

**PLANO CITY COUNCIL  
PRELIMINARY OPEN MEETING  
JULY 23, 2012**

**COUNCIL MEMBERS PRESENT**

Phil Dyer, Mayor  
Lissa Smith, Mayor Pro Tem  
Ben Harris, Deputy Mayor Pro Tem  
Pat Miner  
André Davidson  
James Duggan  
Patrick Gallagher  
Lee Dunlap

**STAFF PRESENT**

Bruce D. Glasscock, City Manager  
Frank Turner, Deputy City Manager  
LaShon Ross, Deputy City Manager  
Diane Wetherbee, City Attorney  
Diane Zucco, City Secretary

Mayor Dyer called the meeting to order at 5:04 p.m., Monday, July 23, 2012, in Training Room A of the Municipal Center, 1520 K Avenue. A quorum was present. Mayor Dyer then stated that the Council would retire into Executive Session in compliance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated, in order to consult with an attorney and receive Legal Advice, Section 551.071; receive information regarding Economic Development, Section 551.087; and to discuss Real Estate, Section 551.072 for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required.

Mayor Dyer reconvened the meeting back into the Preliminary Open Meeting at 6:10 p.m.

**Consideration and action resulting from Executive Session discussion.**

No items were discussed.

**Personnel - Reappointments**

Cultural Affairs Commission

Upon a motion made by Council Member Davidson and seconded by Council Member Duggan, the Council voted 8-0 to reappoint Marilyn Mahoney to a one-year term.

Photographic Traffic Signal Advisory Committee

Mayor Dyer reappointed Phil Head.

### Self Sufficiency Committee

Upon a motion made by Council Member Davidson and seconded by Council Member Duggan, the Council voted 8-0 to reappoint Casey Mueller and Cynthia Nye.

### **Discussion and Direction Regarding Preston at Legacy – Median Left Turn**

Director of Public Works Cosgrove provided information on the history of this location including significant traffic congestion and crashes, potential benefits of a median left-turn (MLT) design and Council's desire to explore innovative at-grade improvements. He spoke to Council support in 2005 for an MLT at three locations including Plano Parkway/Preston Road and Spring Creek Parkway/Coit Road, phased implementation, and maintaining flexibility to minimize "change back" impact. Mr. Cosgrove spoke to the design providing a high benefit-to-cost ratio, requiring minimal additional right-of-way, incurring less disruption during construction, providing an improved level of service, and utilizing a Texas U-turn. He advised that other municipalities in Texas are considering similar configurations and spoke to issues following installation including driver inattention, unfamiliarity, and undesirable U-turns and benefits including reductions in crashes and backups.

Mr. Cosgrove advised that a post-construction study by The Texas Transportation Institute found that the design increased traffic flow, improved air quality, reduced backups, eliminated failure to yield crashes, and spoke to the recommendation to install a red-light camera. He reviewed the options of retaining the median left turn or converting back to a conventional design and constructing the other locations, or converting those to conventional designs. Mayor Dyer stated concern regarding the design. Mr. Cosgrove responded to the Council, stating that the design will address high levels of traffic in the future and spoke to the potential for "roundabouts" in the City.

Deputy Mayor Pro Tem Harris spoke in support of converting the intersection back to a conventional design. Mayor Pro Tem Smith and Council Members Davidson and Miner spoke in support of the current design. Mr. Cosgrove spoke to potential improvements that could be made to the other intersections before consideration of MLT's and the potential impact of delays on funding. Mayor Dyer requested continued updates regarding the status of the intersections.

### **Comprehensive Monthly Financial Report**

Director of Finance Tacke advised that the June 2012 report finds General Fund revenues up slightly as a percentage of budget as compared to last year while Water and Sewer revenues are down slightly. She stated that actual General Fund revenues are up \$11.7 million, primarily due to an increase in ad valorem taxes and an increase in sales tax resulting from an audit adjustment. Ms. Tacke also stated revenues were up in court fines, electric and cable franchises, and ambulance services. Ms. Tacke advised that General, Water & Sewer Fund, and Golf Course Fund expenditures are up as a percentage of budget. She advised that the unemployment rate is at 6.2% and that sales tax collections for the month of June are up by \$1.2 million. Ms. Tacke advised that actual revenues for the Water & Sewer Fund are down by \$4 million compared to the prior year due to drought conditions and water restrictions while expenses are up by \$6.5 million.

