

**PLANO CITY COUNCIL
SPECIAL CALLED WORKSESSION
November 21, 2011**

COUNCIL MEMBERS

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

STAFF

Bruce Glasscock, City Manager
Frank Turner, Deputy City Manager
LaShon Ross, Deputy City Manager
Diane C. Wetherbee, City Attorney
Dana Conklin, Director of Public Information
Diane Zucco, City Secretary

Mayor Dyer convened the Council into the Special Called Worksession on Monday, November 21, 2011, at 5:33 p.m., in the Building Inspections Training Room of the Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074. All Council Members were present.

Discussion, Direction and Action Regarding Review of City of Plano Vision, Mission, Strategic Plan, Goals and Core Businesses, including Council Governance Roles and Responsibilities

Ron Holifield of Strategic Government Resources, facilitated the worksession, and reviewed the conceptual pillars of Plano's strategic vision discussed at the October 18, 2011, meeting: a primary anchor city for the region which is diverse, cosmopolitan and urban; a multi-faceted city which meets the needs of its' citizens to work, live and play here; a city known for very high quality city services; a city with revitalized and vibrant neighborhoods; a city that is a regional job center; and a city with exceptional quality of education at all levels. Mr. Holifield reviewed the reputational drivers critical in making the strategic vision a reality including: *THE* place to live; a place that values and expects excellence; high quality of life; a progressive city; excellent schools; home to major corporations; broad variety of attractive and affordable housing; easy access to the entire region and to jobs; employment center; family oriented; a destination location; and reestablished identity. He further reviewed operational drivers including: exceptional quality city services; a well-maintained community that has a very attractive appearance; a safe city; highly professional staff; a high quality service orientation; high quality and ample parks and green space; and overcoming the aging community challenges.

Mr. Holifield reviewed the major themes and trends heard from the Council that Plano – has entered a new “stage of life” as a community; has become dramatically more diverse as a community in almost every respect; is fundamentally challenged to decide whether very low taxes or very high quality service or some balance should be the future; needs to rethink development

patterns and chart a new course that seizes upon the opportunities of its new stage of life, as well as the changes in the market expectations to stay vibrant; and should be attentive to the trends of the school district as it was the primary driver in dramatic high-end growth for many years. He spoke to their comments that Plano needs to be more innovative in how it does business; aggressively think about new and different ways to raise revenue; do more in-depth operational analysis and be better equipped to both understand and articulate when staff is doing a great job and when new resources are truly needed; do a better job of developing future civic leaders who are strategic thinkers; do a much better job of engaging and communicating with the citizens on a variety of fronts and ways; improve our internal processes for how we deal with operational issues; and make sure we still draw the best and brightest to deal with the new challenges. Mr. Holifield spoke to Council discussion of, “*Keeping Plano Plano*” and “*Why Plano.*”

Following small group discussions, the Council provided input on the following items. For “*What Should Plano’s Role as a Regional Leader be?*” their consensus was that the City should return to its status as an engaged and regional leader. In response to *Citizen Communication*, their consensus was that more should be done to improve the marketing of City services including providing information regarding what citizens receive for their tax dollars; creation of a “Why Plano” marketing sheet; coordinating efforts with other entities and organizations; and being more engaged with citizens. In response to *Operational Effectiveness*, the Council spoke to measuring operations based on a dollar vs. citizen impact; receiving information on the comparative impact of options to maintain a high versus exceptional standard; utilizing staff-appropriate benchmarks and analysis; and receiving meaningful analysis of potential costs. City Manager Glasscock spoke to providing outstanding services and facilities through cooperative efforts with our citizens that contribute to the quality of life in our community as stated in the current Mission Statement.

Nothing further was discussed. Mayor Dyer adjourned the meeting at 8:53 p.m.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, City Secretary

**PLANO CITY COUNCIL
SPECIAL CALLED WORKSESSION
November 22, 2011**

COUNCIL MEMBERS

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

STAFF

Bruce Glasscock, City Manager
Frank Turner, Deputy City Manager
LaShon Ross, Deputy City Manager
Diane C. Wetherbee, City Attorney
Dana Conklin, Director of Public Information
Diane Zucco, City Secretary

Mayor Dyer convened the Council into the Special Called Worksession on Tuesday, November 22, 2011, at 5:32 p.m., in the Building Inspections Training Room of the Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074. All Council Members were present.

Discussion, Direction and Action Regarding Review of City of Plano Vision, Mission, Strategic Plan, Goals and Core Businesses, including Council Governance Roles and Responsibilities

Ron Holifield of Strategic Government Resources, facilitated the worksession, and advised that following the meeting, staff would utilize Council input to develop an expanded report/plan and that one more session will be held to focus on deliverables. He reviewed discussion of Plano's role as a regional leader, citizen communication and operational effectiveness.

