.00
Ford	Listed Ford options	$ 2,246.00
Subtotal Column 1:	$ 12,241.00	

OPT #	DESCRIPTION	AMOUNT
RTC-0040	OEM Safety Inspection	$ 1,236.00
RTC-1026	Lot Insurance	$ 1,069.25
RTC-1027	Floor Plan Interest	$ 1,425.00
Subtotal Column 2:	$ 3,730.25	

Published Options added to Base Price(*Subtotal of "Col 1" & "Col 2"*)	$ 15,971.25
C: Subtotal of A + B	$ 33,121.25
D: Non Published Options	
Subtotal Column 1:	Subtotal Column 2:
Unpublished Options added to Base price (*Subtotal "Col 1 + Col 2"*)	
E: Contract Price Adjustment (*If any, explain here*)	
	$ 16,308.75
Material surcharge increases	
F: Total of C + D +/- E	$ 49,430.00
G: Quantity ordered Units: 3.00	$ 148,290.00
H: BUYBOARD Administrative Fee %	
I: Non-Equipment Charges & Credits (*I.e.: Ext. Warranty, Trade-In, Delivery, etc.*)	
J: TOTAL PURCHASE PRICE INCLUDING (G+H+I)	$ 148,290.00

RICHARDSON®
TEXAS

MEMO

DATE: October 16, 2023

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager AD TDG

SUBJECT: **Award of Bid #17-24 for the Cooperative Purchase of Two (2) Case Loader/Backhoe for the Fleet Department and One (1) SV340B Skid Steer Loader for Public Services to Associated Supply Company in the total amount of $353,050 through The Local Government Purchasing Cooperative ("BuyBoard") Contract #685-22**

Proposed Date of Award: October 23, 2023

I concur with the recommendation of Ernie Ramos – Fleet and Materials Manager with concurrence from Eric Robison – Director of Public Services, and request permission to issue a purchase order for two (2) Case Loader/Backhoe for Fleet Department in the amount of $279,800 and one (1) SV340 Skid Steer Loader for Public Services in the amount of $73,250 to Associated Supply Company in the total amount of $353,050.

The above referenced equipment have been competitively bid through BuyBoard Contract #685-22. The City of Richardson is a member of BuyBoard through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Section 791.025 and Texas Local Government Code Section 271.102.

Funding is provided from the Equipment Replacement Fund.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON
TEXAS

DATE: October 13, 2023

TO: Ally Dobbins, Purchasing Manager

THROUGH: Eric Robison, Director of Public Services

FROM: Ernie Ramos, Fleet & Materials Manager E.R.

RE: Capital Equipment Purchase, Loader/Backhoe via Buyboard Contract # 685-22, contract expires 11/30//2025

I have reviewed the existing contract listed above and received a quote for Two (2) Case Loader/Backhoes for the Fleet Motorpool and One (1) SV340B Skid Steer Loader for Streets. I recommend purchasing the units with options listed on the quote provided by Associated Supply Company (ASCO) for a total of $353,050. These purchases are funded from the capital replacement fund.

One (1) 590 Super N Loader/Backhoe w/Options.
Project # FL2401, $139,900

One (1) 590 Super N Loader/Backhoe w/Options.
Project # FL2204, $139,900

One (1) SV340B Skid Steer Loader w/Options.
Project # ST2405, $73,250

Attachment/s: Copy of Quote (3-pages) Buyboard Contract (3-pages) Vendor Contact Information (1-page)

Mario Aguilar, Street Superintendent
Brad Bernard, Assistant Director of Streets & Water Utilities

: ER

ASSOCIATED SUPPLY COMPANY, INC.

	Associated Supply Company, Inc.	**Prepared By:**	Sharon Huffman
	2019 Airport Fwy Euless, TX. 76040	**Mobile:**	817-313-8129
Phone:	817-283-2844	**Email:**	shuffman@ascoeg.com
Fax:	817-283-7836		
		Date Prepared:	10/16/2023
Government Agency:	**City of Richardson**		
Ship To:	**City of Richardson**	**Bill To:**	**City of Richardson**
	1260 Columbia Drive		1260 Columbia Drive
	Richardson, TX 75083		Richardson, TX 75083
Contact Name:	Ernie Ramos	**Phone:**	214-212-1531
Email:	ernest.ramos@cor.gov	**Fax:**	
Product Description:	CASE 590SN 4WD	**BuyBoard Contract:**	**685-22**
I. Price List Dated:	4/1/2022	**Base Price:**	$197,177.00