### **Spring Citizens Government Academy Review**

Director of Public Information Conklin spoke to the sessions held from March 29 through June 7 including the following topics: *Where it All Begins, Building a City, A Day in My Life, Who Ya Gonna Call?, Community Building, and Into Tomorrow*. She spoke to 22 of the 26 participants completing the course, positive survey responses and adjustments for the fall session scheduled for August 30 through November 8. City Manager Glasscock spoke to drawing from current applicants for the next session.

### **Discussion and Direction Regarding Council Neighborhood Meetings Format**

City Manager Glasscock spoke to positive citizen feedback received and requested Council's direction regarding the new format of the neighborhood meetings. The Council spoke positively and concurred with its continuation.

### **Consideration of 2013 City Council Meeting Dates**

City Manager Glasscock spoke to rescheduling dates that conflict with conferences, holidays, etc. and the recommendations to reschedule meetings in March, May and December. The Council concurred with the recommendations.

### **Council items for discussion/action on future agendas**

No items were discussed.

### **Consent and Regular Agendas**

Council Member Dunlap requested that Consent Agenda Item "D," Bid No. 2012-201-B for Alley Reconstruction – Ports O'Call Area to Estrada Concrete Co., LLC, in the amount of \$407,633 be removed for individual consideration due to a possible conflict of interest.

Mayor Dyer recessed the Preliminary Open Meeting at 6:52 p.m. and reconvened the meeting at 8:16 p.m.

### **Discussion and Direction Regarding The Arts Center of North Texas Budget**

City Manager Glasscock advised that The Arts Center of North Texas bylaws require preparation/submittal of a budget and stated their intention to dissolve and reorganize as a 501(c)3. He stated that the recommended budget for the remainder of 2011-12 (\$56,000) utilizes only private revenue and no city funds. The Council stated concurrence with the recommendation.

Nothing further was discussed. Mayor Dyer adjourned the Preliminary Meeting at 8:18 p.m.

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**Phil Dyer, MAYOR**

ATTEST

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Diane Zucco, City Secretary

**PLANO CITY COUNCIL**  
**July 23, 2012**

**COUNCIL MEMBERS PRESENT**

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Diane Wetherbee, City Attorney  
Diane Zucco, City Secretary

Mayor Dyer convened the Council into the Regular Session on Monday, July 23, 2012, at 7:03 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Executive Pastor Jessie Prince of Grace Outreach Center led the invocation and Boy Scout Troop 1776 led the Pledge of Allegiance.

**PROCLAMATIONS & SPECIAL RECOGNITION**

The Plano Rotary Club presented a trophy to the Plano Police Department as winners of the “Battle of the Badges” and Mayor Dyer recognized receipt of the 2012 Gold Leadership Circle Award from the Texas Comptroller.

**COMMENTS OF PUBLIC INTEREST**

Citizens Scott Johnson and Fred Frawley spoke regarding the upcoming Friends of the Plano Public Library book sale.

**CONSENT AGENDA**

Upon the request of Council Member Dunlap, Consent Agenda Item “D” was removed for individual consideration.

Upon a motion made by Council Member Miner and seconded by Mayor Pro Tem Smith, the Council voted 8-0 to approve and adopt all remaining items on the Consent Agenda as recommended and as follows:

**Approval of Minutes** (Consent Agenda Item “A”)  
June 25, 2012

**Approval of Expenditures Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)**

**CSP No. 2012-194-C** for one (1) year annual contract with three (3) City optional renewals for street sweeping services estimated in the amount of \$108,047 to Sweeping Services of Texas – Operating, LP, and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

