

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING**

February 25, 2002

COUNCIL MEMBERS

Jeran Akers, Mayor
Rick Neudorff, Mayor Pro tem
Phil Dyer, Deputy Mayor Pro tem
Shep Stahel
Scott Johnson
Steve Stovall
Jim McGee
Ken Lambert

STAFF

Thomas H. Muehlenbeck, City Manager
Frank Turner, Executive Director
Bruce Glasscock, Executive Director
Rod Hogan, Executive Director
Diane C. Wetherbee, City Attorney
Elaine Bealke, City Secretary

Mayor Akers called the meeting to order at 5:07 p.m., Monday, February 25, 2002, in the Council Conference Room of the Municipal Center, 1520 K Avenue. All Council Members were present. Deputy Mayor Pro tem Dyer and Council Member Johnson arrived at 5:10 p.m., and Mayor Pro tem Neudorff arrived at 5:12 p.m.

Mayor Akers 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, receive Legal Advice, and discuss matters of Litigation, Section 551.071, and to discuss matters of 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 Akers reconvened the meeting back into the Preliminary Open Meeting at 5:53 p.m. in the Council Chambers for which the following matters were discussed:

Consideration and Action Resulting From Executive Session

No items were brought forward.

Spotlight on Property Standards

Director of Property Standards O'Banner reviewed the mission statement of the department, introduced members of Staff, presented a brief video of the department in action, and discussed current challenges and responsibilities of the department which include conducting inspections, processing demolition orders, attending neighborhood meetings, and providing continuing education. Ms. O'Banner spoke to the Specialist Districts, complaint processes, statistical data for inspections and re-inspections, and citations issued. She stated that the top violations include open storage, fence repairs, tree limbs, and high grass. She stated that education and outreach projects in the community are ongoing, and that future opportunities include use of the internet, a neighborhood recovery program, and adoption of the International Property Maintenance Code.

Ms. O'Banner advised the Council that criteria for performing neighborhood inspections includes assessing the neighborhoods ranging from two to three times per week to once a month depending on each situation and advised that Neighborhood Sweeps are done randomly with an unadvertised, internal calendar kept and further stated that the Building Inspections Department is responsible for signage violations. City Manager Muehlenbeck advised that previously this task was handled by a private contractor and that no one is currently retained by the City for this purpose. Council Member Stahel requested that consideration of signage problems be looked into by Staff.

Ms. O'Banner further advised the Council that commercial properties are looked at as well, the detail of inspections is kept at a manageable level with no exact number of inspections set, and that each situation is thoroughly analyzed. Mayor Akers spoke to the good job done in the department.

Comprehensive Monthly Financial Report

Director of Finance McGrane presented the January, 2002 Comprehensive Monthly Finance Report and spoke to General Fund revenues being down for the first quarter of the year primarily due to sales tax. He spoke to fund totals, expenditure levels, sales tax levels flattening out, monthly revenue numbers, single family housing starts being down, and decreases in housing values.

Due to a conflict of interest Mayor Akers stepped down on the following item.

Discussion and Direction Regarding Downtown Fire Protection

City Engineer Upchurch spoke to the severe fire risk to buildings along the 15th Street and 15th Place.

Mr. Upchurch stated that some property owners have expressed a willingness to provide a fire and sprinkler protection system inside their buildings as they are being expanded or remodeled. He spoke to a proposal for an economic grant program which would allow businesses to be reimbursed by the City and grant the cost back to the property owner. Mr. Upchurch spoke to extending a fire protection line through the buildings, extending lateral lines off the main line and thereby providing fire protection to the building. He spoke to doing this as a building-by-building project and stated that the cost of the system could be anywhere between \$30,000 and \$50,000. Mr. Upchurch spoke to bringing back this proposal to the Council for consideration at the March 19 meeting and stated that approval of the plan would allow property owners to make grant application. He stated that it is proposed to fund this request from the water fund and requested approval from the Council to move forward with this concept.

Mr. Upchurch advised the Council that running a line through each building would be less expensive to the property owner, some property owners have anticipated this type of plan and have indicated support, spoke further to this plan being less expensive, stated that liability would be on each property owner for their section of the line and for its maintenance, and spoke to property owners granting permission to run a line through their portion of the building. Council Member Lambert spoke to the practicality of acquiring a cooperative effort from all businesses beforehand, hiring one contractor to install the system at one time, and to not having this liability on the City. Chief Peterson spoke to the cost being \$1 – 2\$ per square foot and to a possible decrease in insurance premiums with installation of a fire protection system. Mr. Lambert spoke to going forward and looking at the rest of the downtown area. The Council concurred.