II: Base Bid Options (Itemized Below)

Powershift H-Type Transmission	Standard	Premium Air Susp Heated	$ 953.00
Front Wheels - 14x17.5, 10PR	Standard	Standard Lights	Standard
Rear Wheels - 21Lx24 12PR	Standard	Cold Start Dual Battery	Standard
1-WAY OR 2WAY AUX Package	$7,222.00		
Coupler, Hyd. pin and release	Included		
Heavy Front CWT, Extndhoe	Included		
Pilot Controls w/Power Lift	$2,676.00		
CASE GOVT DISCOUNT	$ (6,000.00)		
Flip Over/Stabilizer Pads	$ 917.00		
Ride Control, Comfort Steer, 3 Spool, Hyd Coupler	$ 7,909.00		
Cab, LH Door w/Heater/AC	$10,196.00		
93" 4x1 Bucket w/cutting edge	$11,718.00		
SUB-TOTAL:	$ 34,638.00	**SUB-TOTAL:**	$ 953.00
		Options List Price Total:	$ 35,591.00
III. SUB-TOTAL OF I & II			$ 232,768.00
IV. BuyBoard Discount:	25.00% $58,192.00	**BUYBOARD CONTRACT PRICE:**	$ 174,576.00
V: NON-BASE OPTIONS		**Non-Base Options (%) =**	
3YR/2000HR Premier Warranty	$1,300.00	24" Bucket	$ 1,900.00
Flat Faced Quick Connect Couplers - Aux Hyd	$600.00	Mechanical Thumb (installed)	$ 3,000.00
SUB-TOTAL:	$ 1,900.00	**SUB-TOTAL:**	$ 4,900.00
VI: UNPUBLISHED OPTIONS ADDED TO CONTRACT PRICE (SUBTOTAL OF COL1 & COL 2)			$ 6,800.00
VII: TOTAL IV + VI			$ 181,376.00
VIII: QUANTITY ORDERED UNITS:	2		$ 362,752.00
IX: TRADE-IN OR OTHER CREDIT(S):	$ 82,952.00	2023 Discount + Trade ($40,000)	$ 82,952.00
		TOTAL:	$ 279,800.00

FAX ALL PURCHASE ORDERS TO BUYBOARD AT 800-211-5454

ASSOCIATED SUPPLY COMPANY, INC.

	Associated Supply Company, Inc.	**Prepared By:**	Sharon Huffman
	2019 Airport Fwy Euless, TX. 76040	**Mobile:**	817-313-8129
Phone:	817-283-2844	**Email:**	shuffman@ascoeq.com
Fax:	817-283-7836		
		Date Prepared:	10/9/2023
Government Agency:	**City of Richardson**		
Ship To:	**City of Richardson**	**Bill To:**	**City of Richardson**
	1260 Columbia Drive		1260 Columbia Drive
	Richardson, TX 75083		Richardson, TX 75083
Contact Name:	Ernie Ramos	**Phone:**	214-212-1531
Email:	ernest.ramos@cor.gov	**Fax:**	
Product Description:	CASE SV340B Skid Steer	**BuyBoard Contract:**	**685-22**

I. Price List Dated: 4/1/2022 **Base Price:** 93,972.00

II: Base Bid Options (Itemized Below)

E-H Control 2Spd	$ 2,333.00		
Enhanced High Flow Package	$ 7,064.00		
Heavy Duty Rear Door	Standard		
Hydraulic Coupler	$ 1,171.00		
E-H Cab Lcd Display	$ 8,618.00		
Air Suspension Seat	$ 647.00		
Heavy Duty Lights Case	Standard		
Demo Door	$ 2,171.00		
84" Heavy Duty Dirt Bucket	$ 2,515.00		
84" Bolt On Cutting Edge	$ 426.00		
SUB-TOTAL:	$ 24,945.00	**SUB-TOTAL:**	$ -

Options List Price Total: $ 24,945.00

III. SUB-TOTAL OF I & II $ 118,917.00

IV. BuyBoard Discount: 25.00% $ 29,729.25 **BUYBOARD CONTRACT PRICE:** $ 89,187.75

V: NON-BASE OPTIONS **Non-Base Options (%) =**

Additional Counterweights	$ 1,500.00		
SUB-TOTAL:	$ 1,500.00	**SUB-TOTAL:**	$ -

VI: UNPUBLISHED OPTIONS ADDED TO CONTRACT PRICE (SUBTOTAL OF COL1 & COL 2) $ 1,500.00

VII: TOTAL IV + VI $ 90,687.75

VIII: QUANTITY ORDERED UNITS: 1 $ 90,687.75

IX: TRADE-IN OR OTHER CREDIT(S): $ 17,437.75 2023 Discount + Trade ($10,000) $ 17,437.75