**Bid No. 2012-230-C** for a one (1) year contract with three (3) city optional renewals to purchase Traffic Signal Controller Cabinets for Inventory Control & Asset Disposal (ICAD) from Paradigm Traffic Systems, Inc., in an estimated amount of \$110,278 and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

**Bid No. 2012-235-B** for Erosion Control Improvements on London Drive, Creekside Lane, and 2 Sanitary Sewer Crossings to ARK Contracting Services, L.L.C., in the amount of \$652,200 and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

**Bid No. 2012-237-P** for the Residential and Arterial Concrete Pavement Under Sealing and Raising Contract, Project No. 6243 to Nortex Concrete Lift and Stabilization, Inc., in the amount of \$1,640,000 and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

**Purchase from an Existing Contract**

To approve the purchase of replacement light pole structures to support the City’s Motomesh Devices, in the amount of \$220,077 from CoServ Electric through an existing franchise agreement, and authorizing the City Manager to execute all necessary documents (Ordinance No. 2008-4-42). (Consent Agenda Item “G”)

**Approval of Contract: (Purchase of products/services exempt from State of Texas Competitive Bid Laws)**

To approve a Professional Services Agreement by and between the City of Plano and Walter P. Moore and Associates in the amount of \$62,360 for BNSF Railroad Right-of-Way Drainage Improvements and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “H”)

To approve a Professional Services Agreement by and between the City of Plano and R-Delta Engineers, Inc., in the amount of \$231,375 for Royal Oaks Drive Paving and Water Line Replacement; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “I”)

## **Approval of Expenditure**

To approve the purchase and installation of eight (8) "Car Detector" ALPR Systems (Automated License Plate Recognition System), including the necessary software licensing and conversion of one existing Platescan system, at a total of \$108,290 from Vigilant Video Inc., through an approved Houston Galveston Area Council (HGAC) cooperative purchasing agreement and authorizing the City Manager to execute all necessary documents. (HGAC Contract Number EF04-11) (Consent Agenda Item "J")

**RFQ No. 2012-24-B** for Next Generation 9-1-1 Project Management Consultant Services for Public Safety Communications to Mission Critical Partners, Inc., in an amount not to exceed \$200,000 and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "K")

## **Adoption of Resolutions**

**Resolution No. 2012-7-1(R):** To approve the terms and conditions of an Economic Development Incentive Agreement by and between Tollway 121 Hotel, LP and the City of Plano, Texas; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item "L")

**Resolution No. 2012-7-2(R):** To approve and grant an electric easement to Oncor Electric Delivery Company, L.L.C. on City property, Tennyson elevated water tank site, located at 6825 Communications Parkway; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item "M")

**Resolution No. 2012-7-3(R):** To approve the assignment agreement with the North Texas Municipal Water District for 12 easements located along Cottonwood Creek from the Rowlett Creek Regional Wastewater Treatment Plant to the Upper Cottonwood Creek Lift Station; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item "N")

**Resolution No. 2012-7-4(R):** To approve the terms and conditions of a Hotel Occupancy Tax Grant Agreement for Hotel Marketing and Transportation Costs Pursuant to Texas Tax Code Chapter 351 by and between Tollway 121 Hotel, LP and the City of Plano, Texas; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item "O")

**Resolution No. 2012-7-5(R):** To approve the terms and conditions of an Interlocal Cooperation Agreement by and between the City of Plano, Texas and the City of Sachse, Texas to allow the employees of the City of Sachse to take classes offered by City of Plano Professional Development Center, authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item "P")

**Resolution No. 2012-7-6(R):** To nominate Denbury Onshore, LLC, to the Office of the Governor, Economic Development and Tourism through the Texas Economic Development Bank for designation as an Enterprise Project under the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Texas Government Code, Chapter 2303; and providing an effective date. (Consent Agenda Item "Q")

**Resolution No. 2012-7-7(R):** To approve the terms and conditions of an Interlocal Cooperation Agreement by and between the City of Plano and the City of Allen, Texas and the City of The Colony, Texas permitting specified use of the Plano and Allen Public Safety Radio System by the City of The Colony, Texas; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “R”)