Following small group discussions, the Council provided input on the following items. For *Hiring the Best*, City Manager Glasscock spoke to review of the pay-for-performance program and the Council spoke attracting the best by having a reputation of innovation and being an industry leader. In response to *Governance*, their consensus was that the characteristics of effective governance include civility, respect, decisiveness, courage and preparation. They spoke to clarifying their vision and communicating it to staff, working requests through the City Manager's office and stated consensus for the current Council Code of Conduct. For *Quality of Service – Hard Choices*, City Manager Glasscock spoke to reviewing a matrix of operations to identify possible reductions and Council Member Dunlap spoke to responding to deficits.

The Council discussed Plano Centre and City Manager Glasscock spoke to the need for renovations and potential public/private partnerships. Mr. Holifield spoke to the Council determining a vision to be accomplished. The Council discussed Collin Creek Mall and Deputy City Manager Turner provided information on its development. The Council requested further

meetings with mall management. With regard to the Arts Center of North Texas, City Manager Glasscock spoke to Council consideration following the end of the current six-month agreement.

Mr. Holifield spoke to Council's development of an overarching vision statement at the next session. Nothing further was discussed; Mayor Dyer adjourned the meeting at 8:46 p.m.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, City Secretary

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
November 28, 2011**

COUNCIL MEMBERS

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

STAFF

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

Mayor Dyer called the meeting to order at 5:03 p.m., Monday, November 28, 2011, in Training Room A of the Municipal Center, 1520 K Avenue. All Council Members were present with the exception of Council Members Harris and Duggan. 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 and discuss Litigation, Section 551.071; receive information regarding Economic Development, Section 551.087; and to discuss Personnel, Section 551.074 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 6:12 p.m.

Consideration and action resulting from Executive Session discussion: Denton County Appraisal District Board Representative

Mayor Dyer advised that the Council will address the ballot during Regular Agenda Item No. "3."

Utility Payment Kiosk

Director of Policy and Government Relations Israelson spoke to the Customer and Utility Services Department (CUS) billing and collecting of 80,000 accounts on a monthly basis, the department's funding solely through service rates, and procurement of a kiosk in March of 2008 which provides 24/7 payment services and includes multi-lingual options. He spoke to issues beginning in 2009 including incorrect posting/processing, cash overages/shortages and hardware problems. Mr. Israelson spoke to research for an alternative system, benefits of the system, other

departments interested in participating, funds set aside and the return on investment. He responded to the Council, advising that Staff will look into the possibility of partnering with other entities to reduce costs, undetermined maintenance expenses, vendors under consideration and the use of equipment by various sectors of the population. The Council stated a consensus in directing Staff to move forward.

Utility Services Partner Warranty Program

Director of Policy and Government Relations Israelson spoke to consideration of a program in which the City partners with Utility Service Partners, Inc. offering citizens the option of purchasing warranty products for water and sewer lines typically not covered by homeowners insurance in exchange for use of the City of Plano logo and compensation to the City of \$10.80 per household per year that enrolls (projected to reach more than \$236,000 per year). Brian Davis of Utility Service Partners, Inc. spoke to the enrollment of various cities, the use of Plano based contractors for services, handling of claims, and benefits for homeowners. City Manager Glasscock spoke to consideration of the program by the Council of Governments, efforts to find new revenue resources. The Council stated a consensus in directing Staff to move forward.

Comprehensive Monthly Financial Report

Director of Finance Tacke advised that the October 2011 report finds General Fund and Water & Sewer revenues up slightly as a percentage of budget as compared to last year. She stated that actual General Fund revenues are up, primarily due to a increase in ad valorem taxes offset by an decrease in sales tax. Ms. Tacke advised that General Fund expenditures are slightly lower as a percent of budget with overall personnel services down due to the timing of the final September 2011 payroll and year-end accrual entries. She further spoke to Water & Sewer expenditures up slightly, advised that the unemployment rate is up to 7.4%, and sales tax collections are down by \$189,000. Ms. Tacke advised that the Water & Sewer fund actual revenues are up due to decreased rainfall.

Council items for discussion/action on future agendas

No items were discussed.

Consent and Regular Agendas

No items were discussed.

Nothing further was discussed. Mayor Dyer adjourned the Preliminary Meeting at 6:52 p.m.

Phil Dyer, MAYOR

ATTEST

Diane Zucco, City Secretary

PLANO CITY COUNCIL
November 28, 2011

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Mayor Dyer convened the Council into the Regular Session on Monday, November 28, 2011, at 7:03 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. All Council Members were present with the exception of Council Members Harris and Duggan.

Father John Szatkowski of St. Elizabeth Ann Seton Catholic Church led the invocation and the Pledge of Allegiance was led by The Men of Note Chorus who sang several holiday songs.

Mayor Dyer recognized the Plano Animal Services Department who recently received an award from the Texas Animal Control Association.

COMMENTS OF PUBLIC INTEREST

Citizen Jerry West stated concern regarding the recent decision to change trash collection in his area to the front of homes citing the appearance of containers left out and the potential for damage to vehicles. City Manager Glasscock advised that the revision is based on concerns expressed by route drivers that narrow alleyways have the potential to result in damage to equipment or property and advised that Staff will consider citizen feedback during implementation.