CASE 90XT with Bucket SN:0392699 **TOTAL:** $ 73,250.00

FAX ALL PURCHASE ORDERS TO BUYBOARD AT 800-211-5454

ST2405

E. Rasmussen



→ Shop Products

Contact

SKIPPER ROBINSON

Email
srobinson@ascoeq.com

Phone
(832) 316-2507

Alt (Alternate) Phone
(806) 748-3048

Web
www.ascoeq.com

Office
P.O. Box 3888
Lubbock, TX 79452

Info

Tax ID (Identity)
75-1386410

Self Reporting
No

Summary

Associated Supply Co. Asco Equipment Information Page.

HUB (Historically Underutilized Business) Certifications

Active Contracts

646-21 | Rental Services of Construction Equipment, Vehicles, and Other Equipment

684-22 | Ditching, Trenching, Debris/Scrap and Other Utility Equipment

685-22 | Construction, Road and Bridge, and Other Related Equipment

Shop
View Products For Contract/Vendor

Documents
View Contract Documents

Expiration
11/30/2025
Policy

→ Vendor Contract Information Summary

Accepts Requests for Quotes

Yes

Accepts Requests for Quotes

685-22

Payments

Compliant with contract

Handlings

Best Way

Freights

FOB Destination

Returns

Shipping

Freight prepaid by vendor and added to invoice

Delivery

10 Days

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P.O. Box 400, Austin, Texas 78767-0400 | 800.695.2919 | info@buyboard.com
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BuyBoard Vendor Contract Information Summary

Vendor	Associated Supply Co. Asco Equipment
Contact	Skipper Robinson
Phone	832-316-2507
Email	srobinson@ascoeq.com
Vendor Website	www.ascoeq.com
TIN	75-1386410
Address Line 1	P.O. Box 3888
Vendor City	Lubbock
Vendor Zip	79452
Vendor State	TX
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	Compliant with contract
Shipping Terms	Freight prepaid by vendor and added to invoice
Ship Via	Best Way
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	No
National	Yes
No Foreign Terrorist Orgs	Yes
No Israel Boycott	Yes
MWBE	No
ESCs	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20
States	Texas
Contract Name	Construction, Road and Bridge, and Other Related Equipment
Contract No.	685-22
Effective	12/01/2022
Expiration	11/30/2025
Accepts RFQs	Yes
Quote Reference Number	685-22

RICHARDSON®
TEXAS

MEMO

DATE: October 16, 2023

TO: Anita Cothran – Director of Finance

FROM: Lisa TerMorshuizen – Purchasing Supervisor

SUBJECT: **Award of Bid #18-24 for the Cooperative Purchase of Three (3) Crane Carrier Cab/Over LET26-2 Front Loader Chassis and Three (3) Crane Carrier Cab/Over LNT Rear Loader Chassis to Bond Equipment Company in the total amount of $1,220,684 through The Local Government Purchasing Cooperative ("BuyBoard") Contract #601-19**

Proposed Date of Award: October 23, 2023

I concur with the recommendation of Ernie Ramos – Fleet and Materials Manager with concurrence from Eric Robison – Director of Public Services, and request permission to issue a purchase order for three (3) Crane Carrier Cab/Over LET26-2 Front Loader Chassis in the amount of $647,520 and three (3) Crane Carrier Cab/Over LNT Rear Loader Chassis in the amount of $572,764 to Bond Equipment company in the amount of $1,220,684, which includes a $400 BuyBoard fee.

The above referenced equipment have been competitively bid through BuyBoard Contract #601-19. The City of Richardson is a member of BuyBoard through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Section 791.025 and Texas Local Government Code Section 271.102.

Funding is provided from the Equipment Replacement Fund.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON

TEXAS

DATE: October 16, 2023

TO: Ally Dobbins, Purchasing Manager

THROUGH: Eric Robison, Director of Public Services

FROM: Ernie Ramos, Fleet & Materials Manager E. R.

RE: Capital Equipment Purchase, via Buyboard Contract # 601-19, contract expires 11/30//2023

I have reviewed the existing contract referenced above and recommend purchasing Three (3) Crane Carrier Cab/Over LET26-2 Front Loader Chassis totaling $647,520, and Three (3) Crane Carrier Cab/Over LNT Rear Loader Chassis totaling $572,764, for a grand total of $1,220,684, which includes a $400 Buyboard fee. I received and approved the quote with options listed from Bond Equipment Company. Funding has been approved and established in the capital replacement fund.