**Resolution No. 2012-7-8(R):** To approve the terms and conditions of an Agreement by and between the City of Plano, Texas and GIS Information Systems, Inc., d/b/a Polaris Library Systems, a sole source provider, for one year maintenance and subscription for a total of \$57,113 and five additional one year renewals not to exceed a five percent (5%) increase per year; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “S”)

**Resolution No. 2012-7-9(R):** To approve the terms and conditions of a development agreement by and between the City of Plano, Texas and Green Extreme Homes for providing funding for project costs associated with development of workforce housing on 1.5 acres of land located at the southwest corner of G Avenue and 14th Street; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “T”)

### **Adoption of Ordinances**

**Ordinance No. 2012-7-10:** To abandon all right, title and interest of the City, in and to a portion of that certain Water Line Easement recorded in Volume 4746, Page 481, of the Deed Records of Collin County, Texas and being situated in the G. H. Pegues Survey, Abstract No. 700 and the M. R. Foster Survey, Abstract No. 332, which is located within the city limits of Plano, Collin County, Texas; quitclaiming all right, title and interest of the City in such easement to the abutting property owners, GSW Land Investors, Hallmark Land Holdings, Inc., and Parkway Heights Homeowners’ Association, to the extent of its interest; authorizing the City Manager to execute any documents deemed necessary; and providing an effective date. (Consent Agenda Item “U”)

**Ordinance No. 2012-7-11:** To amend Section 12-74(b) of Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to amend the prima facie maximum speed limits for motor vehicles operating on certain sections of Bishop Road within the corporate limits of the City of Plano; providing a fine for criminal penalties not to exceed \$200.00 for each offense; and providing a repealer clause, a penalty clause, a severability clause, a savings clause, a publication clause, and an effective date. (Consent Agenda Item “V”)

**Ordinance No. 2012-7-12:** To amend Section 12-74(b) of Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to amend the prima facie maximum speed limit for motor vehicles operating on Brand Road within the corporate limits of the City of Plano; providing a fine for criminal penalties not to exceed \$200.00 for each offense; and providing a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. (Consent Agenda Item “W”)

**Ordinance No. 2012-7-13:** To amend Chapter 2, Administration, of the Code of Ordinances of the City of Plano, Texas to include a new section allowing the City Council to remove board, commission, and committee members with or without cause, and providing a repealer clause, a savings clause, a severability clause, and an effective date. (Consent Agenda Item “X”)

## **END OF CONSENT**

Due to a possible conflict of interest, Council Member Dunlap stepped down from the bench on the following item.

**Bid No. 2012-201-B** for Alley Reconstruction – Ports O’Call Area to Estrada Concrete Co., LLC, in the amount of \$407,633 and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

Upon a motion made by Deputy Mayor Pro Tem Harris and seconded by Mayor Pro Tem Smith, the Council voted 7-0 to approve Bid No. 2012-201-B for Alley Reconstruction – Ports O’Call Area to Estrada Concrete Co., LLC, in the amount of \$407,633.

Council Member Dunlap resumed his seat the bench.

**Public Hearing and adoption of Ordinance No. 2012-7-14** to designate a certain area within the City of Plano, Texas, as Reinvestment Zone No. 129 for tax abatement consisting of a 4.624 acres tract of land located in the Samuel H. Brown Survey, Abstract No. 108 and the Jabez Degman Survey, Collin County and described in Exhibit "A", attached hereto, in the City of Plano, Texas, establishing the boundaries of such zone; ordaining other matters related thereto; and providing an effective date. (Regular Agenda Item “1”)

Director of Finance Tacke advised that prior to entering into a tax abatement agreement, State Law requires the City to set up a reinvestment zone and conduct a Public Hearing. She further advised that the abatement will be based upon an estimated \$45 million of real property and \$8 million of business personal property as of December 31, 2014; run for a period of ten years from January 1, 2015 to December 31, 2024; and shall be based on an amount equal to 50% for real property and 50% for business personal property.

Mayor Dyer opened the Public Hearing. No one spoke for or against the request. The Public Hearing was closed.