Mayor Akers resumed his seat at the bench.

Discussion and Direction Regarding Appointment of Charter Review Committee, Charge to Committee and Establishment of Reporting Dates

Mayor Akers advised that this item is pulled and held until the March 19 meeting.

Discussion and Direction Regarding Sunset Review Committee Meeting Results and Recommendations

Mayor Pro tem Neudorff spoke to meeting with Staff liaisons from the boards and commissions and to the list of recommendations from the Sunset Committee.

Mayor Pro tem Neudorff stated that consideration is being given to shifting the historic grant funding to the Heritage Commission, their agreement with this recommendation and requested that this proposal be placed on a future agenda for Council consideration. Council Member Stovall spoke to a possible conflict of interest. Mr. Neudorff spoke to the Heritage Commission being the natural routing for this funding.

Mr. Stovall spoke to the Cultural Affairs Commission expressing their view as well regarding funding during the March 19 meeting.

Mayor Pro tem Neudorff stated that the Board of Adjustment recommendation is to include more specific background requirements for membership and spoke to listing these requirements when advertising for this membership. Council Member Lambert spoke in support.

Mayor Pro tem Neudorff spoke to the Community Relations Commission and needing clearer clarification on funding and to reducing the membership down to a more manageable size with eight or nine members. He further recommended that this be discussed by the Council and that the Commission will bring back their recommendations to the Council. Mayor Akers stated that the Commission has requested that Council provide feedback to them prior to the Commission going out and determining funding allocations and stated that this item will come back for Council consideration March 19.

Mayor Pro tem Neudorff spoke regarding the Senior Citizens Advisory Board and stated that the recommendation is that the ex-officio member be removed and that it be replaced with a regular member. He stated that filling the ex-officio position has been difficult and stated that this will come back for Council consideration March 19.

Mayor Pro tem Neudorff spoke to the request by the Keep Plano Beautiful Commission to come before the Council and make amendments to their bylaws and further receive clarification from the Council as to what their actual duties should be. He stated that this will come back before the Council in 60 days.

Mayor Pro tem Neudorff spoke to the request by the Transportation Advisory Commission to come before the Council to receive clarification as to what their by-laws and actual duties should be. He stated that Commission members will be coming forward in the next 60 days with their recommendations.

Personnel/Appointment to the Self Sufficiency Committee

Council Member McGee requested that this item be held over for a future meeting at this time. Mayor Akers concurred.

Council Items for Discussion/Action on Future Agendas

Council Member Lambert stated that Congress is considering a proposal to reduce highway transportation funding for 2003, thereby reducing the amount Texas receives. He recommended that a resolution be placed on the next meeting opposing this reduction to mirror the resolution of the Dallas Regional Mobility Coalition.

Consent, Statutory and Regular Agenda

Council Members Stahel and Stovall advised that they will be stepping down from Consent Items "R", resolution to approve purchase of interactive voice response hardware and software from Selectron Technologies, Inc., "AA", request to ratify purchase of network servers from GE Capital IT Solutions, and "BB", request to approve an expenditure for the purchase of software from Court Specialists, Inc. due to conflicts of interest.

City Manager Muehlenbeck stated that Consent Item "U", ordinance to adopt a section of the Traffic Code regarding parking on specified portions of named roads is pulled and held at this time and will come back at a later date.

Council Member McGee requested that Consent Item "C", resolution to oppose passage of House Resolution 1542, Internet Freedom and Broadband Deployment Act of 2001 be removed for individual consideration.

Mayor Akers advised he will be stepping down from Consent Item "G", resolution to grant three Special Warranty Deeds, and Regular Item Ten, Public Hearing/ordinance regarding Zoning Case 2001-54 due to a conflict of interest.

Council Reports

No reports were given.

Nothing further was discussed. Remaining items were discussed during the Regular Meeting. Mayor Akers recessed the meeting at 7:00 p.m.

Jeran Akers, **MAYOR**

ATTEST:

Elaine Bealke, **City Secretary**