CS2301 & CS2302 for FY2023 and CS2406 for FY2024.

RS2401, RS2402 & RS2403 are for FY2024.

Attachment/s: Buyboard Quote (2-pages)
Buyboard Contract Listing (3-pages)
Buyboard Vendor Contract Information Summary (2-pages)

CC: Paula Johnson, Environmental Services Superintendent
Jose Figueroa, Assistant Director of Public Services-Env. Operations

: ER

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD

PRODUCT PURCHASING BASED ON CONTRACT

Customer			City of Richardson		10/16/2023
Product Description		LH Drive	CRANE CARRIER/BATTLE E MOTOR LET		FRONT LOADER
		Ship to	Labrie		
A.	**Base Price in Bid/Proposal Number**	601-19			$157,156.00
B.	Published Options *itemize each item below)				
	Cummins L9-380	13347	6S/6M ABS	638	
	Block Heater	384	HTD West coast LH	144	
	Remote Radiator Filler Tank	561	HTD West coast RH	144	
	3-GRP 31 925CCA batteries	160	HTD spot mirrors	225	
	Flaming River Disconnect W/ light	201	LH Sentry Seat	310	
	Fuel Tank 80 Gallon	93	RH C2 seat	159	
	4500 Series Transmission	16583	White Wheels	171	
	Multi leaf 23K	215	Chassis Keyed Alike	88	
	D46-170P Axles 5.57	859			
	Double Frame	3256	Freight to Labrie	6880	
	Wheel base 194	1045			
	Subtotal column 1	36704	Subtotal column 2	8759	
	Pubished Options added to Base Price (Subtotal of Column1 Column 2)				$45,463
C.	Subtotal of A+ B				$202,619
D.	Unpublished Options (Itemize each item below. Not to exceed + 25% of Unpublished)				
	Adj.Seat Shock LH	346	Surcharge	975	
	Frt Tow Pins	346	24-9 A price adjustment	5500	
	46,000 Up Grade	4674			
	Cab windshield guard	1380			
	Total Column 1	6746	Total Column 2	6475	
	Unpublished Options added to Base Price (subtotal of Column 1 + 2)				13221
E.	Contract Price Adjustment (if any explain)				
F.	Total of C +D + E(Not including Buyboard Fee)				$215,840
G.	Quantity Ordered (Units x F)	3 # of Units			647,520
H.	Buyboard Fee				0
I.	Non-Equipment Charges & Credits (ie Ext. Warranty, Trade In, Cost of Factory Trips etc.)			*Cummins Ext Warranty	0
				*Truck Inspection	0 Per Person
			Subtotal non equipment changes		0
J.	**TOTAL PURCHASE PRICE INCLUDING (G +H +I)**				647,520

Bond Equipment Company Inc.
2946 Irving Blvd
Dallas, TX 75247

Andy Bond
214-637-0760

***Cummins Extended warranty per truck $2620**
***Cummins Extended warranty Engine and Aftertreatment 5 years or 100,000 miles**
***Truck inspection per person $1500**

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD

PRODUCT PURCHASING BASED ON CONTRACT 9/11/2023

Customer	City of Richardson		
Product Description	CRANE CARRIER/BATTLE MOTORS		
	LET2		
A. **Base Price in Bid/Proposal Number**	601-19		$157,156.00

B. Published Options *itemize each item below)

Cummins L9-300HP	9541	2-way radio wiring	142	
Block Heater 1000watt	384	Paint front wheels white	57	
Remote Radiator fill	561	Front Tow Hooks	346	
Wheel base 152"	855			
Flaming River Battery Disconnect	201			
Custom fuel tank location	238			
Custom DEF tank location	214			
Bendix air dryer	650			
DV2	251			
3-air tank	262			
LH sentry seat	159			
Subtotal column 1	13316	Subtotal column 2	545	
Pubished Options added to Base Price (Subtotal of Column1 Column 2)				$13,861
C. Subtotal of A+ B				$171,017

D. Unpublished Options (Itemize each item below. Not to exceed + 25% of Unpublished)

Spot mirror 10"	122			
Aluminum rear wheel	380			
445/65R22.5 Tire	1222			
10" Spot Mirrors	122			
Surcharge Fuel	525			
Shipment to Leach	8416			
2024 Price Adjustment	8484			
Total Column 1	19271	Total Column 2		19271
Unpublished Options added to Base Price (subtotal of Column 1 + 2)				176427