Upon a motion made by Council Member Miner and seconded by Council Member Davidson the Council voted 8-0 to designate a certain area within the City of Plano, Texas, as Reinvestment Zone No. 129 for tax abatement located in the Samuel H. Brown Survey and the Jabez Degman Survey and further to adopt Ordinance No. 2012-7-14.

**Resolution No. 2012-7-15(R):** To approve the terms and conditions of an agreement by and between the City of Plano, Texas and Tollway 121 Hotel, LP providing for real and business personal property tax abatement; and authorizing its execution by the City Manager; and providing an effective date. (Regular Agenda Item “2”)

Director of Finance Tacke advised that the tax abatement will be between the City and Tollway 121 Hotel, LP and includes real property improvements consisting of 250,000 gross square feet of full-service business class hotel space with a minimum of 285 hotel guest rooms and 30,000 gross square feet of meeting conference space.

**Resolution No. 2012-7-15(R) (cont'd)**

Upon a motion made by Council Member Miner and seconded by Council Member Duggan, the Council voted 8-0 to approve the terms and conditions of an agreement by and between the City of Plano, Texas and Tollway 121 Hotel, LP providing for real and business personal property tax abatement; and further to adopt Resolution No. 2012-7-15(R).

**Public Hearing and consideration of an Ordinance as requested in Zoning Case 2012-18** to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 629 so as to allow the additional use of Day Care Center (In-home) on 0.1± acre of land located on the north side of Oakland Hills Drive, 640± feet west of Norman Drive, in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicant: Connie Cosgrove (Regular Agenda Item “3”)

Director of Planning Jarrell advised that the Zoning Ordinance requires a Specific Use Permit if in-home centers care for more than eight children. She spoke to the business in operation since 1998 and advised that Staff became aware of the number of children due to a Certificate of Occupancy inspection. Ms. Jarrell advised that the Planning and Zoning Commission recommended approval as submitted and spoke previous to Council consideration of another in-home day care in the area.

Mayor Dyer opened the Public Hearing. Applicant Connie Cosgrove spoke to services provided and requested approval of the item. No one else spoke for or against the request. The Public Hearing was closed.

Upon a motion made by Council Member Gallagher and seconded by Mayor Pro Tem Smith the Council voted 8-0 to deny the request for a Specific Use Permit to allow the additional use of Day Care Center (In-home) on 0.1± acre of land located on the north side of Oakland Hills Drive, 640± feet west of Norman Drive.

The Council recessed into Executive Session at 7:31 p.m. and reconvened back into the Preliminary Open Meeting thereafter.

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**Phil Dyer, MAYOR**

ATTEST:

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Diane Zucco, City Secretary

**PLANO CITY COUNCIL  
PRELIMINARY/REGULAR OPEN MEETING  
July 25, 2012**

**COUNCIL MEMBERS PRESENT**

Phil Dyer, Mayor  
Lissa Smith, Mayor Pro Tem  
Ben Harris, Deputy Mayor Pro Tem  
Pat Miner (arrived at 5:04 p.m.)  
André Davidson  
James Duggan (arrived at 5:03 p.m.)  
Patrick Gallagher  
Lee Dunlap

**STAFF PRESENT**

Bruce D. Glasscock, City Manager  
Frank Turner, Deputy City Manager  
LaShon Ross, Deputy City Manager  
Paige Mims, Deputy City Attorney  
Diane Zucco, City Secretary

Mayor Dyer convened the Council into the Preliminary/Regular Open Session on Wednesday, July 25, 2012, at 5:01 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