CONSENT AGENDA

Upon a motion made by Mayor Pro Tem Miner and seconded by Deputy Mayor Pro Tem Smith, the Council voted 6-0 to approve and adopt all items on the Consent Agenda as recommended and as follows:

Approval of Minutes (Consent Agenda Item "A")

November 14, 2011

November 16, 2011

Approval of Expenditures

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

Bid No. 2011-283-C for a one (1) year contract with three (3), one (1) year City optional renewals to DFW Printing Co., Inc. for Printing Services for the Leisure Catalog to be utilized by the Parks and Recreation Department in the estimated annual amount of \$73,700 and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFP No. 2011-260-C for a one (1) year contract with four (4) City optional renewals for Risk Loss Control Services to Arthur J. Gallagher Risk Management Services, Inc. in the amount of \$127,400 to be utilized by Risk Management, establish an annual contract with renewals and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

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 Jerry Parche Consulting Engineers, in the amount of \$82,800 for the Alley Reconstruction Prairie Creek and Cloisters project; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

Approval of Change Order

To Austin Filter Systems, Inc., decreasing the contract by \$126,175 for Erosion Control Pittman Creek Rehabilitation and DART R.O.W. Retaining Wall, Change Order No. 5. Original Bid No. 2010-117-B. (Consent Agenda Item “E”)

Adoption of Resolutions

Resolution No. 2011-11-20(R): To approve the terms and conditions of an Economic Development Incentive Agreement by and between the City of Plano, Texas, and Mustang Technology Group, L.P., a Texas Limited Partnership, authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “F”)

Resolution No. 2011-11-21(R): To approve the terms and conditions of a Second Amendment to a Development Agreement by and between RH 15th Condos One, Ltd. and the City of Plano for the development of 15th Street Village; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “G”)

END OF CONSENT

Resolution No. 2011-11-22(R): To approve the terms and conditions of a Restated and Amended Development Agreement between the City of Plano and Southern Land Company, LLC for development of Eastside Station – Plano; authorizing its execution by the City Manager; and providing an effective date. (Regular Agenda Item “1”)

Resolution No. 2011-11-22(R)

Deputy City Manager Turner spoke to the 1999 vision for Downtown Plano to become a compact urban center and transit village offering a mixed use of housing, retail, and restaurants along with areas for civic/arts groups and open space. He requested Council approval of an amended agreement to allow for 340,000 square feet of development at the southwest corner of the Dart rail line and 15th Street, advising that the project will result in more than \$27 million in private investment and include 280 dwelling units and more than 10,000 square feet of non-residential use on 15th Street. Mr. Turner advised that the project has been delayed for three years due to issues in the financial markets, but is ready to proceed based on improvement in the multi-family marketplace. He stated that the City will provide 1.5 acres to the project in return for 92 secured police parking spaces and spoke to the new pedestrian “Douglass Walk” which will receive tax increment financing, funding credits from the North Central Texas Council of Governments and provide general public improvements dedicated to the City. Tim Downey, CEO of Southern Land Company, LLC spoke to the background of his company and thanked the Council for their patience and consideration.

Upon a motion by Mayor Pro Tem Miner and seconded by Council Member Gallagher, the Council voted 6-0 to approve the terms and conditions of a Restated and Amended Development Agreement between the City of Plano and Southern Land Company, LLC for development of Eastside Station – Plano; and further to adopt Resolution No. 2011-11-22(R).

Public Hearing and adoption of Ordinance No. 2011-11-23 as requested in Zoning Case 2011-31 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 0.9± acre located on the west side of Parkwood Boulevard, 827± feet south of State Highway 121 in the City of Plano, Collin County, Texas, from Commercial Employment to Central Business-1; directing a change accordingly in the official zoning map of the City; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date. Applicant: Tollway/121 Partners, LTD. (Regular Agenda Item “2”)

Director of Planning Jarrell stated that the applicant is proposing the rezoning in order to have the same classification as properties to the south and west. She further advised that the Planning and Zoning Commission recommended approval as submitted.

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

Upon a motion made by Council Member Dunlap and seconded by Council Member Davidson, the Council voted 6-0 to rezone 0.9± acre located on the west side of Parkwood Boulevard, 827± feet south of State Highway 121 in the City of Plano, from Commercial Employment to Central Business-1; as requested in Zoning Case 2011-31 and as recommended by the Planning and Zoning Commission; and further to adopt Ordinance No. 2011-11-23.

Resolution No. 2011-11-24(R) for the City of Plano to cast its ballot for the election of members to the Denton Central Appraisal District Board of Directors under the provision of the Property Tax Code; authorizing the Mayor to execute the ballot for and on behalf of the City of Plano; and providing an effective date. (Regular Agenda Item “3”)

Upon a motion made by Mayor Dyer and seconded by Council Member Dunlap, the Council voted 6-0 to cast nine votes for John Mahalik and nine votes for Tom Washington for election as members to the Denton Central Appraisal District Board of Directors; and further to adopt Resolution No. 2011-11-24(R).

Nothing further was discussed and Mayor Dyer adjourned the meeting at 7:33 p.m.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, City Secretary