Dealer Install				
E. Contract Price Adjustment (if any explain)				
F. Total of C +D + E(Not including Buyboard Fee)				190,288
G. Quantity Ordered (Units x F)	3 # of Units			570864
H. Buyboard Fee		400		
I. Non-Equipment Charges & Credits (ie Ext. Warranty, Trade In, Cost of Factory Trips etc.)			Cummins Ext Warranty	0
Truck Inspection to inspect 3 trucks.				1500
		Subtotal non equipment changes		
J. **TOTAL PURCHASE PRICE INCLUDING (G +H +I)**				572764

Bond Equipment Company Inc.
2946 Irving Blvd
Dallas, TX 75247

Andy Bond
214-637-0760

RS2401 $190,921.333
RS2402 $190,921.333
RS2403 $190,921.333
+$66.6667 each BuyBoard Fee

E. Ramos

RICHARDSON®
TEXAS

MEMO

DATE: October 16, 2023

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager

SUBJECT: **Award of Bid #19-24 for the Cooperative Purchase of One (1) Labrie, Wittke Starlight Front Loader Body and Three (3) Leach-Alpha Rear Loader Bodies to Reliance Truck & Equipment Inc. in the total amount of $503,414.56 through The Local Government Purchasing Cooperative ("BuyBoard") Contract #686-22**

Proposed Date of Award: October 23, 2023

I concur with the recommendation of Ernie Ramos – Fleet and Materials Manager with concurrence from Eric Robison – Director of Public Services, and request permission to issue a purchase order for one (1) Labrie, Wittke Starlight Front Loader Body in the amount of $170,413.68 and three (3) Leach-Alpha Rear Loader Bodies in the amount of $332,600.88 to Reliance Truck & Equipment Inc. in the amount of $503,414.56, which includes a $400 BuyBoard fee.

The above referenced equipment have been competitively bid through BuyBoard Contract #686-22. The City of Richardson is a member of BuyBoard through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Section 791.025 and Texas Local Government Code Section 271.102.

Funding is provided from the Equipment Replacement Fund.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON
TEXAS

DATE: October 16, 2023

TO: Ally Dobbins, Purchasing Manager

THROUGH: Eric Robison, Director of Public Services

FROM: Ernie Ramos, Fleet & Materials Manager E.R.

RE: Capital Equipment Purchase, via Buyboard Contract # 686-22, contract expires 11/30//2025

I have reviewed the existing contract referenced above and recommend purchasing One (1) Labrie, Wittke Starlight Front Loader Body totaling $170,413.68 and Three (3) Leach-Alpha Rear Loader Bodies totaling $332,600.88 for a grand total of $503,414.56 including the Buyboard fee.

I received and approved the quote with options listed from Reliance Truck & Equipment Inc. The funding for the purchases is funded from accounts listed below for the Refuse Bodies. Funding has been approved and established in the capital replacement fund.

Attachment/s: Frontloader Body Buyboard Quote (3-pages)
Rearloader Body Buyboard Quote (3-pages)

CC: Paula Johnson, Environmental Services Superintendent
Jose Figueroa, Assistant Director of Public Services-Env. Operations

: ER

Quote #: 202300657
Quote Date: 9/12/2023
Quote Valid Until: 11/28/2023

9818 Green Road
Converse, TX 78109

Prepared By: Jon Loftis
Phone:
E-Mail: jloftis@relianceequip.net

Quote For:
City of Richardson
Ernie Ramos
Email: ernie.ramos@cor.gov
Address: Richardson, TX 75081-2933 Argentina

BuyBoard Quote - Contract #: 686-22

Equipment	Type	Delivery	Freight	Quote Total Per Unit
Labrie Environmental - Wittke Starlight (Richardson Spec.)	Refuse			$170413.68

Equipment Detail

Quantity	Equipment Description
1	Wittke Starlight - Front Loader 40 cy.
1	Centralized Grease Block - Cylinders Pins on Body Front Wall Body Side Door Access: 2 points
1	Centralized Grease Block - Cylinders Pins on Packer Body Side Door Access: 2 points
1	Environmental spill kit installed on body
1	Fire Extinguisher- 20 lbs (standard position: body streetside unless specified otherwise by regulation)
1	Body valve relocated on body streetside wall
1	Chromium Overlay Wear Strips - Packer Shoes - Channels
1	Protection cages on cameras
1	Canopy Sweeper (Not available with Adjustable Hydraulic Forks- options HHAF0900 - HHAF0910)
1	Hopper Clean Out Sump with Door (Street Side)
1	Service Hoist (according to space availability)
1	Superduty floor on a Starlight unit
1	Drive Position Main Control Pneumatic Joystick- 1 handle- arm and fork actuation (upgrade from 2 handle stick)
1	Autopack (engaged when arms drop below windshield with on/off switch)
1	Automatic pump shut off at 50 km/h- 32 mph