**Presentation of the 2012-2013 Recommended Budget and Proposed Community Investment Program (CIP) to the City Council**

City Manager Glasscock stated that the recommended budget is balanced and includes no increase in the tax rate. He advised that Staff used the Council's 2012 Vision Statement and Goals as a guide in preparing the document and spoke regarding key elements to maintain a City known for delivery of very high quality services; vibrant and renewing neighborhoods; well-maintained quality services; safety; a professional staff and the commitment to the best with compensation designed to recruit and maintain the best employees at every position. He spoke to addressing specific goals including Plano Centre and funding for community communication tools and stated the Vision, "Plano is a vibrant, safe and sustainable city with attractive neighborhoods and urban centers, a vital economy, a high degree of mobility and an abundance of educational, recreational and cultural opportunities." Mr. Glasscock spoke of Staff's challenges to ensure that Plano continues to be THE place to live; values and expects excellence; is progressive; offers a high quality of life; is family oriented; is a home to major corporations; offers a broad variety of desirable housing; and re-establishes its identity as a true City of excellence and the best place to live, play and work. He thanked Staff for their efforts in preparing the recommendations.

Director of Budget Rhodes-Whitley advised that the 2012-13 budget includes restoration of services to maintain the quality of services citizens have come to expect; responses to internal pressure points which have occurred due to budget reductions; and responses to address deferred maintenance from previous year's budgets. She stated that the Combined Budget is \$462 million with property and sales tax accounting for 41%, charges for services 33% and fund balances 13.9%. Ms. Rhodes-Whitley advised that combined expenditures total \$423 million with Public Safety at 26.3%, Water/Sewer at 24.9%, General Government at 17.4% and debt service at 10.5%. She advised that the recommendation includes a General Fund balance equal to 30 days of operation in accordance with financial policies; a tax rate remaining at 48.86 cents per \$100 of assessed property valuation; two cents dedicated to the Economic Development Incentive Fund; \$1.5 million to fund U.S. 75 improvements and other redevelopment projects; and a 3% across the board salary increase for non-civil service and 2% for civil service employees. City Manager Glasscock spoke to planned revisions to the Fire Department's paramedic pay structure to address areas highlighted in a recent review. Ms. Rhodes spoke to implementation of other salary adjustments (\$1.9 million); additional positions in the Fire Department, Public Safety and Public Works; an increase in the transfer to the Capital Reserve Fund (\$2.4 million) to provide carpeting at Municipal Center and Plano Centre improvements; funding of Other Post-Employment Benefits (\$500,000/year); Capital Improvement Projects (CIP) coming on line (\$412,606); and an increase in the North Texas Municipal Water District contract (\$6.5 million).

Ms. Rhodes-Whitley spoke to General Fund Revenues projected at \$212 million and advised regarding a decrease in the value of an average single-family home. She stated that the certified appraisal rolls indicate a value of \$25.6 billion with revenue from existing properties at \$405 million and new growth at \$228 million. Ms. Rhodes-Whitley further advised that the majority of growth is in the commercial sector and spoke to Plano's tax rate as compared to other municipalities. She spoke to sales tax receipts projected at \$59 million, recommended 10% water and 5% sewer rate increases to offset projected increases from the North Texas Municipal Water District, and projected water usage for this year at 19.5 billion gallons as compared to the normal average of 22-23 billion. She spoke to the Water & Sewer Reserve Fund (\$3 million), establishment of a Meter/AMR Replacement fund (\$1.5 million), Stage II Water restrictions through FY 2012-13, and cash funded Capital Improvement Projects (FY 2011-12 - \$9.7 million and FY 2012-13 - \$7.4 million). Ms. Rhodes-Whitley reviewed the budget calendar and advised that information will be posted to the City's web site.

City Manager Glasscock advised that the next four items have been identified as having significant impacts on the City and requested Council direction.

### **Discussion and Direction Regarding Plano Centre**

Director of Parks and Recreation Fortenberry spoke to convention centers as large exhibit spaces, typically hosting trade shows; smaller civic centers geared toward local community events; and conference centers designed for small-scale meetings/conferences and typically providing sleeping rooms. She reviewed the history of Plano Centre, spoke to the fulfillment of its original purpose by hosting 300+ events annually and outperforming financial projections (60% cost recovery).

She advised that funding is provided by fees and hotel occupancy taxes and expenses include operations and support of the Convention and Visitor's Bureau. Ms. Fortenberry reviewed challenges including the aging of the facility, increased competition, lack of an on-site hotel, location, and lack of group transportation and spoke to current conference centers within the City.

Ms. Fortenberry compared convention and civic centers, stating that the advantages of a convention center are that it attracts overnight visitors, fuels local spending, creates jobs, attracts new businesses, and potentially entails no operations/maintenance costs. She spoke to disadvantages including a large price tag (\$185-\$200 million) and the potential to out-price local clients such as non-profits and social events. Ms. Fortenberry spoke to advantages of a civic center: assembly space for activities/events, geared toward the local community, relatively low fees, and lower capital costs along with disadvantages: no exhibit hall, limited service, and location. She presented four options: provide cosmetic updates to Plano Centre (\$2-3 million); develop an exit plan for Plano Centre and develop an integrated hotel and convention center (\$185-200 million); renovate and expand Plano Centre (\$10-25 million); and combine the first two options.

Ms. Fortenberry responded to the Council, advising that Plano Centre is not park property and can be sold or exchanged, but that there is no current estimate of its value. She advised that while technology can be improved, losses are driven more by the lack of a hotel and/or large exhibit space. Ms. Rhodes-Whitley advised that the current hotel occupancy tax rate is 7.25%. City Manager Glasscock stated concern related to pursuing a convention center, citing costs and competition and spoke to balancing conference/civic center uses, justifying the use of hotel taxes, renewed business following improvements and potential development in the area of Spring Creek Parkway/U.S. 75. Ms. Fortenberry responded to Deputy Mayor Pro Tem Harris, advising that closing Plano Centre would impact the public's need for assembly space. Council Member Gallagher spoke in opposition to developing an integrated hotel and convention center.

Ms. Fortenberry and Plano Centre Manager Dixon spoke to potential updates that could be funded for \$2-3 million. Mr. Glasscock responded to the Council, advising that Staff will develop a list of potential projects to update Plano Centre along with their costs. Deputy Mayor Pro Tem Harris stated concern regarding spending funds without determining an outcome. Council Member Davidson spoke to retaining Plano Centre and potentially raising the hotel occupancy rate. Ms. Fortenberry advised that Staff will bring back various funding options. Council Member Miner spoke in support of renovation. Council Member Duggan requested Staff provide information regarding possible sale and City Manager Glasscock spoke to the potential for a partnership in which the City maintains ownership of the property. He advised that Staff will develop options that could be utilized in a phased method not to exceed \$10 million.

### **Discussion and Direction Regarding Residential Inspection Program**

Director of Property Standards O'Banner reviewed the history of the program and spoke to registration and inspection of multi-family developments since 2005 and a proposal to expand the program to include tenant occupied single-family, duplex, triplex and quadplex properties. She advised that the program provides safe, secure environments for tenants; maintains community integrity; protects property value; provides an educational resource; and offers a proactive approach to code compliance.

Ms. O'Banner advised that there are currently 116 developments with 28,264 units in the program and stated that incorporation of single-family dwellings would fulfill several Council goals and provide benefits to additional properties. She spoke to implementation in other communities and reviewed the program's scope: systematic inspection of tenant-occupied housing structures with 1-4 units; exclude the registration feature due to anticipated fluctuating database; "tenant-occupied" will include all non-owner occupied dwellings; and inspection of the structure either before a new tenant occupies a dwelling or within a specified time period following a new water utility account activation/change/reconnect. Ms. O'Banner advised that expansion is projected to include approximately 2,500 additional properties, a staff of four and an inspection fee of \$125. She spoke to challenges of expansion including: a fluctuating database of tenant-occupied inventory; property accessibility and inspection scheduling; potential stakeholder resistance; varying perceptions of unequal protocols or increasing housing costs; and potential legal thresholds.

Ms. O'Banner responded to the Council, advising that Staff will rely on water account activity to determine a change in occupants, spoke to the potential for inspection prior to occupancy or within a 30 day period, and advised that the intention is to determine property ownership via City or County records. City Manager Glasscock spoke to contacting the Association of Realtors following Council's preliminary approval. Deputy Mayor Pro Tem Harris spoke to identifying the potential for unintended consequences (including home-based businesses) and the Council stated consensus in directing Staff to proceed to the next step.