Quantity	Equipment Description
1	Front Mounted Gear Pump
1	Lights: Behind Packer Work Lamp - LED - ON/OFF Switch
1	Multifunction Lights Package: Multifunction round amber lights (4). Oval center brake light-red- in upper tailgate (1). Round brake lights- red- in upper tailgate light bar (2)
1	Additional Work Lighting - Hopper
1	Body: 1 Color Urethane Body Paint Included in unit base price. Includes bolt-on parts painted body color

Additional Requests

Quantity	Description
1	Throttle Advance
1	Envirolink - 9" Monitor - Tailgate Cam Back - Hopper Cam - RH Alley - LH Alley
1	Buyboard Fee
1	Nitrated Durascope Cylinders

Terms and Conditions

Please read carefully. This quote becomes a sales order if signed by customer. Please, notify of any changes needed within five (5) days of signing.

X_____ Date:_____
Ernie Ramos or Company Representative
By signing I confirm I have read and understand the terms and conditions on this Order.

Reliance Truck and Equipment would like to thank you for your time and the opportunity to earn your business!

Quote #: 202300656
Quote Date: 9/14/2023
Quote Valid Until: 11/30/2023

9818 Green Road
Converse, TX 78109

Prepared By: Jon Loftis
Phone:
E-Mail: jloftis@relianceequip.net

Quote For:
City of Richardson
Ernie Ramos
Email: ernie.ramos@cor.gov
Address: Richardson, TX 75081-2933 Argentina

BuyBoard Quote - Contract #: 686-22

Equipment	Type	Delivery	Freight	Quote Total Per Unit
Labrie Environmental - 16 yd Leach Alpha - lll (Richardson Spec.)	Refuse	90 - 120 Days ARC		$110866.96

Equipment Detail

Quantity	Equipment Description
1	16 yd. Leach Alpha
1	Broom and Shovel Holders - Both Sides Tailgate - Broom and Plastic Shovel Included
1	Environmental spill kit (standard position: chassis curbside)
1	Fire Extinguisher- 20 lbs (standard position: chassis street-side if space available)
1	Large Riding Steps - ANSI Max: Large riding steps not compatible with push bar options BCLO0805, BCLO0815 and BCLO0820
1	Rubber Anti-Sail Mud Guards - Front Rear Axle
1	Rubber Mud Guards - Behind Rear Axle
1	Side Door Ladder - with Grab Handle
1	A PTO Chelsea 890 hot shift (Streetside, For Full Pack on the Go with Enclosed Shaft Extension) is included in option
1	Electrical- Programming- Pump overspeed protection at 1800 RPM
1	Hydraulic- Flow limiter 45 GPM ILO 60 GPM on Muncie live pack pump (full pack on the go ready) N/A on PTO with RDS 4000 Series - AL-III and 2R-III
1	Hardox 450 Upgrade for Residential Tailgate: Replace Standard Steel for Hopper Floor and Hopper Sides
1	Mounting Sills - Steel - ½" Flat

Quantity	Equipment Description
1	Lights: Multi-Function Strobe Lights: - LED - Upper and Lower Tailgate Light Panels
1	Work Lights: Tailgate Sides - LED - Qty 2
1	Work Light: Hopper - Flush mount - LED - Qty 1
1	Body: 1 Color Urethane Body Paint Included in unit base price. Includes bolt-on parts painted body color
1	Body Side Opening - Hydraulic Tank Level Gauge Access - Curb Side Not available if the hydraulic tank is on the chassis rather than inside the body

Additional Requests

Quantity	Description
1	Dual Envirolink Camera System 7" Monitor Tailgate Pointing Back and Tailgate Curbside Alley

Terms and Conditions

Please read carefully. This quote becomes a sales order if signed by customer. Please, notify of any changes needed within five (5) days of signing.

X_____ Date:_____
Ernie Ramos or Company Representative
By signing I confirm I have read and understand the terms and conditions on this Order.

Reliance Truck and Equipment would like to thank you for your time and the opportunity to earn your business!