### **Discussion and Direction Regarding Neighborhood Reinvestment Program**

Community Services Manager Day spoke to Plano's neighborhoods being 98% built with limited opportunity for traditional, single-family neighborhood development and defined affordable housing as single-family properties at or below \$200,000 in appraised value. She spoke to the impact of large repairs and City support of neighborhood stability through Code enforcement, HUD-funded housing development and rehabilitation, neighborhood focused services, and social service support. Ms. Day spoke to the number of homes in need of significant attention as determined through tracking neighborhood conditions and reviewing property marketability/perception and to the decline in HUD funds for assistance. She spoke to *IBM's Global Business Services' The Neighborhood-Centric City* briefing which reviews the positive impact of local government's investment in the community. Ms. Day referred to the Strategic Plan recognizing the role of vibrant and renewing neighborhoods and requested Council consideration of establishing a Neighborhood Vitality Fund (\$500,000) to complete a multi-departmental, comprehensive review of neighborhood services and develop a Housing Reinvestment Incentive Program. She reviewed the goal to provide a financial incentive for homeowners to proactively maintain their properties to a marketable condition in excess of code minimums by leveraging funds through a public/private partnership; establishing a revolving fund where monies are paid back through loans; focusing on moderate housing; structured to have minimal operational demands; and including measurable results. Ms. Day responded to the Council, advising that the \$500,000 is an initial request and following development of the program Staff may request future funds. The Council spoke to working with financial institutions and concurred in directing Staff to move forward.

### **Discussion and Direction Regarding Regional Composting Program**

Director of Sustainability and Environmental Services Nevil spoke to evaluation of the program in which Plano serves as the composting contractor for the North Texas Municipal Water District (NTMWD). She advised regarding benefits including a reduction of disposal costs, reduction of landfill life and the creation of a beneficial product for the area's clay soil. Ms. Nevil spoke to fees, marketing practices and the growth in sales. She advised that the program operates on three sites and spoke to current equipment priced at \$5.7 million, equipment replacement costs of \$514,737 and maintenance of \$1 million. She stated that last year 70,548 tons were diverted from the landfill, with most coming from Plano and spoke regarding an \$84,769 savings to the General Fund by the processing of Parks and Public Works materials. Ms. Nevil spoke to composting as one component of an integrated solid waste management system designed to develop collection and disposal options that consider long-term environmental impact. She identified three options: 1) discontinue participation in the composting program which would result in an additional \$1 million (rate increase of \$.53) with waste going to the landfill; 2) decline to renew the contract with NTMWD so that composting is moved to another contractor which would result in an additional \$1 million (rate increase of \$.53); or 3) renew the NTMWD agreement at a cost of \$534,375 and evaluate opportunities to increase sales/reduce expenses. Ms. Nevil advised that Staff recommended negotiating the contract renewal including identifying an alternate location for grinding operations and approving the budgets necessary to increase the bagged market and purchase recommended equipment. She advised that this option would result in a reduction of the difference between revenue and expenses to less than \$400,000 in FY 2013-14.

City Manager Glasscock clarified that other member cities would need to approve another contractor, but not the discontinuation of Plano. Ms. Nevil responded to the Council, advising that there is not an excess of raw materials, spoke to including discussions of a grinding site as part of contract negotiations, clarified expenses associated with discontinuance of the program, advised that Plano is not subsidizing other communities and spoke to errors in projections for total conversion tonnage impacting all participants. She further advised that there has been no resolution to issues related to materials being diverted to commercial operations. Mr. Glasscock clarified that this item is funded from an Enterprise Fund and is not a part of the General Fund. The Council stated concurrence with Staff's recommendation and moving forward with negotiations.

City Manager Glasscock advised that Staff would bring forward further information on recommendations at the August 18 Budget Worksession. Nothing further was discussed. Mayor Dyer adjourned the meeting at 7:15 p.m.

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**Phil Dyer, MAYOR**

ATTEST:

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Diane Zucco, City Secretary